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Brazilian Steakhouse

## RESTAURANT BUYOUT CONTRACT

Name: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date of Event: \_\_\_\_\_ Time: \_\_\_\_\_ am / pm Number of Guests: \_\_\_\_\_

*Restaurant maximum capacity – 120 people (including booth seating)*

**PRICING** Lunch (Mon-Friday) • \$5,000.00\* (min consumption)

Mon, Tue, Wed, and Sunday evening • \$10,000.00\* (min consumption)

Thursday evening • \$12,000.00\* (min consumption)

Friday and Saturday evening • \$15,000.00\* (min consumption)

\*Prices shown do not include state sales tax or 20% gratuity

**MINIMUM CONSUMPTION** – This amount will be considered as a guarantee for which you will be charged (before state sales tax and 20% gratuity) even if your final bill is less than the amount shown for the date you have chosen.

**HOW CHARGES WILL BE BILLED** – Each person will be charged at our most current food price plus all other consumptions such as beverages and desserts.

**DEPOSIT AND METHOD OF PAYMENT** – A NON REFUNDABLE Booking Deposit of 10% of the minimum consumption is required to guarantee a restaurant buyout. A credit card authorization must be on file to guarantee all final charges. Unless other arrangements are made, the final bill will be closed to the card on file immediately following the event.

**TIME ALLOCATION** – You will have 4 (four) hours of restaurant rental. A charge of \$10 per minute will be applied to any overtime.

### **CREDIT CARD AUTHORIZATION**

*I hereby authorize M grill to charge this card for the non-refundable deposit which will be applied towards your final bill.*

Name on credit card: \_\_\_\_\_

Authorized Amount to be charged: \$ \_\_\_\_\_

Credit Card #: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ VISA M/C AMEX

Signature of Card Holder: \_\_\_\_\_

## STANDARD RESIDENTIAL LEASE AGREEMENT

THIS AGREEMENT made this \_\_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_\_, by and between \_\_\_\_\_, herein called "Landlord," and \_\_\_\_\_ and \_\_\_\_\_, herein called "Tenant." Landlord hereby agrees to rent to Tenant the dwelling located at \_\_\_\_\_ under the following terms and conditions.

**1. FIXED-TERM AGREEMENT (LEASE):**

Tenants agree to lease this dwelling for a fixed term of \_\_\_\_\_, beginning \_\_\_\_\_ and ending \_\_\_\_\_. Upon expiration, this Agreement shall become a month-to-month agreement AUTOMATICALLY, UNLESS either Tenants or Owners notify the other party in writing at least 30 days prior to expiration that they do not wish this Agreement to continue on any basis.

**2. RENT:**

Tenant agrees to pay Landlord as base rent the sum of \$ \_\_\_\_\_ per month, due and payable monthly in advance on the 1<sup>st</sup> day of each month during the term of this agreement. The first month's rent is required to be submitted on or before move-in.

**3. FORM OF PAYMENT:**

Tenants agree to pay their rent in the form of a personal check, a cashier's check, or a money order made out to the Landlord.

**4. RENT PAYMENT PROCEDURE:**

Tenants agree to pay their rent by mail addressed to the Landlord (replace this with landlord's mailing address) \_\_\_\_\_, or in person at the same address, or in such other way as the Landlord will advise the Tenant in writing.

**5. RENT DUE DATE:**

Tenant hereby acknowledges that late payment will cause Landlord to incur costs not contemplated by this Rental Agreement. We allow for a 3 day grace period. In the event rent is not received prior to the 4<sup>th</sup> of the month, Tenant agrees to pay a \$25 late fee, plus an additional \$5 per day for every day thereafter until the rent is paid. Neither ill health, loss of job, financial emergency, or other excuses will be accepted for late payment.

**6. BAD-CHECK SERVICING CHARGE:**

In the event Tenant's check is dishonored and returned unpaid for any reason to Landlord, Tenant agrees to pay a returned check charge of \$25 AND accept whatever consequences there might be in making a late payment. If for any reason a check is returned or dishonored, all future rent payments will be cash or money order.

