

LEASE AGREEMENT

The Landlord and Tenant agree to lease the Apartment month-to-month at the Rent stated on these terms:

LANDLORD: Address for Notices:		TENANT: Address:	
Occupants:	Beginning	Monthly Rent \$	Security \$
Lease date	Additional terms on	page(s), initialed at the end by the parties, is attached and made a part of this Lease.	
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- 1. Use** The Apartment must be used only as a private dwelling to live in and for no other reason. Only a party signing this Lease and the Occupants listed above may use the Apartment.
- 2. Failure to give possession** Landlord shall not be liable for failure to give Tenant possession of the Apartment on the beginning date of the Terms. Rent shall be payable as of the beginning of the Term unless Landlord is unable to give possession. In that case rent shall be payable as of the date possession is available. Landlord will notify Tenant as to the date possession will be available.
- 3. Rent, added rent** The Rent stated above must be paid on the first day of that month at Landlord's address. Landlord need not give notice to pay the rent. Rent must be paid in full and no amount subtracted from it. The first month's rent shall be paid when Tenant signs this Lease. Tenant may be required to pay other charges as Landlord under the terms of this Lease. They are to be called "Added Rent." This Added Rent is payable as Rent, together with the next monthly Rent due. If Tenant fails to pay the Added Rent on time, Landlord shall have the same rights against Tenant as if Tenant failed to pay Rent.
- 4. Security** Tenant has given Security to Landlord in the amount stated above. If Tenant fully complies with all of the terms of this Lease, Landlord will return the Security after the Lease ends. If Tenant does not fully comply with the terms of this Lease, Landlord may use the Security to pay amounts owed by Tenant, including amounts due for damage to the Apartment. If Landlord sells or leases the Building, Landlord may give the Security to the new buyer or lessee. Tenant will look only to this buyer or lessee for the return of the Security.
- 5. Services** Landlord will supply: (a) heat as required by law, and (b) hot and cold water for the bathroom and kitchen sinks. Stopping or reducing of service(s) will not be reason for Tenant to stop paying rent, to make a money claim against Landlord or to claim eviction. Damage to the equipment or appliances supplied by Landlord caused by Tenant's act or neglect, may be repaired by Landlord at Tenant's expense. Such repair cost will be Added Rent.
Tenant must pay for all electric, gas, telephone and other utility services used in the Apartment and arrange for them with the public utility company, except:

Landlord may stop service of any required plumbing, heating, electric, elevator or air-cooling systems, if required by accident, emergency, repairs, or changes. This stoppage of service may continue until the required work has been completed. If unable to supply any service because of labor trouble, Government order, lack of fuel supply or other cause beyond Landlord's control, Landlord need not supply that service until Landlord is able to supply it.
- 6. Repairs** Tenant must take good care of the Apartment and all equipment and fixtures in it. Tenant must, at Tenant's cost, make all repairs and replacements whenever the need results from Tenant's act or neglect. If Tenant fails to make a needed repair or replacement, Landlord may do it. Landlord's expense will be Added Rent.
- 7. Alterations** Tenant must obtain Landlord's prior written consent to attach anything to the Apartment's, walls, stairs, or ceiling, such as panelling, flooring, built-in decorations or partitions, or make alterations, paint or wallpaper the apartment. Tenant must not change the plumbing, ventilating, air conditioning, electric or heating systems. If Landlord gives consent, the alterations and installations shall become the property of Landlord when completed and paid for, and shall remain with and as part of the Apartment at the end of the Lease. Landlord has the right to demand that Tenant remove the alterations and installations before the end of the Lease. The demand shall be by notice, given at least 15 days before the end of the Lease. Landlord is not required to do or pay for any work unless stated in this Lease.
- 8. Late fees, return check fees** If Tenant fails to pay rent before the 6th day of the month, Tenant shall pay a late fee of \$ _____ which shall be Added Rent. If any check given to Landlord by Tenant is returned by the bank, Tenant shall pay a returned check fee of \$ _____ which shall be Added Rent.
- 9. Liability** Landlord is not liable for loss, expense, or damage to any person or property, unless due to Landlord's negligence. Tenant must pay for damages suffered and money spent by Landlord relating to any claim arising from any act or neglect of Tenant. Tenant is responsible for all acts of Tenant's Occupants, employees, guests or invitees.
- 10. Landlord may enter** Landlord may, at reasonable times, enter the Apartment to inspect, to make repairs or alterations, and to show it to prospective buyers, lenders or tenants.
- 11. Assignment and sublease** Tenant may not assign this Lease, sublet all or part of the Apartment or permit any one other than Tenant and Occupants to use the Apartment.
- 12. Parking**
☐ No parking is permitted on the Building's grounds.
☐ Tenant may park one car, passenger vehicle only, as follows:
☐ is, ☐ is not included in the Rent. If not included in the Rent, the parking fee shall be \$ _____ per month, which shall be Added Rent. Parking is restricted to the assigned space. Parking spaces are to be kept clean. Vehicles leaking fluid are not allowed on the Building's grounds. Vehicles may not be stored or repaired on the Building's grounds.

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