

## Teegarden Commercial Kitchen Rental Agreement

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

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

Phone Number: \_\_\_\_\_

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

This agreement is made between Teegarden Commercial Kitchen LLC ("Kitchen Owner") and the above-named renter ("Renter") for use of the commercial kitchen facilities located at 463 Teegarden Ave, Yuba City, CA 95991.

---

### 1. RENTAL PLAN SELECTION (circle one):

- **One-Time Use Rental**

\$40/hour for short-term or single-event kitchen use.

- **Lite Plan**

15 hours/month at \$36/hour = **\$540/month**

- **Standard Plan**

30 hours/month at \$32/hour = **\$960/month**

- **Pro Plan**

45 hours/month at \$28/hour = **\$1,260/month**

- **Ultimate Plan**

80 hours/month at \$25/hour = **\$2,000/month**

- **Commissary Service Plan**

\$200/month, includes health permit sign-off and 6 hours of monthly kitchen use. Additional hours billed at \$36/hour. **Must prepay 3 months upfront (\$600 total).**

---

## 2. ADDITIONAL STORAGE (monthly add-ons, if available)

- Dry Shelf: \$40/month
- Refrigerator Shelf: \$60/month
- Freezer Shelf: \$60/month

**Please circle how many of each shelf type you will be renting:**

- Dry Shelf: None / 1 / 2 / 3 / Other: \_\_\_\_\_
  - Refrigerator Shelf: None / 1 / 2 / 3 / Other: \_\_\_\_\_
  - Freezer Shelf: None / 1 / 2 / 3 / Other: \_\_\_\_\_
- 

## 3. INSURANCE REQUIREMENTS

All renters must maintain a current general liability insurance policy with minimum coverage of **\$1,000,000 per occurrence and \$2,000,000 aggregate**. However, Teegarden Commercial Kitchen LLC may, at its discretion, approve a lower insurance limit for small-scale or low-risk renters on a case-by-case basis.

Renters must provide a Certificate of Insurance naming: **Teegarden Commercial Kitchen LLC** as an **Additional Insured**.

Proof of insurance must be submitted and approved before any kitchen use is allowed. Renters are responsible for keeping this coverage active for the entire duration of their rental agreement.

---

## 4. HEALTH PERMIT REQUIREMENTS

If applicable, renters must:

- List Teegarden Commercial Kitchen as their commissary on their health permit
  - Submit a copy of their approved permit within 14 days of signing
  - Renew and update the Kitchen Owner with any changes to their business license or health permit status
- 

## 5. TERMS OF USE

- Renters must take all of their trash with them after each kitchen use. Trash may not be left in or around the facility.
- Monthly plan members are required to schedule their kitchen time twice a month, providing a two-week schedule in advance. This helps ensure fair access for all users and allows for proper facility planning.
- Access is granted by reservation only

- Renter is responsible for cleaning and sanitizing after each use
  - Shared supplies (trash bags, sanitizer, parchment, basic cleaning items) are included
  - Unused hours do not roll over
  - Additional hours (beyond plan limits) are charged at \$36/hour
  - If the kitchen is left dirty, a **cleaning fee of \$70** will be charged to the Renter
  - **Security cameras are in use at the facility**, including monitoring of the front door, for safety and accountability purposes
  - If any kitchen equipment is out of service, Kitchen Owner will work promptly to repair or replace it; however, **no refunds or credits will be issued** due to equipment downtime
- 

## 6. PROPERTY DAMAGE

- Renter shall be financially responsible for any damage caused to the facility, equipment, or property during their use. The Kitchen Owner reserves the right to assess repair or replacement costs and invoice the Renter accordingly. Payment must be made within 10 business days of notice.

## 7. SUBLEASING

- Renter may not sublease, assign, or allow any third-party use of the facility under their rental agreement without prior written consent from the Kitchen Owner.

## 8. ACCESS & SECURITY

- The kitchen is accessible only during the Renter's reserved hours. Renters must not share access codes or keys with any other individual or business. Teegarden Commercial Kitchen LLC is not responsible for theft, loss, or damage to personal property left on-site. Renters are advised to take all valuables with them after each use.

## 9. CANCELLATION & TERMINATION

- Cancellations of reserved kitchen time must be made at least **48 hours in advance**. Cancellations made with less than 48 hours' notice will incur a **\$50 cancellation fee**.
  - Rent is due on the 1st of each month
  - Late payments may incur a \$50 fee
  - Commissary plan payments are non-refundable once paid
  - Either party may terminate with 30 days' written notice
  - The Kitchen Owner reserves the right to terminate immediately for misuse, safety violations, or failure to comply with health regulations
-

## 10. LIABILITY

Renter agrees to hold Teegarden Commercial Kitchen LLC harmless from all claims, damages, or losses arising from their use of the facility. Renter assumes full responsibility for employees, guests, food safety, and equipment used during rental.

In addition to the above, Renter agrees to indemnify, defend, and hold harmless Teegarden Commercial Kitchen LLC, its owners, employees, and agents from any and all claims, liabilities, losses, damages, or expenses (including attorney's fees) arising out of or related to Renter's use of the facility, including but not limited to food-related illnesses, injuries, or any business activities conducted on or off premises. Renter assumes full responsibility for employees, guests, food safety, and equipment used during rental.

---

## 11. SIGNATURES

**Renter Signature:** \_\_\_\_\_

Date: \_\_\_\_\_

**Kitchen Owner Signature:** \_\_\_\_\_

Date: \_\_\_\_\_

---

For questions or to submit documents, contact:

[teegardencommercialkitchen@gmail.com](mailto:teegardencommercialkitchen@gmail.com)

(916) 547-9438