

Colorado Residential Lease Agreement

This Lease Agreement (the "Agreement") is made and entered on August 01, 2017 (the "Effective Date") by and between Francis And Pamela OBrien (the "Landlord") and the following tenants:

Gavin Baird
James Mitchell
Lewis Setter

(the "Tenant")

Subject to the terms and conditions stated below the parties agree as follows:

1. Property. Landlord, in consideration of the lease payments provided in this Agreement, leases to Tenant a condo with 3 bedrooms and 3 bathrooms, located at 901 Homestake Dr, Golden, Colorado 80401 (the "Property"). No other portion of the building wherein the Property is located is included unless expressly provided for in this Agreement.

2. Term. This Agreement will begin on August 01, 2017 (the "Start Date") and will terminate on July 31, 2018 (the "Termination Date").

Tenant will vacate the Property upon termination of the Agreement, unless: (i) Landlord and Tenant have extended this Agreement in writing or signed a new agreement; (ii) mandated by local rent control law; or (iii) Landlord accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy will be created which either party may terminate by Tenant giving Landlord written notice of at least 30 days prior to the desired termination date, or by Landlord giving Tenant written notice as provided by law. Rent will be at a rate agreed to by Landlord and Tenant, or as allowed by law. All other terms and conditions of this Agreement will remain in full force and effect.

3. Management. The Tenant is hereby notified that Francis And Pamela OBrien is the property manager of the Property. Should the Tenant have any issues or concerns, the Tenant may contact Francis And Pamela OBrien by one of the methods below:

Address: 4305 Jacinthe Ct, Modesto, California 95356

Telephone: 209-543-6721

Email: franobrien@sbcglobal.net

4. Rent. Tenant will pay to Landlord rent in the amount of **\$1,800.00** (the "Rent"), payable in advance on the 1st day of each month, and is delinquent on the next day. If that day falls on a weekend or legal holiday, the rent is due on the next business day. There will be no rent increases through the initial term of the lease. Landlord may increase the rent that will be paid during any

notice to Tenants and procedures as required by law.

45. Application. Tenant represents and warrants that all statements in Tenant's rental application are accurate. Any misrepresentations will be considered a material breach of this Agreement and may subject Tenant to eviction. Tenant authorizes Landlord and any broker to obtain Tenant's credit report periodically during the tenancy in connection with the modification or enforcement of this Lease. Landlord reserves the right to terminate this Agreement (i) before occupancy begins, (ii) upon disapproval of the credit report(s), or (iii) at any time, upon discovering that information in Tenant's application is false.

46. Binding Effect. The provisions of this Agreement will be binding upon and insure to the benefit of parties and their respective legal representatives, successors and assigns.

Receipt

		Initials	
		Tenant	Landlord
Security Deposit:	\$1,800.00	_____	_____
Pet Deposit:	\$	_____	_____
Prorated rent for the Period:	\$	_____	_____
Prepaid rent for the Period:	\$	_____	_____
Other Charges or Deposits:	\$	_____	_____
Total Charges Received:	\$1,800.00	_____	_____

IN WITNESS WHEREOF, the Landlord and Tenant have executed this Agreement in the manner prescribed by law as of the Effective Date.

Landlord:

By: _____

Francis And Pamela OBrien
4305 Jacinthe Ct
Modesto, California 95356

Date: _____

10/21/17

Tenant:

By:

Gavin Baird

Date:

10/21/2017

Tenant:

By:

James Mitchell

Date:

10/21/2017

Tenant:

By:

Lewis Setter

Date:

10/21/2017