



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: Layla's Barkery, LLC

Current Business Physical Address: 20519 Lusitano Glen Ln

City, State & Zip Tomball, TX 77377

Mailing Address: 20519 Lusitano Glen Ln

City, State & Zip Tomball, TX 77377

Business Phone: 832-620-6466

Business Website: www.laylasbarkery.com

Business Owner Name: Monica Baweja

Applicant's Name (if different): _____

Position /Title: Owner/Operator

Phone and Email: 832-620-6466 laylasbarkery@gmail.com

Nature of Business: Layla's Barkery

NAICS Code: 311111

Legal Form of Business:

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

Business Start/Opening Date 04/13/2017

Days and Hours of Operation

Days Open: 6

Hours Open: 10am-6pm

Employees

Full Time Employees (40 hours per week): 1

Part Time Employees (less than 40 hours per week): 2

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> </u>
Landlord Space Improvement (finish)	\$ <u> </u>
Equipment and Display	\$ <u>22,000</u>
Product Stock (for Opening)	\$ <u>10,000</u>
Marketing (First Year)	\$ <u>5000</u>

Sources of Funding for Move/Expansion

Funds invested by owner	\$ <u>10,000</u>
Funds from other sources*	\$ <u>7,500</u>
Total estimated cost to move/expand	\$ <u>40,000</u>

* Source of Funding and Amounts Bank loans/credit card

New Lease Property Information

Address of space to be leased: 22525 Hufsmith Kohrville Road Suite 3-C

Total amount of square feet to be leased and occupied: 1500

Term of lease (minimum 3 years): 5 years

Gross rental rate \$ 3450 per month \$ 2.3 per s.f.

Additional lease terms and other monthly charges: \$2.00 per square foot base rent / \$0.30

CAM Charges

Indicate any rate increases: 2% every year

Opening a storefront for Layla's Barkery represents an exciting and transformative step for my small business. As a

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Layla's Barkery will bring a unique and engaging retail experience to the area by offering high-quality, all-natural dog

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

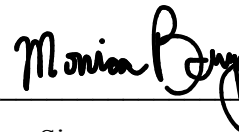
Certification

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.

Monica Baweja

Printed Name of Principal Owner



Signature

05/08/2025

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.



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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: 22525 Hufsmith Kohrville Road, Tomball, TX 77375

Property Owner of Record: Hufsmith Kohrville Business Park LLC

Mailing Address: 16023 Rudgewick Lane

City, State & Zip Spring, TX 77379

Phone: 346-225-9590

Email: matt@lonestardevelopment.com

Name(s) of Authorized Signatories: Matthew Lawrence

Name of Management Company: Lone Star Property Management Company

Name of Representative/Contact Person: Matthew Lawrence

Management Company Address: 16023 Rudgewick Lane

City, State & Zip Spring, TX 77379

Phone: 346-225-9590

Email: matt@lonestardevelopment.com

Name of proposed business at site:

Layla's Barkery

Name of business owner:

Monica Baweja

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: 1500

Term of lease: 5 years

Gross rental rate \$3450 per month \$2.30 per s.f.

Additional lease terms and other monthly charges: \$2.00 base rent + \$.30 CAM Charges

Indicate any rate increases: 2% each year

Is the subject space currently vacant? Yes ☒ No ☐

If yes, how long has the space been vacant? 3 months

Name of previous tenant: NA

Previous Rental Rate: \$NA Per Month \$ 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.

Matthew Lawrence

Printed Name of Property Owner/Landlord

Matthew Lawrence

Signature

05/08/2025

Date