

LEASE AGREEMENT

This Lease Agreement entered into in _____, Tennessee, this ____ day of _____, 200 ____, by and between _____ and _____, and _____, hereinafter referred as Lessee. All adult residents of the subject premises must sign this Lease and each will be held jointly and severally liable under the terms and conditions of this Lease Agreement. Additional occupants of the premises will be _____ (SS# _____); _____ (SS# _____); and _____ (SS# _____) only.

PREMISES AND TERM: Lessor leases to Lessee for the purposes of a dwelling place and for no other, the premises situated at _____, Tennessee, _____ for the term of _____ (_____) months, beginning on the _____, _____, and ending at 12:00 noon on the last day of _____, _____.

RENT: Rental from the date of this contract to the last day of the current month is _____ Dollars (\$ _____), this amount being the proration of rent from date of occupancy to the last day of the proceeding month.

Lessee hereby agrees to pay total rent of _____ Dollars (\$ _____) in advance each month. All remaining payments are to be paid consecutively on the last day of the proceeding month to _____ at _____. Lessee hereby waives any and all notices of unpaid rent and Lessee agrees that rent shall be paid as agreed to herein without any prior written notice from Lessor.

NOTICE OF TERMINATION OF TENANCY FOR NONPAYMENT OF RENT AS DUE IS HEREBY SPECIFICALLY WAIVED.

It is expressly agreed that all rental payments will be in the form of check, cashier's check, or money order. **DUE TO THE RISK INVOLVED, CASH WILL NOT BE ACCEPTED AS PAYMENT OF RENT.**

LATE PENALTY: Lessee agrees that ten percent (10%) late penalty will be added to the monthly installment if payment is not received by Lessor on or before the (sixth) 6th day of each month. Said late charges shall become a portion of rent due under the terms and conditions of this Lease Agreement.

RENT PAYMENTS TENDERED AFTER TENTH DAY OF MONTH: Any rent payment and/or other charges due under the terms and conditions of this Lease Agreement that are tendered after the (tenth) 10th day of the month shall be made in person at Lessor's office only in the form of cashier check, money order, or certified funds.

Lessee's Initials _____

RETURN CHECK CHARGES: A charge of \$20.00 shall be paid by Lessee for any check that is returned unpaid. Returned checks must be redeemed by cashier check, certified check or money order. In the event more than one check is returned, Lessee agrees to pay all future rents and charges in the form of cashier check, money order, or certified funds. Upon return or dishonor of any check tendered as payment of rent, late charges will be assessed as if no rental payment was attempted. This return check charge shall become a portion of rent due under the terms of this Lease Agreement.

COLLECTION OF LESS THAN MONTHLY RENT: No payment by Lessee or receipt by Lessor of an amount less than the above stipulated monthly rent, plus any additional sum that may be due and owing such as a service charge, shall be deemed to be other than payment on account of such rent and additional service charge. Endorsement of any check or any letter accompanying payment of such amount shall not be deemed to be accord and satisfaction, and Lessor may accept such payment without prejudice to Lessor's rights to collect the balance of such rent due plus any service charge due or Lessor's rights to enforce any provision of this Lease Agreement.

DEPOSIT: Lessee agrees to make deposit of _____ Dollars (\$ _____) as security, to be held against financial loss due to damage to the subject property, (normal wear and tear are expected), the Lessee vacating the premises prior to the termination date of this Lease, or failing to perform any and all covenants herein. Said deposit shall be subject to the terms of any executed Security Deposit Agreement.

The deposit is neither an advance rental payment nor a bonus to the Lessor. After the premises have been vacated and keys returned to Lessor, Lessor agrees that if all covenants and agreements have been fulfilled by Lessee, Lessor will refund said deposit within a reasonable time by mail to the forwarding address furnished by Lessee.

LIEN, ATTORNEY FEES AND COST OF COLLECTION: WHEN PERFECTED, Lessor shall have a lien on Lessee's personal property and household goods to secure the performance of Lessee's obligations. Lessee agrees to pay on demand all expenses for collection or enforcement of any terms and conditions of this Lease Agreement, including reasonable attorney's fees, court cost and any and all administrative charges.

