

REAL ESTATE LEASE

This Lease Agreement (this "Lease") is dated _____, by and between _____ ("Landlord"), and _____ ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant a _____ having _____ bedrooms, _____ bathrooms and _____ car garage (the "Premises") located at _____.

TERM. The lease term will begin on _____ and will terminate on _____.

LEASE PAYMENTS. Tenant shall pay to Landlord lease payments of _____, payable in advance on the first day of each month, for a total lease payment of _____. Lease payments shall be made to Landlord at _____.

Payments may be mailed to this address or delivered during normal business hours (Monday - Friday, 9am-5pm). Payments must be at this address no later than the third day of each month. This address may be changed from time to time by Landlord.

SECURITY DEPOSIT. Tenant has paid to Landlord a security deposit of _____ to be held and disbursed for Tenant damages to the Premises or other defaults under this Agreement (if any) as provided by law. Some or all of the deposit may be retained by the Landlord if the property is not left in an undamaged, clean, leasable condition. Only the amount necessary to correct any of these conditions will be held.

POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

USE OF PREMISES/ABSENCES. Tenant shall occupy and use the Premises as a dwelling unit. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

OCCUPANTS. No more than _____ (_____) adults and _____ (_____) children may reside on the Premises unless the prior written consent of the Landlord is obtained.

PETS. No pets (except fish) shall be allowed without the prior written consent of Landlord.

FURNISHINGS. The following furnishings will be provided by Landlord:
