

PALM RUN, LLC MONTHLY RENTAL AGREEMENT

This Agreement made and entered on _____, between Palm Run, LLC (hereinafter referred to as the "Manager"), mailing address 116 N Swall Dr #502, Beverly Hills, CA 90211, and _____ (hereinafter referred to as the "Renter"), mailing address _____, concerning the premises known as "18650 Gulf Blvd, #207, Indian Shores, FL 33785". The Owner of the property is Palm Run, LLC.

1. ****Rent****: Renter agrees to pay the sum of \$3,000.00 US Dollars (Rental Fee) for the rental period of _____ to _____, to be paid via Zelle, PayPal, Venmo, money order, Fedwire, USDC, or US Checks made payable to "Palm Run, LLC". The Rental Fee is non-refundable if Renter cancels this agreement after 60 days prior to rental start date unless the Manager can secure a replacement tenant for the same Rental Period, under the same or better terms. The rental period begins at 4 P.M. on the first day and ends at 10:00 A.M. the last day of the rental period.

2. ****Deposit & Payment****: A _____ US dollar deposit is due upon execution of this Agreement. The balance of the Rental Fee _____, is due at signing of lease agreement. Following the renter's departure, an inspection of the premises will be conducted. Based upon the condition of the Premises, all, a portion of, or none of the Security Deposit may be refunded, depending on whether any damage, beyond normal wear and tear, has occurred.

3. ****Quiet Enjoyment****: Renter shall enjoy use of the Premises and is expected to share the common areas respectfully. Renter is prohibited from hosting gatherings exceeding eight individuals or creating excessive noise that would interfere with the quiet enjoyment of other tenants or surrounding neighbors.

4. ****Condition of the Premises****: An initial walk-through inspection will be conducted by both the Renter and Manager to agree on the initial condition of the Premises. The Manager confirms that the Premises are in good order, repair, and clean livable condition at the time of this agreement.

5. ****Manager Responsibility****: Manager is responsible for payment of normal electric, water, sewer, local telephone, basic cable TV, high speed wireless internet, and lawn care service. The rental property includes a one car dedicated parking space for sole use of Renter.

6. ****Renter Responsibilities****: Renter agrees to maintain the Premises in a clean and orderly condition. Overnight guests are limited to four persons (including Renters). Daytime guests, present between 8 AM and 10 PM, are limited to four persons (including Renter), unless otherwise agreed upon by the Owner. Smoking and pets are strictly prohibited on the premises.

7. ****Limitation of Liability****: Manager or Owner is not responsible for injury to Renter or their guests or for any damage to or theft of Renter's property, unless such injury, damage, or theft results from the gross negligence or intentional misconduct of the Manager/Owner.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS RENTAL AGREEMENT THE DAY AND YEAR FIRST ABOVE WRITTEN.

Renters:

DATED: _____
DATED: _____

Jay Pommrehn for Palm Run, LLC:

DATED: _____

Receipt of Deposit is hereby acknowledged by Manager (Owner's Agent):

By _____ Date _____