

Month-to-Month Tenant Agreement

Member:

Tenant shall pay rent in accordance with the fees set by **Makers Village Investors Group LLC (MV)** for renting space, note these fees may change but require a 90 day notice before a change is implemented.

Tenant shall abide by all the rules of **Makerspace of Milwaukee, Inc (MOMI)** and MV regarding the space and building in general.

Tenant shall communicate with MOMI and MV jointly at the following email addresses: treasurer@milwaukeemakerspace.org and facilities@milwaukeemakerspace.org

Tenant shall abide by all city, state, and national fire, safety, and building codes. And remedy any violation of those codes within 1 week of notice by either MV, MOMI or government inspectors.

Failure to do so or a repeated violation of those codes is grounds for immediate eviction from the rented space. Additionally, MV and MOMI reserve the right to deny space for reasons of safety, abuse of space or inability to cooperate with other tenants in the building.

Tenant shall pay all rents and membership dues directly to MOMI, payments are due on the 1st and considered late after the 7th of each month. Failure to pay rent by the 7th starts a 30 day clock for the tenant to get current on all outstanding monies owed MOMI. If not paid within 30 days the tenant will be evicted from their space by MV.

Tenant agrees that they may be asked to vacate their sublease upon 30 days notice from MV or MOMI, for any reason.

Tenant may elect to end their sublease at any time. All property must be removed by Tenant before stopping lease. Rent will be prorated to the nearest day following completion of property removal.

In the event of Tenant illness or death, reasonable efforts will be made by MV and MOMI to coordinate removal with the next of kin.

Month-to-Month Eviction Process

If MOMI membership has been suspended during eviction period, building access will be disabled and removal coordination accommodations must be made by communicating with MOMI and MV jointly at the following email address facilities@milwaukeemakerspace.org

Once the 30 day eviction waiting period has elapsed, MV shall remove any remaining material abandoned by the tenant and dispose of it. If any costs are incurred in removing material, cleaning or repairing the building they will be assessed to the tenant through MOMI.

Any money gained by the sale of items in the space in question, will be first applied to outstanding invoices, and then considered a documented donation to MOMI. Tenant will not be able to define or control the amount of credit, real or perceived value of rental area contents, or the sale and buyer or manner or mode of removal.

Failure to pay these costs and MV reserves the right to take legal action.

Tenant

Dated: _____

Makers Village Investors Group LLC

Dated: _____