

## RENTAL AGREEMENT

Address: 21 W. North Street, Ste 103

Name of Lessees: Trevor Fischer dba Synhak-Maker Place

To be occupied from Dec. 1, 2012 for the length of One (1) year (December 1, 2013) at \$ 500.00 per month payable on the first day of each month

Present Phone Numbers: (330) (330)

### **RULES AND REGULATIONS**

1. The tenant shall be considered occupants of the premises on a yearly basis. Rents are due and payable one month in advance to The Everett Leasing Group at 1 South Main Street, #304 Akron, OH 44308 . Without any deductions whatsoever. Tenants will be charged with rent and care of the premises until keys are returned to The Everett Group
2. Tenant is responsible for their own pro-rated gas/electric. They are also responsible for their own cleaning and trash removal. Dumpsters are located along side building.
3. Tenant has examined and knows the condition of said premises and has received the same in good order and repair and will surrender possession of said premises in as good condition as reasonable and careful use will permit.
4. No pets are allowed on the premises.
5. The premises are to be used for commercial use only.
6. The owner or agent shall have the right to enter and inspect any portion of the premises or buildings at all reasonable times to examine the condition and perform such service and make such repairs or alterations as the owner may deem advisable. This clause shall not be construed to require the owner to perform any services.
7. The tenant will be charged for damages to plumbing, sewage stoppage or broken glass caused by carelessness.
8. The owner shall not be liable at any time for any damages to any property on said premises or in said building from water, rain or snow which may leak into, issue or fall from said building, of which the premises hereby rented are a part, from the pipes, plumbing or from any other place; and the tenant shall notify the owner or agent at once in case of leaks in plumbing, roof or other leaks which may cause damage to the building.
9. No painting or alterations shall be made without the written consent of the owner or agent.
10. In addition to paying the first month's rent the tenants are hereby depositing the sum of \$500.00 as security for the performance of the obligations undertaken by the tenant and upon vacation of the premises the owner shall return the same without interest less any claims he may have against the same. Said deposit shall in no way be applied toward rent.
11. The Lessee shall give thirty(30) days written notice of moving prior to the date of vacation the premises or the tenant shall forfeit the deposit stated in item 10. Lessee shall be responsible for that subsequent month's rent.
12. Tenant will present suitable Proof of Insurance that co-insures Landlord and Lender (North Akron Savings) and the property from any liabilities arising from tenant's intended use of the space. Tenant will Hold Harmless Landlord from any personal injury that may result from tenant's use of the space.
13. Tenant understands that the Cascade Lofts is a mixed-use/ residential building. Landlord reserves right to cancel this lease if any activities are deemed noxious or dangerous to the well-being of the building or contiguous tenants.
14. Landlord reserves right to relocate tenant with a 60 day notice in the event that construction needs to occur in premises.

\*Payments due the 1st of the current payment month and is considered delinquent if not received on or before the 1st of the month. A \$50.00 (Fifty) late charge is assessed for any payment received after the 5th. If payment is received after the 5th of the month, there is a \$75.00 (Seventy-Five) late charge and eviction proceedings will be initiated. All filing fees incident to such action will be the Lessees' responsibility. All major repairs are the responsibility of the Landlord and will be made with his approval after review; all minor repairs are to be by the tenant.

We hereby agree and assent to the above rules and regulations

Trevor Fischer  
Authorized Agent-Synhak-Maker Place

Date

Date

I hereby accept this agreement and approve the Lessees

A.P. Troppe

Date