

Lease Agreement

PALM RUN LLC. MONTHLY RENTAL AGREEMENT

This Agreement made and entered on September 30, 2025, between Palm Run, LLC (hereinafter referred to as the "Manager"), mailing address 18650 Gulf Blvd, #207, Indian Shores, FL 33785, and Jill Books and Tim Books (hereinafter referred to as the "Renter"), mailing address 3388 Beach Way, Tampa, FL 48459, 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 \$3200

US Dollars (Rental Fee) for the rental period of November 1, 2025 to November 30, 2025, to be paid in via Zelle,

Paypal, Venmo, Money order, fed wire, USDC, or US Checks made payable to "Palm Run, LLC". The Rental Fee is non-refundable if Renter cancels this agreement after September 2, 2025, 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 \$500 US dollar deposit towards the Rental Fee is due upon execution of this Agreement. The balance of the Rental Fee \$3200 is due on or before September 2, 2025. 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.

****Credit Card Processing Fee****: A 3% processing fee will be applied to all credit card payments. This fee covers the cost of credit card processing services. Alternative payment methods (Zelle, PayPal, Venmo, Money Order, Fed Wire, USDC, or US Checks) do not incur this processing fee.

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. ****Manager Responsibility****: The rental property includes a one car dedicated parking space for sole use of Renter.

5. ****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.

6. ****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.

****Gulf Shores Condominium Rules and Regulations****

1. Lounge chairs, rafts or tubes SHALL NOT be placed in corridors or walkways outside Apartment doors (by order of Fire Marshall).

2. No towels or laundry of any kind shall be hung out or exposed on the balcony railings. Wet towels, etc. can be hung on chairs or a wooden drying rack.

3. ABSOLUTELY no feeding of birds from balconies, decks or walkways.

4. NO skateboarding, roller skating or bike riding in WALKWAYS or PARKING LOT.

5. Please observe RULES posted in POOL AREA.

6. Children under the age of 14 MUST be accompanied by an adult in the POOL AREA.

7. Please use assigned parking spaces only, and do not back in. Cars illegally parked will be TOWED at Owners expense.

8. NO PETS are permitted for Renters or Guests.

9. ELECTRIC GRILLS ONLY.

10. Limit of 4 persons can occupy a 2 bedroom apartment.

****POOL HOURS****

DAILY: 9:00 AM to 10:00 PM

NO LIFEGUARDS ON DUTY

****LOBBY AND COMMON AMENITIES HOURS****

DAILY: 7:00 AM to 11:00 PM

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

Renters:

Jill Books_____ DATED: _____

(Renter 2) Tim Books_____ DATED: _____

Jay Pommrehn for Palm Run, LLC:

_____ DATED: _____

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

By _____ Date _____

Generated on: September 30, 2025

Application ID: 68dbf28bc718acba649d0564

Tenant: Jill Books

Phone: 4988883333

Email: kristenepom@gmail.com