



NEW BUSINESS RENTAL INCENTIVE PROGRAM

PART A –BUSINESS OWNER APPLICATION

The New Business Rental Incentive Program seeks to reduce area vacancies and facilitate the establishment of new businesses in previously underutilized areas of the City. The intent of the program is to facilitate business growth and expansion by assisting businesses in leasing space. All grant award decisions of the Tomball Economic Development Corporation (TEDC) Board of Directors are discretionary and final. Through the Program, the TEDC will provide up to 25% of the base monthly rent for the first year of operation only, not to exceed \$10,000 per business.

Business Owner Applicant Information

Name of Business: Innersculpt Studio

Current Business Physical Address: 971 Rev B J Lewis Dr

City, State & Zip Houston, TX 77088

Mailing Address: 971 Rev B J Lewis Dr

City, State & Zip Houston, TX 77088

Business Phone: 281-702-0472

Business Website: Innersculptstudio.com

Business Owner Name: Brennan Cross

Applicant's Name (if different): _____

Position /Title: Owner

Phone and Email: 281-702-0472 / brennan@innersculptstudio.com

Nature of Business: Pilates Studio

NAICS Code: 713940

Legal Form of Business:

- ☐ Sole Proprietor
- ☐ Partnership Number of Partners _____
- ☐ Corporation
- ☐ Limited Liability Corp
- ☐ Other _____

Days and Hours of Operation

Days Open: Mon-Sun

Hours Open: 5am-9pm

Business Start/Opening Date September 2025

Employees

Full Time Employees (40 hours per week): 2

Part Time Employees (less than 40 hours per week): 1

Does the Business Owner Have any Relationship to the Property Owner/Landlord?

No ☐ Yes ☐ (please explain)

Moving and Space Improvement Cost and Funding Information

Investment Data

Tenant Space Improvement (finish)	\$ <u>10,000.00</u>
Landlord Space Improvement (finish)	\$ <u>54,000.00</u>
Equipment and Display	\$ <u>25,000.00</u>
Product Stock (for Opening)	\$ <u>5,000.00</u>
Marketing (First Year)	\$ <u>5,000.00</u>

Sources of Funding for Move/Expansion

Funds invested by owner	\$ <u>45,000.00</u>
Funds from other sources*	\$ <u>10,000.00</u>
Total estimated cost to move/expand	\$ <u>55,000.00</u>

* Source of Funding and Amounts Personal money and loans

New Lease Property Information

Address of space to be leased: 27104 TX-249 Bldg A Ste 400 Tomball, TX 77375

Total amount of square feet to be leased and occupied: 1800

Term of lease (minimum 3 years): 5 years

Gross rental rate \$ 5400.00 per month \$ 36.00 per s.f.

Additional lease terms and other monthly charges: \$9.85/sqft for taxes, insurance and CAM

Indicate any rate increases: 3% annual

FINANCIAL NEED DEMONSTRATION: Acceptance into the Rental Incentive Program requires an acceptable explanation of financial need. Use the lines below to explain why and how the rent subsidy is an important factor in opening your business.

Opening Innersculpt Studio represents a significant investment and commitment to serving the Tomball community with a high quality, wellness focused Pilates experience. As a small business owner, managing start up costs requires careful financial planning. The Rental Incentive Grant plays a critical role in helping offset one of our largest fixed expenses, monthly rent. This subsidy directly supports our ability to open the studio with high quality instructors and professional grade equipment.

Due to unforeseen circumstances with our initial location, we had to pivot and secure a new space with Tomball that better aligns with our operational needs and long-term growth plans. This transition had added unexpected relocation and planning costs, making the rental assistance even more essential to staying on track for a successful opening.

Receiving this grant will allow us to maintain financial stability, invest more deeply in the studio environment and bring meaningful health and wellness opportunities to the Tomball community.

Explain how your business will benefit and enhance the area in which you are locating and how your business will complement other businesses within the area:

Innersculpt Studio will bring a unique and valuable wellness offering to the Tomball area by providing high quality Pilates classes in a supportive, inclusive environment. Our focus on health, movement and community aligns perfectly with the needs of the growing local population, especially as more residents seek accessible, lifestyle focused fitness options close to home.

The studio will enhance the surrounding area by increasing foot traffic and attracting health conscious individuals who are likely to frequent nearby coffee shops, juice bars and other local service providers before or after class. We plan to actively partner with other small businesses in the area for cross promotions and wellness events to help strengthen the local business network.

