This Lease Agreement ("Agreement") is made and entered into on March 1st, 2023, by and between John Smith ("Landlord") and Jane Doe ("Tenant").

PREMISES

Landlord leases to Tenant the apartment located at 123 Main Street, Apt 4, Anytown, CA 12345 ("Premises"), for a period of one year, starting on March 1st, 2023, and ending on February 28th, 2024.

RENT

Tenant agrees to pay rent to Landlord in the amount of $1,500 per month, due on the first day of each month. Tenant shall make payment to Landlord at the following address: 456 Park Avenue, Anytown, CA 12345.

UTILITIES

Tenant is responsible for paying all utilities, including but not limited to electricity, gas, and water, as well as any other services necessary to maintain the Premises.

SECURITY DEPOSIT

Tenant shall pay a security deposit of $1,500 to Landlord upon signing this Agreement. This security deposit shall be held by Landlord as security for the performance by Tenant of all of the provisions of this Agreement.

MAINTENANCE AND REPAIRS

Tenant shall maintain the Premises in a clean and orderly manner, and shall be responsible for any damage or repairs caused by her negligence. Landlord shall be responsible for maintaining the Premises in a habitable condition and making any repairs necessary due to normal wear and tear.

RIGHT OF ENTRY

Landlord may enter the Premises at any reasonable time for the purpose of inspecting the Premises, making repairs, or showing the Premises to prospective tenants or buyers.

GOVERNING LAW

This Agreement will be governed and construed in accordance with the laws of the State of California.

ENTIRE AGREEMENT

This Agreement represents the entire agreement between Landlord and Tenant and supersedes all prior negotiations and agreements between the parties. Any modification to this Agreement must be in writing and signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

LANDLORD:

John Smith

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: John Smith

Title: Owner

TENANT:

Jane Doe