

☐ - Charge Tenant fee of \$ \_\_\_\_\_, for every day after the Due Date.  
\$

☐ - Charge Tenant fee of \_\_\_\_\_% of the amount due, for every day after the Due Date.  
%

**VII. UTILITIES – Tenant is responsible for the following utility charges:**

☐ - Electricity

☐ - Water

☐ - Cable

☐ - Internet

☐ - Heat

☐ - Other \_\_\_\_\_

*Other*

**VIII. SUBLETTING & ASSIGNMENT – Tenant agrees not to sublet any part of the Premises or assign this Lease Agreement without written consent from the Landlord.**

**IX. MAINTENANCE – Tenant agrees to keep the Premises properly maintained and in sanitary condition during the term of the lease. Tenant must return the Premises to the same level of condition as when the day the Tenant took occupancy.**

A. Tenant to keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to what existed when the Tenant took occupancy, except for ordinary wear and tear,

B. It is the Tenant's obligation to notify Landlord IMMEDIATELY of any conditions that could be hazardous in or about the Premises.

C. Tenant agrees that they will be held accountable for any damage made by guests on the Premises.

**X. LANDLORD'S ACCESS – Landlord or a Landlord's representative may enter the Premises under the following conditions:**

A. At anytime for the protection or preservation of the Premises.

B. After notice as required by State law for the purpose of repairing the Premises.

C. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workers, or contractors under any of the following circumstances:

1. With Tenant's consent

2. In case of emergency

3. When Tenant unreasonably withholds consent.

4. If Tenant is absent from the Premises for a period of at least one-half a Rental