DEFAULT: In the event Lessee breaches this Lease Agreement or fails to perform and comply with any or all of Lessee's agreements contained in this Lease Agreement, Lessee shall be liable to Lessor for Lessor's damages as a result of such breach or non-compliance including reasonable attorney's fees. For Lessee's non-compliance other than rent payments, Lessor shall give such notice as required by law. Upon any notice of termination from Lessor, Lessee agrees to give quiet and peaceful possession of the premises to the Lessor, but Lessee shall remain liable to Lessor as stated above for all unpaid rent. Lessee may further be liable for Lessor's loss of rent incurred by Lessor as a result of Lessor's inability to have the premises due to Lessee's default or due to Lessee's damage to the Premises. Lessor reserves all rights and remedies provided in law or in equity.

RIGHT TO INSPECT: Lessor or its agents may at all reasonable times enter said premises without consent of Lessee as permitted by law. Lessee shall not unreasonably withhold consent to Lessor or its agents to enter said premises to make repairs, inspections, decorations, or improvements, or to exhibit the dwelling unit to prospective or actual tenants, purchasers, mortgagors, workmen or contractors.

Lessee's Initials _____

CONDITIONS OF PROPERTY: Lessee does hereby accept the premises and all items contained in the premises in their present condition and agrees to return the same to Lessor at termination or the Lease Agreement in as good condition. At all times during the Lease Agreement term and as long as Lessee has possession of the premises, Lessor agrees to keep the premises as clean and safe as the condition of the premises when Lessee took possession.

KEYS AND LOCK OUTS: In the event that Lessee adds additional locks, changes locks, or adds any other security equipment that denies Lessor access to the Premises, Lessee agrees to pay a service charge of One Hundred Fifty Dollars (\$150.00) if Lessor is denied access to the premises as a result of Lessee's failure to provide keys or a method of access.

DEDUCTIONS FROM RENT: The total rent due shall be paid in full to Lessor and no set off or counterclaims may be deducted by Lessee from the total amount of rental due, unless Lessor has received notice as required by law.

DAMAGES TO DWELLING: Lessee agrees to pay Lessor the cost of repair or replacement of the premises as a result of any and all damages to the dwelling or the premises, including, but not limited to, damage to exterior or interior walls, ceilings, floors, windows, doors, locks, hardware, plumbing fixtures, appliances, cabinets, water heaters, electrical lights and outlets, and heating and cooling apparatus, within fourteen (14) days after written notice by the Lessor. Lessee agrees to be responsible for damage caused by act or by neglect of Lessee, Lessee's spouse, member of Lessee's family, guest invitee or licensee of Lessee or person in the employ or under control of Lessee.

REPAIRS AND MAINTENANCE: Lessee is not authorized to and shall not cause repairs or maintenance to be performed on the leased premises at any expense to Lessor, unless he has fully complied with written notice as required by law. Lessee shall not be entitled to any credit or compensation for the temporary malfunction, breakdown, or loss of use of any portion of the leased premises, including air conditioning, heating, hot water, appliances, and the like, providing Lessor shall repair or replace the problem within a reasonable time. Unless proper notice for has been given, under no circumstances shall Lessee deduct the cost of repairs from the rental payment payable hereunder without prior written consent of the Lessor.

NOTICE TO LESSOR OF ACCIDENT OR DEFECT: Lessee shall promptly notify Lessor of any accident to or defect in the water pipes, gas pipes, electric light wires or fixture, heating or cooling apparatus, roof, windows, ceilings, walls, or flooring in order that Lessor may make necessary repairs. Lessor shall not be liable for damages due to the temporary breakdown or discontinuance of same. Lessee shall not interfere with or prohibit Lessor from making necessary repairs.

