



Alamo Feline Health Center Extern Program Room Rental Agreement

A. Parties

This agreement, to lease portions of Alamo Feline Health Center, hereinafter referred to as AFHC, made and entered into on _____ between Alamo Feline Health Center and _____, hereinafter referred to as LESSEE.

B. Definitions

'Business Hours' is a term used to mean the normal hours of operation of AFHC.

'Premises' is a term used to mean the entirety of the AFHC property including parking areas, Pet Memorial Park, and both downstairs and upstairs of the main building.

C. Rental Space

This agreement allows use of the upstairs apartment area of AFHC agreed upon by AFHC and LESSEE. Upstairs apartment area consists of a furnished one bedroom, one bathroom, plus kitchenette.

The break room/conference room of AFHC may be used after business hours as long as AFHC is not using said area for other purposes.

The washer and dryer located in the AFHC regular boarding ward may be used by LESSEE when they are not being used for AFHC purposes.

D. Purpose

The aforementioned space is to be used solely for the purpose of room and board.

E. Use Dates

Under this agreement, use of the rented space shall commence on _____, and shall end on _____. Vacation of the premises must be completed by 7:00pm on _____.

The LESSEE agrees to quit and surrender the premises to AFHC at the end of the term, in the same condition as date of commencement of this rental agreement, ordinary use and wear thereof excepted.

Time is the essence of the agreement. The time herein granted shall not be extended before or after the event for any purpose without the express permission of the practice manager.

F. Lease Terms

LESSEE understands that there is no rental fee for rooming in the apartment area during LESSEE's externship at AFHC, but LESSEE is responsible for providing board (personal expenses including food).

LESSEE shall not have access to or use areas not listed in section C. (Rental Space) of AFHC after business hours without the express permission of either the practice manager or an AFHC veterinarian.

LESSEE is expected to keep the upstairs exterior doors locked after business hours or when rental space is unoccupied after business hours. LESSEE is expected to set the security system each evening of the lease upon retiring to the apartment area.

LESSEE agrees to abide by the requirement that NO SMOKING IS ALLOWED in any indoor areas of AFHC. LESSEE agrees to abide by the requirement that NO SMOKING IS ALLOWED on stairwell of AFHC building due to the hazardous proximity of oxygen tanks. Smoking is allowed in the Pet Memorial Park area or parking lot area away from the back of the main building provided LESSEE properly disposes of all associated trash.

LESSEE is expected to maintain a professional atmosphere in the building. LESSEE is expected to keep the break room/conference room tidy and clean due to LESSEE's use of that room so that there are no signs of LESSEE's use during business hours. LESSEE is expected to either keep apartment area door closed during business hours or keep the apartment area tidy if door is left open and visible to our clients.

LESSEE may use the west parking lot of AFHC for parking, excluding the covered parking spaces and three client designated spaces. LESSEE may also use the undeveloped land immediately west of the AFHC parking lot for parking.

The LESSEE may bring up to 2 domestic cats to board in the rental space for the duration of their lease. LESSEE must provide all care, food, and litter for their animals and restrict them to the apartment rental area at all times. A \$50 check or money order deposit is required on the first day of the lease agreement. If the rental area, or any portion of the premises, building or grounds, during the terms of this lease, shall be damaged by act, default, or negligence of LESSEE or LESSEE's cat(s), the LESSEE will pay AFHC upon demand such sum as shall be necessary to restore said premises to their original condition. After inspection of rental area after last day of lease, if the rental area is neat, tidy, and not in need of repair, the \$50 check or money order will be mailed back to LESSEE. If after inspection of rental area after last day of lease, the rental area is not neat, tidy, and/or is in need of repair the \$50 check or money order will be deposited towards the total sum that shall be necessary to restore said premises to their original condition and LESSEE will be responsible for any remainder above and beyond the \$50 deposit.

Clean Up

The LESSEE agrees to return the premises in as clean and orderly condition as received at the start of the said lease. Furniture shall be returned to the position it was in at the start of said lease. Should the premises not be returned in such a manner as outlined above, the LESSEE will be charged an additional clean-up or breakage fee as determined by AFHC.

G. Indemnification

LESSEE agrees to indemnify and defend and save harmless AFHC against any and all claims for personal injury, death, or property damage resulting directly or indirectly from any act, incident or accident, occurring as a result of the acts, errors or omissions, of the LESSEE or its agents arising in connection with the operations, use or occupancy or the premises by the LESSEE.

LESSEE agrees to indemnify and defend and save harmless AFHC against any and all claims for personal injury, death, or property damage resulting directly or indirectly from any act, incident or accident, occurring as a result of the acts, errors or omissions, of AFHC or its agents, clients, or employees, arising in connection with the operations, use or occupancy or the premises by the LESSEE.

H. General Terms and Conditions of Use and Operation

LESSEE agrees that at all times to conduct activities with full regard to public safety, and will observe and abide by all applicable hospital & governmental regulations and requests by duly authorized agencies responsible for public safety.

LESSEE will comply with all laws of the United States and State of Texas; all municipal ordinances; and all lawful orders of the police, fire departments, or other municipal authorities; and will not do, nor allow to be done, anything on said premises during the term of this lease in violation of any such laws, ordinances, rules, or orders.

LESSEE shall not admit any person on to the premises without direct permission from the practice owner or practice manager; and the decision of AFHC in this respect shall be final.

LESSEE shall not injure, nor in any manner deface said building or premises; and shall not permit anything to be done whereby said building or premises shall be in any manner injured or marred, or defaced. That if said premises, or any portion of said building or grounds, during the terms of this lease, shall be damaged by act, default, or negligence of LESSEE or by any person or persons admitted to said premises by said LESSEE, the LESSEE will pay AFHC upon demand such sum as shall be necessary to restore said premises to their original condition.

AFHC does not relinquish and does hereby retain the right to enforce all necessary laws, rules and regulations, for the management and operations of said premises.

AFHC retains the right to have the practice owner or practice manager enter the premises at any time on any occasion, without restrictions whatsoever.

AFHC reserves the right to eject, or cause to be ejected, from the premises any extern in violation of the terms and conditions of the AFHC externship program or in violation of this agreement; and neither AFHC nor any of its officers, agents, or employees shall be liable to LESSEE for any damages that may be sustained by or through the exercise of such right.

LESSEE will not allow beer, wine, liquor, or alcoholic beverages of any kind to be consumed upon said premises.

LESSEE agrees to accept all terms and conditions of this agreement. Any decision affecting any matter not herein expressly provided shall rest solely within the discretion of AFHC.

Contract must be signed and returned to AFHC to ensure facility date is held. A signed hardcopy will be forwarded to LESSEE.

LESSOR:
Alamo Feline Health Center

LESSEE:

(AFHC Representative's Signature)

(Lessee's Signature)

(Printed Name)

(Printed Name)

(Date)

(Date)