
LEASE WITH OPTION TO PURCHASE

This agreement, dated December 9 2020, by and between a business entity known as Best Landlord Company of 2 Maple Ln, Suite A, Best Town, Alabama, 29227, hereinafter known as the "Landlord".

AND

2 individuals known as Alex Tenant and Joanna Tenant, hereinafter known as the "Tenant(s)", agree to the following:

OCCUPANT(S): The Premises is to be occupied strictly as a residential dwelling with the following Two (2) Occupants to reside on the Premises in addition to the Tenant(s) mentioned above: Alex Jr Tenant and Jill Tenant, hereinafter known as the "Occupant(s)".

OFFER TO RENT: The Landlord hereby rents to the Tenant(s), subject to the following terms and conditions of this Agreement, an apartment with the address of 1 Main Street, Apt 4, Small Town, Alabama, 20992 consisting of 2.5 bathroom(s) and 2 bedroom(s) hereinafter known as the "Premises". The Landlord may also use the address for notices sent to the Tenant(s).

PURPOSE: The Tenant(s) and any Occupant(s) may only use the Premises as a residential dwelling. It may not be used for storage, manufacturing of any type of food or product, professional service(s), or for any commercial use unless otherwise stated in this Agreement.

FURNISHINGS: The Premises is furnished with the following:

Bedroom Set(s), Dining Room Set(s), Living Room Set(s) and all other furnishings to be provided by the Tenant(s). Any damage to the Landlord's furnishings shall be the liability of the Tenant(s), reasonable wear-and-tear excepted, to be billed directly or less the Security Deposit.

APPLIANCES: The Landlord shall provide the following appliances:

Air Conditioner(s), Dishwasher, Dryer (for Laundry), Fan(s), Hot Water Heater, HVAC, Microwave, Outdoor Grill, Oven(s), Refrigerator, Stove(s), Washer (for Laundry), and any other unnamed appliances existing on the Premises. Any damage to the Landlord's appliances shall be the liability of the Tenant(s), reasonable wear-and-tear excepted, to be billed directly or less the Security Deposit.