CASUALTY LOSS OF PREMISES: If the dwelling unit or premises are damaged or destroyed by fire or casualty to an extent that the dwelling unit is deemed to be uninhabitable by local regulations, Lessee shall: immediately vacate the premises, in which case the rental agreement terminates as of the date of vacating. If the rental agreement is so terminated, accounting for rent apportionment is to occur as of the date of vacating.

Lessee's Initials _____

PERSONAL INJURY & PERSONAL PROPERTY DAMAGE: Subject to standards required by law, neither Lessor nor its principal shall be liable to Lessee, his family, employees or guest, for any damage to person or property caused by the acts or omissions of other Lessee or other persons, whether such persons be off the property of Lessor or on the property with or without permission of Lessor. Subject to standards required by law, Lessor shall not be liable for losses or damages from theft, vandalism, fire, water, rain, storm, explosion or sonic boom. Subject to standards required by law, Lessor shall not be liable for loss or damages resulting from failure, interruption or malfunctions in the utilities provided to Lessee under this Lease Agreement. Subject to standards required by law, Lessor shall not be liable to any personal injuries in or around the swimming pool, if provided, or playground, if provided, or elsewhere on the premises.

LESSOR IS NOT RESPONSIBLE FOR, AND WILL NOT PROVIDE FIRE OR CASUALTY INSURANCE FOR LESSEE'S PROPERTY.

Lessee acknowledges that he has inspected the subject premises and in further consideration of this agreement, Lessee agrees that, subject to standards required by law, Lessor does not warrant the condition of the premises in any respect, and his liability for any injury to Lessee, his family, agent or those claiming under him or those on the premises by his or their invitation, shall be limited to injuries arising from such defects that are unknown by claimant and are known to Lessor or are willfully concealed by Lessor.

SAFETY & SECURITY: Lessee hereby states that he/she has inspected the premises and has determined to his/her satisfaction that the smoke detectors (if applicable), door locks and latches, window locks and latches, and any other security devices within the subject unit are adequate and in proper working order. Any comments or remarks made by Lessee with respect to the security devices are contained on the Move In Condition form signed by Lessee. Lessee understands and acknowledges that the Move In Condition form is not a written request to Lessor to repair any device. If such repair is needed, Lessee agrees to promptly inform Lessor in writing. Lessee acknowledges that Lessor is under no obligation or duty to inspect, test, or repair any security device unless and until Lessor has received written notice from Lessee to do so.

Lessee acknowledges that Lessor and/or the owner of the Property are not insurers. Lessee further acknowledges that neither Lessor nor the owner of the Property, nor their agent or representatives; that Lessee's personal safety and security is primarily his/her responsibility. In particularly, Lessee recognizes that Lessee is in the best position to determine and foresee risks of loss and to protect himself/herself and his/her property against such losses. Lessee further acknowledges that he/she shall take any reasonable steps to protect his/her personal property and insure his/her personal safety. Lessee recognizes that Lessor's efforts are voluntary and not obligatory and are done in an effort to reduce the occurrence of injury or loss to all Lessees.

LESSEE AGREES THAT THE FURNISHING OR ANY SAFETY DEVICES SHOULD NOT CONSTITUTE A GUARANTEE OR WARRANTY OF THEIR EFFECTIVENESS OR IMPOSE ANY OBLIGATION TO CONTINUE THEM, EXCEPT AS MAY BE REQUIRED BY APPLICABLE STATE LAWS. SUBJECT TO STANDARDS REQUIRED BY LAW, LESSEE FURTHER RELEASES AND HOLDS HARMLESS LESSOR, AND/OR THE OWNER AND THEIR RESPECTIVE AGENTS, OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES, EMPLOYERS, AND REPRESENTATIVES FROM ANY CLAIM WHATSOEVER WITH RESPECT TO ANY PERSONAL INJURY OR PROPERTY DAMAGE WHICH IS IN ANY WAY RELATED EITHER TO LESSEE'S RELIANCE ON ANY OF THE SAFETY DEVICES OR TO ANY DEFECT, MALFUNCTION OR INADEQUACY THEREOF.

