

LEASE

Parties: The parties to this lease are: _____, hereinafter called *Landlord* and _____ called *Tenant*.

The following persons will reside on the property _____, _____, _____, _____, _____.

Properties: Landlord hereby lets the following property to Tenant for the terms of the Lease. The property known as _____.

Term: The term of this Lease shall be for **ONE YEAR** beginning on _____, **After the expiration of this Lease, Tenant may continue to occupy the property on a MONTH TO MONTH basis, unless otherwise documented on this Lease.**

Rent: The monthly rent for said property shall be \$ _____, payable on the 1st day of the month. If Lease begins after the 1st day of the month, the first rental payment will be prorated for the remainder of the month.

Utilities: The utilities, services and appliances shall be provided by the following:

- electricity gas water sewer trash removal – **TENANT**
 - electricity gas water sewer trash removal – **LANDLORD**
- The refrigerator is provided by the: **LANDLORD** **TENANT**
 The stove is provided by the: **LANDLORD** **TENANT**

Security Deposit: Tenant shall deposit with the Landlord \$ _____ to be held as security deposit. The deposit will be returned in full, when this lease expires if, after inspection by Landlord, the premises are in good condition (normal wear and tear accepted) and tenant owes no back rent.

Conditions:

1. Tenant shall not lease or sublease nor assign the premises.
2. Landlord may enter premises at reasonable times for the purpose of inspection, maintenance or repair. In instances above, 24 hour notice shall be given to tenant except in cases of emergency or abandonment.
3. Utilities must be on at all times.
4. Tenant agrees to occupy the premises and shall keep same in good condition and shall not make any alterations, without the written consent of the Landlord. Tenant further agrees to notify Landlord immediately if any repairs are necessary.
5. Landlord agrees upon notice by Tenant to complete, within reasonable time, all necessary repairs including those of appliances and utilities, which are furnished with the premises.
6. Tenant agrees not to use the premises in such a manner as to disturb the peace and quiet of other tenants in the building and the immediate neighbors and not to maintain public nuisance. Tenant further agrees not to conduct business or commercial activities on the premises, without the written consent of the Landlord.
7. Tenant shall, upon termination of this Lease, vacate and return the premises in the same condition that it was received, less reasonable wear and tear.
8. Any waiver or modifications of the condition of this Lease shall be in writing and signed by both Landlord and Tenant.

Additional Terms: _____

We, the undersigned, agree to this Lease:

Tenant _____
Signature Date

Landlord/Manager _____
Signature Date

Tenant _____
Signature Date