

RESIDENTIAL LEASE

Landlord: *Charles Davis*

Tenant: *Genevieve Plante*

Property Address: 567 Park St, AZ, 120657

1. TERMS, CONDITIONS, AND COVENANTS.

A. TERM. This lease is for a term of 4 months, beginning on 05/10/2022 ("Start Date") and expiring on 08/10/2022 ("End Date"). Any extension of the End Date must be mutually agreed upon in writing prior to the End Date. In the event that any month's rent is not received by the landlord within five (5) days after written notice of the landlord's demand for payment then any tenancy shall automatically terminate, as provided by the Landlord-Tenant Act. Any funds held by the Owner shall be disbursed in accordance with Paragraph 3. Tenant agrees to give Owner written notice of intent to vacate the property, Hold Over, or request to extend the lease, at least thirty (30) days, but no more than forty-five (45) days prior to the Expiration Date.

B. HOLD OVER TENANCY. If Tenant holds over after the end of the term of this lease with the consent of Owner/ Owner's Broker, the tenancy shall be from month to month only and not a renewal (unless there is an execution of a new written lease). Tenant agrees to pay rent and all other charges as herein provided, and to comply with all the terms and covenants of this lease from the time that Tenant holds over.

2. RENT. Tenant agrees to pay rent to: \$ 2,600 every month, Address: 567 Park St, AZ, 120657 Each monthly installment is payable in advance and is due on the 1st day of each month of the lease term. The initial lease payment must be made on the first day. If the term commences on a day other than the 1st day of a month, then pro ration of the rent shall occur for that month. If the term begins after the 5th of any month, then the initial installment payment shall include both the prorated initial monthly payment and the payment of the first full month following. Last month's rent is payable by money order or cashier's check only. Prorated rent for 5 days at \$ 60 per day equals \$ 300, and is payable on or before the 5 th day of every month A. Late Payment of Rent Fee. Any rent payment that is not received by Owner/Owner's Broker by 11:59 p.m. on the day of the month it is due will be assessed a late fee of 50. The parties agree that this late fee shall serve as liquidated damages, and not a penalty for the late payment.

3. DAMAGE OR SECURITY DEPOSIT. Tenant shall deposit with Owner/Owner's Broker a Damage or Security Deposit in the amount of \$ 2,000 upon execution of this Agreement.

4. CLEANLINESS. Prior to occupying the leased property, Tenant is responsible to inspect the property for cleanliness.

G.P.

Tenant Initials

C.D.

Landlord Initials