Lessee's Initials _____

USE OF PREMISES: Lessee shall maintain the leased premises in such condition and repair as accepted at the commencement of this Lease Agreement, and shall upon its termination surrender the premises in the same condition and repair, ordinary wear and tear excepted.

NO ALTERATIONS: Lessee shall not make any alterations, additions or improvements in or on the premises without the prior written consent of Lessor, and if any such are made, they shall be forfeited to the Lessor upon termination, or Lessor shall charge Lessee for the removal of said unauthorized alterations, additions, or improvements.

LIMITS OF USE: Lessee shall not engage in any illegal conduct on the premises. Lessor shall not use said premises of any purpose other than as a residential dwelling, to be occupied only by those persons listed in the first paragraph of this Lease Agreement; or use or permit anything upon said premises that will invalidate the insurance on the building or increase the rate thereof, or in any manner deface or injure the building or any part thereof or overload the floors, or permit any objectionable noise or odor to escape, or to permit or create a nuisance or to disturb any other resident or neighbor, or in any way injure the reputation of the dwelling.

NO SUBLEASE OR ASSIGNMENT: Lessee shall not have the right to pledge or assign his leasehold agreement or to sublet the premise or any part thereof. Under no circumstances may any person, not a party to this agreement or not previously approved by Lessor, occupy the dwelling on a permanent or long-term basis without the prior written approval of the Lessor.

EXTENDED ABSENCE: Lessee must notify the Lessor of any extended absence from the premises for thirty (30) days or more. However, any such absence without payment of rent as due shall be prima-facie evidence of abandonment. The Lessor is then expressly authorized to enter, remove, and store all personal items belonging to Lessee. If Lessee does not claim said personalty within an additional thirty (30) days, Lessor may sell or dispose of said personalty and apply the proceeds of said sale to the unpaid rents, damages, storage fees, sale costs and attorney's fees. Any overage balance are to be held by Lessor for a period of six (6) months subsequent to the sale date and thereafter shall be forfeited to the Lessor.

VEHICLES: Vehicles shall always be parked in appropriate driveway parking spaces or on the street if applicable, and the Lessee shall at no time park any vehicle in such a manner as to block other cars in adjoining or nearby driveways. Lessee shall be limited to one vehicle for each licensed driver, with a maximum of two vehicles per premises unless written approval is given by Lessor. After posting ten (10) days notice on said vehicle, the Lessor shall have the authority to tow any vehicle if said vehicle is inoperable or is without current registration or identification. The owner of said vehicle or Lessee must pay the cost of towing, storing and other fees incurred in order to take possession of the vehicle.

TAX/UTILITY/MAINTENANCE FEE INCREASE: Lessee will pay for all utilities, I.e. gas, electric, water, ect. Unless provided by Lessor or Lessor's Owners Association. The parties hereby agree that in the event of any increase in taxes, utilities and/or the Owners Association's Maintenance fee, the Lessor may adjust the monthly rental rate upon giving the Lessee forty-five (45) days written notice of said increase.

In which event Lessee shall have the election; upon thirty (30) days advance written notice to Lessor, to cancel this Lease Agreement or this Lease Agreement shall continue at the increase rental amount.

Lessee's Initials _____

NOTICE OF LEASE RENEWAL OR HOLDOVER - PLEASE TAKE NOTE

Lessee shall notify Lessor in writing at least thirty (30) days prior to the expiration of this Lease of his intent not to renew this Lease Agreement. Notice must be received by the first (1st) day of the calendar month in writing. Failure to give notice, or continued occupancy by Lessee after expiration of this lease for any reason, shall be considered as automatic renewal of the Lease Agreement for an additional like term under the same terms and conditions as herein contained; except the rental rate shall be adjusted to the current market rate for similar premises and during said renewal period Lessor may terminate the Lease Agreement upon thirty (30) days advance written notice.

