



## ***Baby Im A Star! Beauty Studios, Ltd.***

Dear Professionals,

On behalf of, Baby Im A Star Beauty Studios, Ltd. I am pleased that you are interested in joining the BIAS family.

After completing and submitting the Letter of Intent to BIAS, you will have the opportunity to be one of the first group of professionals to be interviewed and take a tour of Baby Im A Star Beauty Studios. **This LOI is not a binding contract. It is a letter stating that you are interested in renting one of the Beauty Studios only.**

We believe this will be a great opportunity to jump start your career as an entrepreneur in your profession, as well as having the opportunity to be guided in the right direction, which is to be successful.

BIAS is glad to announce that we have a great **Referral Program** as well. So, please do forward and share this information with other professionals. Check it out on our website: ([www.babyimastarstudios.com](http://www.babyimastarstudios.com))

We are looking forward to speaking with you in the near future and for more information or questions regarding BIAS please contact us at: 773-742-7878 ask for Sheila.

### **INSTRUCTION**

Please print and complete the Letter of Intent and email it to: [biasstudios@live.com](mailto:biasstudios@live.com)

**Note: Please type in the (SUBJECT LINE): RETURN LOI.**



# **Baby Im A Star! Beauty Studios, Ltd.**

INSTRUCTION: PLEASE PRINT AND COMPLETE THIS FORM AND EMAIL IT TO: [biasstudios@live.com](mailto:biasstudios@live.com)  
TYPE IN SUBJECT LINE (STUDIO LOI)

## ***LETTER OF INTENT***

Sheila D. Flemons – CEO  
Baby Im A Star Beauty Studios, Ltd.

RE: Letter of Intent to Lease Studio Suite

Dear Sir or Madam:

This Letter of Intent (LOI) outlines the terms on which Sheila D. Flemons/CEO of Baby Im A Star Beauty Studios, Ltd. would be willing to pursue further lease negotiations for a lease with potential (“Tenant”) in Baby Im A Star Beauty Studios, Ltd. in State of Illinois. The following terms and conditions will serve as an outline of the proposed lease agreement and as the basis for preparation and negotiation of a final lease agreement acceptable to both parties in the future.

**PREMISES:** It is the Lessee understanding that the real property and improvements to be leased is a space located in Baby Im A Star Beauty Studios, Ltd. (the “Leased Premises”). The Lease Premises will include all improvements, fixtures, furniture, privileges and personal property owned by Lessor and utilized in connection with the operation of at the Lease Premises.

**TERM AND OPTIONS:** The initial term of the lease shall be for 1 year.

**BASE RENT:** Lessee Base Rent starting range at \$175.00 - \$225.00 dollars a week.

**PERMITTED USES:** To occupy the premises to operate said beauty studio suite for business open to the public.

**EFFECTIVE DATE:** The Lease shall be effective as of the date of execution (the “Effective Date”).

I have read and abide by the aforementioned terms and conditions serve as a letter of intent only. **The document is not legally bind on either party until the Lease is executed by Lessee and Lessor.** The terms and conditions negotiated should remain confidential between the parties.

### **AGREED BY LESSEE**

PRINT NAME: \_\_\_\_\_ Phone Number \_\_\_\_/\_\_\_\_/\_\_\_\_

PROFESSION \_\_\_\_\_ # YEARS \_\_\_\_\_ EMAIL \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

### **AGREED BY LESSOR**

COMPANY NAME: Baby Im A Star Beauty Studios, Ltd. - Sheila D. Flemons/CEO

SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_/\_\_\_\_/\_\_\_\_