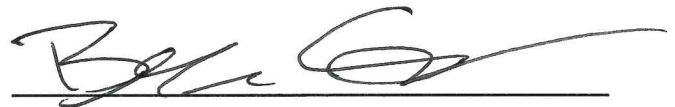
Certification

By signing below, the Business Owner of record (applicant) understands and agrees to the following:

1. All information contained in this application, the attached exhibits and other materials submitted in connection with this application are true and accurate to the best of the business owner's knowledge. Business owner understands and agrees that false or untruthful information may be grounds for the TEDC to stop processing this application or to withdraw any approval previously obtained based in whole or in part on such false or untruthful statements.
2. The TEDC is under no obligation to approve the request contained in the application. No promises of approval are conveyed with the acceptance of this application.
3. All tax obligations to the City of Tomball are current.
4. The business is currently in good standing with the City, and has no pending municipal code violations.
5. The business is not currently occupying the space with or without a lease in place.
6. The APPLICANT hereby certifies that the APPLICANT does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in that manner in the United States. APPLICANT understands and agrees that if, after receiving a Grant, APPLICANT is convicted of a violation under 8 U.S.C. Section 1324a(f), the APPLICANT shall be required to reimburse to the TEDC the grant amount received. Payments must be paid in full within thirty (30) days after the date of written notification by the TEDC. The form of such payment shall be a cashier's check or money order, made payable to the Tomball Economic Development Corporation. The TEDC has the right to recover court costs and reasonable attorney's fees as a result of any civil action required to recover such repayment.

Brennan Cross

Printed Name of Principal Owner



Signature

6/25/2025

Date

Please submit the completed application along with a copy of the Proposed Lease Agreement to:

Kelly Violette

Tomball Economic Development Corporation

29201 Quinn Road, Suite B

Tomball, TX 77375

For further questions about the Program, please contact Kelly Violette, Executive Director, at 281.401.4086 or kviolette@tomballtxedc.org.



NEW BUSINESS RENTAL INCENTIVE PROGRAM

PART B – PROPERTY OWNER/LANDLORD APPLICATION

Complete all items carefully and accurately to the best of your knowledge and return with a copy of Proof of Ownership to:

Kelly Violette
Tomball Economic Development Corporation
29201 Quinn Road, Suite B
Tomball, TX 77375

Property Address: 27104 SH 249 Business, Tomball, TX 77375

Property Owner of Record: Dirt Yard Outpost 4, LLC

Mailing Address: 5373 W Alabma St Ste 455

City, State & Zip Houston, TX 77056

Phone: 832-463-7952 Email: michael.johnston@conchodevelopment.com

Name(s) of Authorized Signatories: Michael Johnston; Robert Piper

Name of Management Company: Self-managed (See above contact information)

Name of Representative/Contact Person: _____

Management Company Address: _____

City, State & Zip _____

Phone: _____ Email: _____

Name of proposed business at site:

InnerSculpt

Name of business owner:

Brennan Cross

DOES THE BUSINESS OWNER OR THE BUSINESS HAVE ANY RELATIONSHIP TO THE
PROPERTY OWNER/LANDLORD? NO ☒ YES ☐ Please explain

SITE & LEASE INFORMATION

Total amount of square feet to be leased and occupied by business: 1,800

Term of lease: 5 years

Gross rental rate \$ 5,400.00 per month \$ 36.00 per s.f.

Additional lease terms and other monthly charges: Additional Rent - \$9.85/sqft for taxes, insurance and CAM.

Indicate any rate increases: 3% annual

Is the subject space currently vacant? Yes ☒ No ☐

If yes, how long has the space been vacant? 1 months

Name of previous tenant: none - brand new construction

Previous Rental Rate: \$ N/A Per Month \$ N/A Per Square Foot

CERTIFICATIONS

Are all real estate and personal property taxes due the City of Tomball paid in full?

Subject Property: YES ☒ NO ☐ (Please explain on supplemental sheet)

Other Properties: YES ☒ NO ☐ N/A ☐

Are all City of Tomball water and sewer bills due paid in full?

Subject Property: YES ☒ NO ☐ (Please explain on supplemental sheet)

Other Properties: YES ☒ NO ☐ N/A ☐

Have you been cited for any existing zoning, building or property maintenance code violations that remain uncorrected?

Subject Property: YES ☐ NO ☒ (Please explain on supplemental sheet)

Other Properties: YES ☐ NO ☒ N/A ☐

Are you involved in any litigation with the City of Tomball?

☐ YES (Please explain on supplemental sheet)

☒ NO

By signing below, the Landlord/Property Owner of record understands and agrees to the following:

1. All information contained in this application, the attached exhibits and other materials submitted in connection with this application are true and accurate to the best of the land owner's knowledge. Landowner understands and agrees that false or untruthful information may be grounds for the TEDC to stop processing this application or to withdraw any approval previously obtained based in whole or in part on such false or untruthful statements.
2. The TEDC is under no obligation to approve the request contained in the application. No promises of approval are conveyed with the acceptance of this application.
3. All tax obligations to the City of Tomball are current.
4. The property is currently in good standing with the City, and has no pending municipal code violations.
5. The business is not currently occupying the space with or without a lease in place.

Robert Piper

Printed Name of Property Owner/Landlord



Signature

June 23, 2025

Date