If Lessee shall remain or continue to be in possession of the leased premises or any part thereof after the termination of this Lease for any reason, Lessor shall have the right to charge actual damages for the time such possession is withheld, or to treat such holding over as an automatic renewal as hereinabove mentioned.

NOTICE OF TERMINATION DUE TO SALE OF PREMISES: The Lessee agrees that if the property is sold by Lessor, this Lease Agreement may be terminated by Lessor giving the Lessee written notice thirty (30) days in advance of the termination date and Lessee agrees to give possession of the property on or prior to the date of termination>

EARLY TERMINATION OF LEASE AGREEMENT BY LESSEE: Lessee shall have the right to cancel this Lease Agreement at any time during the original term thereof upon giving Lessor sixty (60) days advance written notice and upon paying the Lessor prior to vacating the property all sums due Lessor plus a termination fee equal to two (2) months rent, as liquidated damages< plus additional liquidated damages of _____; beyond the hereinabove mentioned sixty (60) days notice. Further, the security deposit shall be forfeited as additional liquidated damages.

TRANSFER CLAUSE: In the event Lessee is transferred by Lessee employer more than fifty (50) miles from the premises, upon submitting to Lessor evidence of such transfer as Lessor may require, and upon giving Lessor thirty (30) days advance written notice, notice must be received by the first (1st) day of the calendar month in writing. Lessee shall have the right to cancel this Lease Agreement prior to the expiration of the original term, or any renewal term hereof, provided, however, Lessee agrees to pay to Lessor prior to vacating the property, all sums due Lessor pursuant to this Lease Agreement plus a termination payment equal to two (2) months rent as liquidated damages; beyond the hereinabove mention sixty (60) day notice. Further, the security deposit shall be forfeited as additional liquidated damages.

TERMINATION FOR VIOLENT OR DANGEROUS BEHAVIOR: Lessor shall terminate this Lease Agreement within three (3) days from the date written notice is delivered to the Lessee if the Lessee or any other persons on the premise with the Lessee's consent willfully or intentionally commits a violent act or behaves in a manner which constitutes or threatens to be a real and present danger to the health, safety and welfare of the life or property of others.

RULES AND REGULATIONS: Lessee has read and agrees to abide by all Rules and Regulations of the Lessor as they Presently exist or as they may be amended at Lessor's sole discretion. The Rules and Regulations are an important part of this Lease Agreement, incorporated by reference and made a part thereof.

TRASH REMOVAL: Each Lessee must furnish their own garbage cans and lids when dumpster service is not provided. All garbage and paper must be kept in the garbage cans or dumpster and not placed in sacks or left lying on the ground. All garbage cans are to be kept in the back of the unit where none can be seen from the street. There will be no burning of trash at any time.

Lessee's Initials _____

SAVINGS CLAUSE: If any provision of the Lease Agreement is determined to be unenforceable by a Court of competition jurisdiction, thereby making said provision null and void, the nullity shall not affect the other provision of this Lease Agreement which can be given effect without the void provision and to this end the provisions of this Lease Agreement are severable.

APPLICATION: Lessee's application is an important part of this Lease Agreement, incorporated by reference and made a part hereof. Any misrepresentation, misleading or false statements made by Lessee shall, at the option of Lessor, be default hereunder by Lessee and Lessee shall be liable for all damages to Lessor as a result thereof. Lessee expressly states that he or she is more than eighteen (18) years of age.

ACCEPTANCE: This Lease Agreement shall not be affected by any agreements or representations not contained herein. Lessee's act of taking possession shall be conclusive evidence that the premises were in satisfactory condition and in conformity with the agreement between the parties. **Lessee has examined the leased premises and agrees to take them in their present condition without any alterations or repairs.**

LAWN CARE: Lessee (is) ____ (is not) ____ responsible for the lawn cutting. Lessee is responsible for keeping the outside area neat and clean and clear of all trash and debris. If Lessee fails to maintain care of the outside and yard of the premises as agreed herein; Lessor shall cause these things to be done and charge Lessee for the costs of said care. If Lessee fails to maintain the premises free of trash, furniture mattresses, ect., Lessor shall cause these things to be done and charge Lessee for the costs of removal. Payment for said care shall be due on the first of the month following receipt of the bill for said services and shall become a portion of rent due under the terms and conditions of this Lease Agreement.

