

Month-to-Month Rental Agreement for Active Project Space

Member:

Member shall pay dues in accordance with the fees set by **Makerspace of Milwaukee, Inc. (hereafter, MOMI)** for renting space. These fees may change but require a 90-day notice before a change is implemented.

Member shall abide by all the rules of MOMI regarding the space and building in general. All rules and regulations set forth by MOMI supersede the contents of this agreement, in the event of a conflict.

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

Member shall abide by all city, state, and national fire, safety, and building codes. Member must remedy any violation of those codes within 1 week of notice by 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, MOMI reserves the right to deny space for reasons of safety, abuse of space, or inability to cooperate with other Members or Board Members in the building. Member may not change or alter the infrastructure of their rental space without explicit, written permission of the Board of Directors.

Member permits MOMI Board of Directors to make reasonable inspections of rental space.

Payments are due on the 1st of each month. Payments after the 1st of the month are considered late. Failure to pay rental and membership dues by the 7th starts a clock for the Member to get current on all outstanding monies owed to MOMI. If not paid by the first of the following month, the Member will be evicted from their space by MOMI. Member must not pay late more than 3 times in a rolling 12-month period, or else they will be evicted from their space by MOMI.

Member recognizes that they may be asked to vacate their rental space upon 30 days notice from MOMI, for any reason, without recourse.

Member may elect to end their space rental at any time. All property must be removed by Member before stopping rental. Rental dues may be prorated to the nearest day, following completion of property removal, at the discretion of the facilities director and/or treasurer.

In the event of Member illness or death, reasonable efforts will be made by MOMI to coordinate removal with the emergency contact, provided at time of signup to the membership. Said contact may be updated at any time.

Month-to-Month Eviction Process

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

Once Member has been evicted, MOMI shall remove any remaining material abandoned by the Member and dispose of it. If any costs are incurred in removing material, cleaning, or repairing the building, those costs will be assessed to the Member 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. Member 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.

MOMI reserves the right to take legal action.

Member

MOMI Representative (Board of Director)

Signature: _____ Date: _____ Signature: _____ Date: _____