

Salon Suite License Agreement

SAMPLE / DRAFT — FOR REVIEW AND CUSTOMIZATION ONLY

This document is a starting template, not an executed agreement or legal advice. It intentionally contains blanks and optional terms. Have an Alabama-licensed attorney confirm the appropriate contract structure, disclosures, insurance, applicable laws, and all business-specific terms before anyone signs.

Effective Date	_____
Licensor (legal entity)	_____
Business name	RCD Beauty Collective
Licensee (legal name/business)	_____
Suite / premises	_____
Property address	_____
Initial term	From _____ to _____
License fee / rent	\$_____ per _____
Payment due date	_____
Security deposit (if applicable)	\$_____
Late charge / grace period	_____
Authorized services	_____

1. Purpose and Nature of Occupancy

Subject to the final signed terms, Licensor grants Licensee permission to use the identified suite solely for authorized beauty or personal-care services. The parties should select and confirm whether this instrument is a license, a lease, or another legally appropriate occupancy arrangement. Naming a document a “license” does not alone determine its legal effect.

2. Independent Business Relationship

Licensee operates an independent business, controls its own lawful pricing, services, records, scheduling, employees, and taxes, and is not an employee, partner, agent, or franchisee of Licensor. No promise of clientele, earnings, referrals, or profitability is made.

3. Fees, Payment, and Deposits

Licensee will pay the agreed amount on the agreed schedule through the payment method approved in writing by Licensor. Any late charges, returned-payment fees, deposit deductions, increases, and refunds must be written in the completed agreement and must comply with applicable law. Never send card details by ordinary email or by an unverified link.

4. Professional and Establishment Licensing

Before providing services, Licensee shall obtain and maintain all professional licenses, shop or establishment licenses, city/county permits, registrations, and approvals applicable to its business and services. Alabama Board of Cosmetology and Barbering guidance generally requires separate shop licenses for independently branded suites performing regulated services. Licensee shall provide copies upon reasonable request and comply with inspections and professional rules.

5. Permitted Use and Sanitation

The suite may be used only for lawful, specifically authorized services. Licensee shall maintain equipment and work areas safely, follow required disinfection and infection-control procedures, properly store chemicals and sharps, and dispose of waste in accordance with relevant rules. No unlawful services, nuisance, or activity that threatens other occupants are permitted.

6. Insurance and Risk Allocation

Before opening, Licensee shall provide the insurance coverages and evidence specified in the signed schedule: professional liability \$_____, general liability \$_____, and any other required coverage. Responsibilities for property damage, customer claims, indemnification, and limitation of liability must be reviewed by counsel and stated expressly; this draft does not allocate those responsibilities by default.

7. Access, Keys, Guests, and Common Areas

Approved access hours: _____. Licensee is responsible for authorized guests, clients, keys/access devices, reasonable security measures, and keeping common areas clean and accessible. Detailed guest rules, after-hours use, noise, parking, and signage policies shall appear in an attached written house-rules exhibit.

8. Maintenance and Repairs

Licensee will promptly report unsafe conditions, leaks, electrical hazards, and other maintenance needs to admin@rcdbeautycollective.com or (256) 258-9371. The completed agreement must identify which party is responsible for suite fixtures, routine upkeep, repairs, and repair costs. For immediate danger, call emergency services first and then notify management.

9. Alterations, Equipment, and Signage

No structural changes, plumbing or electrical alterations, painting, exterior branding, or permanent fixture changes may be made without prior written approval. The signed agreement shall specify any restoration obligations, equipment ownership, and move-out condition requirements.

10. Transfers, Sharing, and Subletting

Licensee may not assign, sublicense, sublet, or share occupancy with another independent business unless expressly permitted in writing and all required business and shop licenses are in place.

11. Term, Renewal, Default, and Ending Occupancy

The agreement must specify notice periods, renewal rights, cure periods, early termination, surrender, property removal, deposit accounting, and remedies consistent with applicable law. Proposed notice period: _____ days. No self-help eviction or lockout right is granted by this unexecuted draft.

12. Unexpected Closures and Damage

The parties shall document responsibility and available remedies for fire, natural disasters, utility outages, repairs, government closure, or premises becoming unusable. Any insurance, fee abatement, and termination provisions require legal review.

13. Confidentiality, Marketing, and Customer Information

Each business remains responsible for its own client records and privacy practices. Shared marketing, photographs, logos, referrals, testimonials, and use of the RCD name require consent and should follow a separate written brand and privacy policy.

14. Notices, Governing Law, and Entire Agreement

Licensor notice email: admin@rcdbeautycollective.com. Licensee notice email: _____. The final agreement should identify the county, the governing law (anticipated: Alabama), dispute resolution method, amendments, exhibits, and signatures.

EXHIBITS TO COMPLETE BEFORE USE

Exhibit A: property/suite description and photographs; Exhibit B: rent and payment schedule; Exhibit C: community policies and access hours; Exhibit D: condition report and equipment inventory; Exhibit E: insurance and licensing checklist.

SIGNATURES — ONLY AFTER THE FINAL AGREEMENT HAS BEEN REVIEWED

Licensor representative: _____ Date: _____

Licensee: _____ Date: _____

Regulatory reference: Alabama Board of Cosmetology and Barbering, "Licensing Requirements for Salon Suites," <https://www.aboc.alabama.gov/news/licensing-requirements-salon-suites>