**7. SECURITY DEPOSIT:**

Tenants hereby agree to pay a security deposit of \$ \_\_\_\_\_ to be refunded upon vacating, returning the keys to the Landlord and termination of this contract according to other terms herein agreed. This deposit will be held to cover any possible damage to the property. No interest will be paid on this money and in no case will it be applied to back or future rent. It will be held intact by Landlord until at least thirty (30) working days after Tenants have vacated the property. At that time Landlord will inspect the premises thoroughly and assess any damages and/or needed repairs. This deposit money minus any necessary charges for missing/dead light bulbs, repairs, cleaning, etc., will then be returned to Tenant with a written explanation of deductions, within 60 days after they have vacated the property.

**8. CLEANING FEE**

Tenant hereby agrees to accept property in its present state of cleanliness. They agree to return the property in the same condition or pay a \$200.00 minimum cleaning fee if the Landlord has to have the property professionally cleaned.

**9. REMOVAL OF LANDLORD'S PROPERTY:**

**SAMPLE CHURCH/MINISTER COMPENSATION-AGREEMENT**

**Annual Salary Compensation**

**Income**

Salary \$ \_\_\_\_\_  
Housing Allowance \$ \_\_\_\_\_  
Social Security Supplement \$ \_\_\_\_\_  
Housing Equity Fund  
(If living in the parsonage, reportable as  
income only when received.) \$ \_\_\_\_\_

**Total Income**\$ \_\_\_\_\_

**Protection Coverage**

**Retirement:**

Church contribution \$ \_\_\_\_\_  
Member contribution \$ \_\_\_\_\_

**Insurance:**

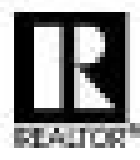
Life \$ \_\_\_\_\_  
Medical \$ \_\_\_\_\_  
Disability \$ \_\_\_\_\_

**Total Protection Coverage**\$ \_\_\_\_\_

**Church Ministry-Related Expense**

Automobile Reimbursement \$ \_\_\_\_\_  
Convention/Conference Reimbursement \$ \_\_\_\_\_  
Continuing Education, Books, Periodicals,  
Tapes, Office supplies \$ \_\_\_\_\_

**Total Church Ministry-Related Expense**\$ \_\_\_\_\_



RESIDENTIAL LEASE  
Greater Hartford Association of REALTORS®



Single Family    Condominium    Multi Family

IN THIS LEASE the words "we", "us" and "our" mean the Landlord, \_\_\_\_\_,  
\_\_\_\_\_, of \_\_\_\_\_, Connecticut.  
The words "you" and "yours" mean the Tenant, \_\_\_\_\_,  
\_\_\_\_\_, of \_\_\_\_\_, Connecticut.  
We agree to lease to you, and you agree to lease from us, \_\_\_\_\_,  
\_\_\_\_\_, Connecticut, which is referred to as the "Dwelling" in this lease.

You and we agree to the following terms:

- TERM.** The term of this lease starts on \_\_\_\_\_, \_\_\_\_\_, and ends on \_\_\_\_\_, \_\_\_\_\_.
- RENT.** You will pay us total rent of \$ \_\_\_\_\_. You will pay the total rent in monthly payments of \$ \_\_\_\_\_ on the \_\_\_\_\_ day of every month. The first payment is due \_\_\_\_\_.  
You will pay us a late charge of 5% for each payment that is more than ten (10) days late.  
You will pay the rent to us at our address written at the beginning of this lease. You will pay the rent even though we do not send you a bill for the rent or a notice that it is due.
- USE.** You will only use the Dwelling for a dwelling for yourself and your family. You will not let more than \_\_\_\_\_ people live in the Dwelling at any time. You also will not sublease the Dwelling or let any other people live in the Dwelling or assign this lease to anyone else.
- LAWS.** You will comply with all laws and regulations regarding the Dwelling. You also will not permit any others to violate any laws or regulations in the Dwelling. The use, possession or sale of illegal drugs at the Dwelling is prohibited. You will pay us the amount of any fines or penalties that we have to pay because you or any others violated any laws or regulations in the Dwelling.
- CARE OF DWELLING.** You will keep the Dwelling and all fixtures and appliances in a clean and safe condition and will take care not to clog drains, pipes and plumbing. You will remove all ashes, garbage, rubbish and other waste in a clean and safe manner to the place provided by us. You will pay the cost of cleaning clogged drains, pipes and plumbing, which are clogged due to your use. You will use all electrical, plumbing, heating, air conditioning and other facilities and appliances in a reasonable manner.  
You will not destroy or damage any part of the Dwelling or any of our furnishings or appliances in the Dwelling. You also will not remove any of our furnishings or appliances from the Dwelling.  You  we will maintain the grounds and remove snow from walks and driveways.  You  we will cut the grass as needed (approximately every week during the growing season). If you do not cut the grass or remove the snow, as agreed, we will hire a person, as needed, to cut the grass or remove the snow. You will pay us for what we have been charged.  
If the Dwelling is in a multi-family building, you will not place your belongings or any trash in the common areas.
- UTILITIES.** You will pay for the utilities and services in the Dwelling that are checked:  Cold Water;  Hot Water;  Electricity;  Gas;  Heat;  Air Conditioning;  Telephone.  
The rent will not be reduced if you do not receive any of the utilities or services for reasons beyond our control.
- SMOKE DETECTORS.** You will inspect all smoke detectors periodically, and will replace worn out batteries when needed. You will notify us promptly if any smoke detector is not operating, and we will then replace it.
- PETS.**  No pets are allowed.  The following pet(s) only are allowed: \_\_\_\_\_. You will keep the Dwelling and the grounds in clean and sanitary condition and will promptly repair any damage caused by your pet(s).
- CONDOMINIUM.** If the Dwelling is a unit in a condominium, you will abide by the declaration, bylaws, rules and regulations of the condominium association and will not place your belongings or any trash in the common elements. If the Dwelling is a condominium, you have received a copy of its rules and regulations.
- PROPERTY CONDITION.** You acknowledge that the Dwelling is in good order and repair, unless otherwise indicated in this lease. You acknowledge that you have inspected the Dwelling, or have had an opportunity to do so, and are satisfied with its physical condition. You also acknowledge that we have made no representations as to the condition of the Dwelling and no promise to decorate, alter, repair, or improve the Dwelling or the furnishings, unless otherwise indicated in this lease.
- ENTERING DWELLING.** We may enter the Dwelling at reasonable times to make necessary repairs or changes that we are required to make, or to supply the utilities or services that we have agreed to supply. We may also enter the Dwelling at reasonable times to show the Dwelling to possible or actual purchasers, mortgage lenders, tenants, workmen or contractors.  
We will give you reasonable notice of our intent to enter the Dwelling. You will not unreasonably deny us the right to enter the Dwelling. We may also enter the Dwelling at any time without your consent in case of emergency.
- DAMAGE TO DWELLING.** You will not have to pay rent for any time that your use and enjoyment of the Dwelling is substantially affected because the Dwelling is damaged by fire or other casualty. However, you will pay rent if you caused the damage or destruction or unless you continue to occupy any portion of the Dwelling. If you continue to occupy any portion of the Dwelling, your rent shall be reduced by the decrease in the fair rental value of the Dwelling. You will carry your own policy of renters insurance for liability and for damage to your personal property in the Dwelling.  
If any part of the Dwelling is damaged by fire or other casualty, we shall have the right to cancel this lease. If we decide to cancel the lease, we will give you notice within fifteen (15) days after the date of the fire or other casualty. The lease will end on the date that we give in our notice to you. If we do not cancel this lease, we will repair the damage within a reasonable time.

Les Lumières Concepts

# DESIGN CONCEPT PROPOSAL

Prepared for

Stellar Valley Homes

Prepared by

James Tomlinson, R.A.  
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May 10, 2021

## About Us

Les Lumières Concepts is an architectural firm located in Brentwood, NY. The company comprises of professional architects that provide customized space solutions to diverse clients.

