

STATION RENTAL AGREEMENT

LEASE OF BUSINESS SPACE YOUR LOCATION ADDRESS

This Lease Agreement is made by _____, a resident of _____, subsequently called 'LESSEE' and **Your Name**, a resident of **Your business address or home**, subsequently called 'LESSOR'.

For and in consideration of the mutual promises and stipulations contained in this Agreement, LESSOR does hereby lease to LESSEE, and LESSEE hereby leases from LESSOR, the leased premises described in Paragraph 1 upon the following terms and Conditions:

1. LEASED PREMISES

The premises to which this lease relates are located at:

_____ Center
YOUR LOCATION ADDRESS

and shall consist of an approximately 30 inch W X 19 inch D X 34 inch H Station upon said premises sufficient to operate a Product Station.

LESSEE shall have the right to occupy the premises and to operate said Station as a business open to the public.

2. TERMS OF AGREEMENT

This rental agreement shall begin on **start date** and shall be good for a 90-day period. After the completion of the first 90-days, rental will continue on a month to month basis. LESSEE may NOT terminate this agreement within the first 90-day period. After the first 90-days, should LESSEE wish to terminate this contract, he may do so upon a 60-day written notice served on the LESSOR. LESSOR may terminate this agreement upon a 30-day written notice served on the LESSEE.

Each Station LESSEE may sublease up to three (3) additional Station Operators and subsequently called "SUB-LESSEE." All "SUB-LESSEES" shall be responsible and follow the same rules and conduct as set forth by the LESSOR. This means that at any given time, only 4 (four) individuals can work out of a Station (the LESSEE plus 3 SUB-LESSEES).

3. RENTAL AND DEPOSIT

The rental under this agreement shall be in the amount of **\$ per month** and shall be due and payable by LESSEE to LESSOR in advance on the first 5 days of each month during the term of this Agreement. On the 6th day of the month and payment is not yet made, a \$10 penalty is added every single day of late payment. On the 15th day of the month, and LESSEE still has not paid his rent, the LESSOR has the option to immediately terminate this Agreement.

LESSEE also agrees to pay LESSOR a one (1) month deposit upon signing of this Agreement. At the end of the first 90-day period, LESSOR will return the LESSEE's deposit.

Only One (1) Check per Month, per Station will be accepted. Multiple checks will not be accepted for the same Station.

The "SUB-LESSEE" is responsible for paying their portion of the monthly Station rent of **25% of the above primary Station cost \$** _____ directly to the "LESSEE" on this Agreement. The "LESSOR" is not responsible for collection of rent from any "SUB-LESSEE." It is the "LESSEES" sole responsibility to collect all funds for monthly rent from all "SUB-LESSEES."

4. CONDITION OF THE PREMISES

LESSEE agrees to accept the premises in their present condition.

5. USE OF THE PREMISES

LESSEE shall use the premises solely for the operation of a product Station.

LESSEE shall not use the premises nor permit the premises to be used, in any manner that violates any law, statute, ordinance or regulation now or hereafter in force and applicable to the premises.

LESSEE and LESSEEs guests, customers, invitees and agents shall at all times comply with all property rules and regulations in existence.

6. PAYMENT OF RENTAL

All rental payments shall be paid to LESSOR at:

Your name

Your address

Your phone number

7. EQUIPMENT AND PERSONAL PROPERTY

LESSOR will provide a Product Station – table or counter top area, cabinet with keys.

LESSEE will equip his Station with his own supplies and product to include the following at all times:

- Herbalife Products:
 - Formula 1 Shake – all flavors
 - Vanilla Protein Drink Mix
 - Original Herbal Concentrate tea
 - NRG Tea – for people with high blood pressure
 - Original and Mango Aloe Concentrate
- Oster 4093 Classic Beehive Blender in Chrome (approx. \$65-70 in [Amazon](#))
- Measuring cup that shows 10oz and 12 oz levels (get in Walmart or Target)
- Measuring spoon (SKU# 8635)
- Metal Spoons, Water Pitchers, Sharp Knife Set
- Office supplies, ie. Pens, Pencils, Scissors
- Clip Board to track number of shakes per hour
- Business Card or Herbalife Nutrition Club Invitations (SKU# 6925 or 6926)
- Nutrition Club Buttons (SKU# 8316 or 8317 or 8318)
- Presentation Book (SKU#6704 or 6705)
- Product Information, Wellness Survey, other Forms (get in eBusinessCenter)

8. LESSEE TO MAINTAIN PREMISES

LESSEE covenants and agrees that LESSEE shall at all time keep and maintain the premises in a clean and neat condition and in a good state of repair; and participate in team cleaning rotation.