PET POLICY: Pets are not allowed within the premises without the prior written approval of Lessor and Lessee's paying to Lessor a non-refundable pet fee. Lessee agrees to pay a non-refundable pet fee of _____ Dollars (\$ _____), if Lessee receives Lessor's prior written approval of the subject pet.

LESSEES FOUND TO HAVE UNAPPROVED PETS IN OR ON THE PROPERTY AFTER EXECUTION OF THIS LEASE WILL BE SUBJECT TO FINES AND PENALTIES, NOT TO EXCEED \$500.00; THE COST OF ANY DAMAGES TO THE PROPERTY; AND IMMEDIATE CANCELLATION OF THE TENANCY PROVIDED UNDER THIS LEASE AGREEMENT. THIS NO PET POLICY INCLUDES PET SITTING, VISITING PETS, OR STRAY ANIMALS.

UTILITIES:

Lessor will furnish: _____ Refrigerator, Stove and Dishwasher _____

Lessee will furnish: _____ All Utilities, Trash Service and Pest Control _____

ACKNOWLEDGEMENT: LESSEE HERBY ACKNOWLEDGES THAT HE HAS READ THIS AGREEMENT, THE RENTAL APPLICATION AND THE RULES AND REGULATIONS. LESSEE UNDERSTANDS THAT THE RULES AND REGULATIONS MAY BE AMENDED FROM TIME TO TIME AND ARE FOR THE PURPOSE OF PROTECTING THE PREMISES AND PROVIDING FRO SAFETY AND WELL BEING OF ALL OCCUPANTS OF THE PREMISES, AND AFFIRMS THAT THE LESSEE WILL IN ALL RESPECTS, COMPLY WITH THE TERMS AND PROVISIONS OF THIS AGREEMENT.

Lessee's Initials _____

LESSOR STRONGLY RECOMMENDS THAT LESSEE OBTAIN AND MAINTAIN ADEQUATE RENTERS' INSURANCE.

PROPERTY ADDRESS

LESSEE/TENANT

DATE

LESSEE/TENANT

DATE

LESSOR/OWNER

DATE

RULES AND REGULATIONS

REFERRED TO IN AND MADE A PART OF THE LEASE AGREEMENT DATED _____

1. No signs, notices or advertisements shall be attached to or displayed by Lessee(s) on or about said premises.
2. Nothing shall be placed or kept on the outer sill or on the outside of any window and nothing shall be thrown out of any window, or door, or from any balcony.
3. No table cloth, dust cloth, towel, curtain, rug or carpet, or article of clothing shall be hung or shaken from any window, door, or balcony.
4. No article of any character shall be permitted to remain in the public halls, entrances or on walks. During the summer season, only outdoor furniture shall be permitted to remain outside.
5. Profane, obscene, loud or boisterous language, or unseemly behavior and conduct is absolutely prohibited and Lessee(s) obligates himself and those under him, not to do or permit to be done anything that will annoy, harass, embarrass, or inconvenience any of the other Lessee or occupants in the subject or adjoining premises.
6. No persons shall congregate, lounge, play, sit, obstruct or unnecessarily tarry upon, within or about any of the entrances, halls, passageways, stairs, or walks.
7. No cars shall be parked so as to block the entrance to any building, any driveway, any sidewalk, any parked car, or at any point where "No Parking" signs are now, or may hereafter be posted. Lessee and those holding under him shall at all times comply with the existing or newly established parking regulations, including but not limited to the issuance of parking permits, and/or specifically allocated guest parking spaces.

