



Prepared by Adam Leitman Bailey and Dov Treiman. © 2008 Adam Leitman Bailey, P.C.

## LAUNDRY SERVICE AGREEMENT (LEASE)

This is a Lease Agreement for laundry room equipment and services dated \_\_\_\_\_ by and between

**Lessor** (building owner): \_\_\_\_\_ and applies to the laundry room of the apartment building at:

Address: \_\_\_\_\_ (the Premises).  
with a laundry room located and described as follows:

and

**Lessee** (laundry service company): \_\_\_\_\_  
Address: \_\_\_\_\_ for \_\_\_\_\_ years \_\_\_\_\_ months \_\_\_\_\_ days, starting \_\_\_\_\_ ending \_\_\_\_\_ (the Term).

In consideration of the payment of the sum of ten (\$10.00) dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, it is mutually agreed as follows:

1. This Agreement runs for the Term.
2. Lessor hereby grants exclusive use to Lessee of space in the basement at the Premises contiguous to plumbing and electrical fixtures sufficient for the operation of laundry equipment and services. Lessee shall have exclusive care and control of all activities taking place in such space.
3. Lessee shall install at its own cost and expense in said basement space the following:
 

<u>Quantity</u>	<u>Washer/Dryer Brand &amp; Model No.</u>	<u>Metered Price</u>
1	Value transfer machine	
1	Smart card machine	
4. The prices set forth herein above shall not be changed without the prior written approval of the Lessor.
5. Lessor shall provide and pay for such hot and cold water, and sewage disposal as is required to operate the above-described laundry equipment.
6. Lessee warrants and represents that all equipment shall be the most energy efficient available and that all equipment shall be maintained in top working condition in order to prevent waste of energy and resources.
7. So long as Lessee is current in all payments of rent and additional rent, Lessee shall have the right to remove the equipment at the expiration of this agreement or the prior termination thereof.
8. Lessee shall provide and make available to Lessor at all times qualified mechanics and other service people to maintain the performance of the equipment and to monitor the use of the equipment. Lessee will at least once a month during the term of this Agreement inspect the equipment installed to assure its continued high performance and general maintenance.
9. Lessee shall pay Lessor rent of \$ \_\_\_\_\_ each month. Additionally, Lessee shall collect all monies from the laundry equipment and will remunerate a commission of \_\_\_\_\_ percent of all revenue collected each month as and for additional rent. The Lessee may establish direct payment (ACH Debit) where the amounts due under this Agreement are automatically debited to the Lessor's bank account if the Lessor offers such a service. Lessee agrees to provide Lessor, within five (5) days after the end of each and every month during the Term, a written certification confirming the amount of Lessee's gross receipts collected during such previous month by Lessee in