LESSEE will at the expense of LESSEE promptly repair any damage to the premises caused by any act or omission of LESSEE or any agent, employee, customer, guest or invitee of LESSEE.

LESSEE will not in any manner deface or damage the premises or any part thereof.

LESSEE will make no structural change or other alteration to the premises without the prior written consent of LESSOR.

LESSEE will return the premises peaceably and promptly to LESSOR at the end of the term of this agreement, or at any earlier termination thereof, in as good condition as the same are at the beginning at the term of this lease, ordinary wear and tear excepted.

9. JANITORIAL SERVICE

LESSEE and SUB-LESSEES will rotate among themselves in keeping their Stations as well as all common areas including kitchen and restroom clean at all times.

10. UTILITIES

LESSOR will provide and pay for water, electricity and heat for the premises.

11. TAXES

LESSOR will pay for all taxes associated with the premises.

12. INDEMNITY BY LESSEE

LESSEE covenants and agrees to save LESSOR harmless from any and all loss, claims, damage and liability to any person or property occurring upon or about the premises from any cause whatsoever.

13. DEFAULT BY LESSEE

If LESSEE shall default in any covenant or agreement to be performed by it under this lease, and if after written notice has been sent by LESSOR to LESSEE such default shall continue for a period of 10 days, or if the leasehold interest of LESSEE shall be taken on execution or other process of law or if LESSEE shall petition to be or be declared bankrupt or insolvent according to law or make any conveyance or general

assignment for the benefit of creditors or if a receiver be appointed for LESSEE'S property and such appoint is no vacated and set aside within 30 days from the date of such appoint, or if proceedings for reorganization, arrangement, composition or other proceedings with creditors be instituted by or against LESSEE, then, and in any of such events, LESSEE may immediately or at any time thereafter, and without further notice or demand, enter into and upon the premises and take absolute possession of the premises, without such reentry working a forfeiture of the rents to be paid and the covenants to be performed by LESSEE for the full term of this lease.

In such events, LESSOR may at LESSOR'S election lease of sublet the premises or any part thereof upon such terms and conditions and for such rent and for such term as LESSOR may elect and, after crediting the rent actually collected by LESSEE from subletting against the rentals required to be paid under this lease by LESSEE, collect from LESSEE any balance due on the rent required by this lease.

14. ASSIGNMENT AND SUBLETTING

LESSEE shall not assign this lease or sublet all or any part of the premises without having first received prior written consent of LESSOR, which shall not be unreasonably withheld.

15. DAMAGES TO OR DESTRUCTION OF PREMISES

If the premises are partially or totally destroyed or damaged by fire or other hazard, LESSOR shall repair and restore the premises as soon as it may be reasonably practicable to substantially the same condition in which the premises were before such damage, PROVIDED, HOWEVER, in the event the premises are completely destroyed or are so damaged that they cannot reasonably be used by LESSEE, then this lease may be terminated by LESSOR by serving written notice of such termination upon LESSEE.

16. NOTICES

Whenever in this lease it shall be required or permitted that notice or demand be given or served by either party to this lease to or on the other, such notice or demand shall be given or served, and shall not be deemed to have been given or served unless in writing deposited in the United States mail with appropriate postage affixed and address as follows:

To LESSOR:
Attn: Your name
Your address
Re: Confidential

To LESSEE:
Mailing Address:
Email:
Phone:

Either party may change his or her address from time to time by the party changing the address giving written notice of the change of address to the other party, such notice to be given as provided in this paragraph.

17. EXCLUSIVE AGREEMENT

This instrument sets forth all the promises, covenants, agreements, conditions and understandings between LESSOR and LESSEE relating to the premises.

There are no promises, covenants, agreements, conditions or understandings, either oral or written, between the parties other than as set forth in this instrument.

No subsequent alterations, amendments, changes, additions or deletions with respect to this lease shall be binding unless made in writing and signed by LESSOR and LESSEE.

18. CAPTIONS NOT BINDING

The captions of the paragraphs in this instrument are not legally binding but are used solely for assistance in reading.

IN WITNESS WHEREOF, parties have executed this lease under seal on the day and year indicated below.

_____, LESSOR

Date: _____, 2010

_____, LESSEE

Date: _____, 2010

_____, SUB-LESSEE

Date: _____, 2010

_____, SUB-LESSEE

Date: _____, 2010

_____, **SUB-LESSEE**

Date: _____, 2010