Lessee's Initials _____

8. No motor vehicle shall be kept upon the property that is unlicensed, inoperable, or in damaged condition. Damaged condition includes but is not limited to flat tires. Any such vehicle that remains on the property for more than ten (10) days, after notice to remove same has been placed on subject vehicle, shall be towed by wrecker and stored with a wrecker service at the Lessee(s) and/or the vehicle's owners expense.

9. In keeping with Fire Safety Standards, motorcycles must be parked in regular parking spaces. No motorized vehicles shall be parked in any building structure on the property.

10. No grills or burners shall be permitted on balconies or within ten (10) feet of patios on ground floors.

11. In accordance with Fire Safety Standards and other safety regulations, no Lessee(s) shall maintain or allow to be maintained any auxiliary heating unit, air conditioning units, or air filtering units.

12. The sound of musical instruments, radios, televisions, phonographs and signing shall at all times be limited in volume to a point that is not objectionable to other lessees.

13. Only persons employed by Lessor or his agent shall adjust or have anything to do with the heating or air conditioning or with the repair or adjustment of any plumbing, stove, refrigerator, dishwasher or any other equipment that is furnished by Lessor or is a part of the subject premises.

14. If applicable, laundry rooms and laundry and drying apparatus, if provided by Lessor for the convenience of Lessee(s) shall be used in such manner and at such time as the Lessor may direct. Laundry work shall be done only in the rooms provided for such purposes.

15. No awnings, venetian blinds, or window guards shall be installed, except where prior written approval is given by the Lessor.

16. Lessee(s) shall not alter, replace, or add locks, or bolts, or install any other attachments, such as doorknockers, upon any door, except where prior written approval is given by the Lessor.

17. Lessor shall not be responsible for any article delivered to or left with any employee.

18. Extreme care will be exercised in the cleaning of balconies and Lessee(s) and all who may hold under him agree not to use cleaning methods that will annoy or inconvenience any of the other Lessees or occupants of said premises.

19. No defacement of the interior or exterior of the building or the surrounding grounds will be tolerated.

20. If furnished by Lessor, garbage disposals shall only be used in accordance with the disposal instructions. All refuse shall be timely removed from the apartment and placed in the receptacles provided for this purpose. Doors of the refuse receptacles are to be closed at all times when not in use.

21. Lessee(s) shall abide by the Rules and Regulations governing the use of the swimming pool area, if a pool is provided.

22. No spikes, hooks, or nails shall be driven into the walls, ceilings or woodwork of the leased premises without the consent of Lessor. No crating of, or boxing of, furniture or other articles will be allowed within the leased premises.

Lessee's Initials _____

23. If it is specifically understood that Lessor reserves solely to itself to alter, amend, modify and/or add rules to this Lease Agreement.

24. It is understood and agreed that Lessor shall not be responsible for items stored in storage areas, if provided.

25. If window covering provided by Lessor is not used, the Lessee(s) must use window covering with white backing that matches other window covering furnished by Lessor.

26. Lessor has the right to immediately remove combustible material from the premises or any storage area.

27. Lessor will furnish one key for each outside door to the apartment. All keys must be returned to Lessor upon termination of occupancy.

28. Lavatories, sinks, toilets and all water and plumbing apparatus shall be used for the purpose for which they were constructed. Sweepings, rubbish, rags, ashes or other foreign substances shall not be thrown therein. Any damage to such apparatus and the cost of cleaning or repairing plumbing resulting from misuse shall be borne by Lessee.

29. Washing vehicles and boats and performing any mechanical work thereon is strictly prohibited.

30. Adequate parking areas are provided by the Lessor as a service to the Lessee(s) on a first come first serve basis with no designated parking anywhere, unless otherwise specified in a separate parking agreement. Parking of boats, recreation or commercial vehicles in other than designated parking areas is strictly prohibited. Lessor reserves the right to refuse parking of any vehicle that may endanger life or property. Lessor or its agents have the right to remove and store or have removed and stored, at Lessee(s) expense, vehicles that violate this rule.

PROPERTY ADDRESS

LESSEE/TENANT

DATE

LESSEE/TENANT

DATE

LESSOR/OWNER

DATE