## Scope of Work

As per the client's request, the company will deliver a design concept for the two-story model house of its Affordable Home project.

### Objectives & Timeline

The company will submit the three different design concepts and offer three revisions to the chosen concept to the client. The design concepts will be sent two months after the agreed commencement of this project.

## Shop lease agreement template

This document can be used to create a simple tenancy agreement. This rental is for use in England and Wales only. Different formats should be used in Northern Ireland or Scotland. It can be used in shops, offices or light industry such as warehouses or workshops. This document should not be used: where the property is residential (ie will be occupied). For residential purposes, a different lease must be used. as a sublease. where the lease is granted for a period of more than seven years. This type of lease requires more complex conditions. Therefore, the document is suitable for short-term business leasing. The rental agreement ensures the rights and obligations of both the owner and the tenant. Most companies have a high tenancy guarantee, which means that the lease is automatically extended and business tenants usually have the right to stay in the property after the lease ends. If this is undesirable, the parties may contract from this position (Chapters 24-28 of the Land Acts 1954). This process must be completed at the end of a separate contract, which will then be specified in this lease document. This process is usually not required if your tenancy is less than 6 months. How to use this document, the document must be submitted to all parties named therein. All parties should be allowed to read and agree to this. When the parties agree to the terms of the contract, they should sign a copy or, if necessary, a copy and the equivalent. It is recommended to formalize the document as a file. The lease is maintained as a contract for a period longer than three years. However, if the lease agreement stipulates certain other rights (eg access rights, etc.), these rights are only the effect of a document formalized by law. Therefore, it is best to make a document in this way. Requirements for drawing up a promissory note for a person who is a company: two authorized persons (ie two of its executives or one director and the company secretary) must participate in the promissory note; or the signature of one director in the presence of one witness attesting to the director's signature; or the general stamp of the company on the document. Create a Limited Liability Company (LLP) for a party: signatures of two parties from the program "Lifelong Learning"; or one participant in the Lifelong Learning program in the presence of a witness; Or placing your common print. If the parties are partners in the general partnership or limited liability partnership, the law should be signed by all partners. If the party is a separate natural person (for example, a separate merchant), an act must be drawn up: - by signing the document with a donor in the presence of a witness that confirms his signature; Or a donor who controls the signature in the document, which should be signed in the presence of the donor and in the presence of two witnesses, each of which confirms the signature. This option can be selected if the donor cannot physically sign the document, for example, from physical disability. The process of excluding property protection in case of consent by the parties conclude an agreement against provisions regarding the safety of property contained in Art. 24-28 of the Law on Lessor and tenants. The section, this process should be completed before the completion of the lease. The method of signing the contract by the lessee will depend on the amount of termination, which he will receive from the lessor before the completion of the lease or expiration of the lease term. If: (a) the lessor sends a notification less than 14 days before the end of the lease or before the lease is completed (usually the end is observed when the lessor and tenant (tenants) signed the lease, and all the amounts were paid), the return must be submitted by the statements established by the law the name of the tenant. The legislative statement is a written statement about the facts signed by the person authorized to submit a statement by law (usually this is a legal consultant or a jury); (B) dismissal will be sent by the lessor more than 14 days before the end of the lease or before the end of the lease, the tenant can simply sign the contract. If this process does not occur, the tenant can expand the lease, even if the landlord does not agree. After completion, both sides must store copies of the lease and all other relevant documents. At the indicated date, the tenant must pay the first rent and deposit in accordance with the contract before the tenant seizes property. The rental fee must be collected in accordance with the rent so that it can continue to work. Then, if the tenant has a rental problem, an official complaint must be filed.2002 Land Registration Law, 1954 Property Law, 1925 Property (Various) Act, 1989 Company Act, 2006 Business Law, 1890 Reform (Commercial) (England and Wales) Order 2003 , you need help. A lawyer can answer your questions or help in the course of the process. This option will appear after completing the document. How to replace the template you fill out the form. The document is created in front of you when you answer the questions. Finally, you get it in Word and PDF format. You can change it and use it again. This.