

STANDARD FORM APARTMENT LEASE (FIXED TERM)

Date: _____

Name: _____ Address: _____

City/State/Zip: _____ Phone Number: _____

Lessor, hereby leases to (Name) _____

(Address/City/State/Zip) _____ (Phone Number) _____

Lessee, who hereby hires the following premises, viz (Apartment/Suite) _____

at (Street or Address) _____, MA (Zip) _____ (consisting of) _____

for the term of _____, beginning _____

and terminating on _____. The rent to be paid by the Lessee for the leased premises shall be as follows:

RENT:**TENANT:**

This section governs rent payments. In some cases, rent payments may increase during the lease term. Please be sure that you carefully read and understand this section. Please initial here when you are certain that you understand and agree with this section.

Lessee's initials:

A: The term rent shall be \$_____, payable, except as herein otherwise provided, in installments of \$_____, on the _____ day of every month, in advance, so long as this lease is in force and effect;

B: However, if in any tax year commencing with the fiscal year _____ the real estate taxes on the land and buildings, of which the leased premises are a part, are in excess of the amount of the real estate taxes thereon for the fiscal year _____, (herein called the "Base Year", and being the most recent year in which the Lessor has actually received a real estate tax bill for the leased premises) Lessee will pay to Lessor as additional rent hereunder, when and as designated by notice in writing by Lessor, _____ per cent of such excess that may occur in each year of the term of this Lease or any extension or renewal thereof and proportionately for any part of a fiscal year. The Lessor represents to the Lessee that the term rent set forth in the immediately preceding paragraph (A) does not reflect any real estate tax increase subsequent to the said Base Year. Notwithstanding anything contained herein to the contrary, the Lessee shall be obligated to pay only that proportion of such increased tax as the unit leased him bears to the whole of the real estate so taxed, and if the Lessor obtains an abatement of the real estate tax levied on the whole of the real estate of which the unit leased by Lessee is a part, a proportionate share of such abatement, less reasonable attorney's fees, if any, shall be refunded to said Lessee.

LESSOR AND LESSEE FURTHER COVENANT AND AGREE:

- 1)
- MAINTENANCE-**
- For maintenance, if other than lessor, contact:

Name: _____ Phone Number: _____

Address: _____ City/State/Zip: _____

- 2)
- ADDITIONAL PROVISIONS -**

See attached documents.