

SIGNATURE SUITES LEASING AGREEMENT

This Leasing Agreement ("Agreement") is made and entered into on this ___ day of _____, 2025, by and between Signature Suites ("Lessor"), located at 396-1 1&2 Anna's Retreat, St. Thomas, USVI 00802, and _____ ("Lessee").

1. TERM OF LEASE

Lessee agrees to lease a suite at Signature Suites under the following rental terms:

- Daily Rental: \$___ per day
- Weekly Rental: \$___ per week
- Monthly Rental: \$___ per month
- Semi-Annual Rental: \$___ per 6 months
- Annual Rental: \$___ per 12 months

The lease term shall commence on _____ and end on _____, unless renewed or terminated as per this Agreement.

2. RENT PAYMENT

- Rent shall be paid in advance by cash, credit card, money order, or electronic transfer.
- A late fee of \$___ shall apply if payment is not received within ___ days of the due date.
- A security deposit of \$___ is required, refundable upon suite inspection and compliance with this Agreement.

3. SUITE USAGE & CUSTOMIZATION

- Lessee is permitted to customize the suite according to their business needs.
- Any alterations, including painting, must be pre-approved by Lessor.
- The suite must be returned to its original color and condition upon lease termination.

4. UTILITIES & AMENITIES

- Rent includes water, electricity, and WiFi.
- Lessor shall maintain common areas and provide janitorial services for shared spaces.
- Lessee is responsible for keeping their suite clean and in good condition.

5. INSURANCE & LICENSES

- Lessee must obtain and maintain professional liability insurance.
- Lessee must provide proof of a valid business license before commencing operations.

6. SECURITY & ACCESS

- Suites are equipped with fingerprint door locks and a security system.
- Lessee will receive a digital entry code, which must not be shared.
- The premises shall be accessible to Lessee during extended business hours.

7. REPAIRS & MAINTENANCE

- Lessee shall promptly report any damage or necessary repairs to the Lessor.
- Lessee is responsible for any damages caused by their clients or business activities.

8. TERMINATION & DEFAULT

- A 30-day written notice is required for lease termination.
- If Lessee fails to comply with any terms, Lessor may terminate the lease and retain the security deposit.

9. INDEMNIFICATION & LIABILITY

- Lessee agrees to indemnify and hold harmless Signature Suites from any claims arising from their business activities.
- Lessor is not responsible for any loss, theft, or damage to Lessee's property.

10. GOVERNING LAW

This Agreement shall be governed by the laws of the United States Virgin Islands.

By signing below via electronic signature or in physical form, both parties acknowledge and agree to the terms of this Lease Agreement.

Lessor:

Signature: _____

Date: _____

Lessee:

Name: _____

Signature: _____

Date: _____