

TERM of lease begins on August 1st 2015

EXPIRES on July 31st 2016.

RENT is to be paid in advance on the first business day of each month in monthly installments of \$ 365, without deduction or demand, and contingent upon rent

being paid when due and deposited via Chase Bank quickpay.com to the email address:

jimorris@indiana.edu or delivered in person to Lessor.

MONEY AND DOCUMENTS DUE BEFORE POSSESSION OF PREMISES IS TAKEN:

\$ 365.00 SECURITY DEPOSIT

\$ 365.00 RENT DUE on the first day of the month in which possession is taken.

**1. Utilities**

Lessee(s) agree to have utilities put in their own name(s) as of the beginning of their lease and remain in service for the term of the lease. During the term of the lease, if utility service should be transferred from Lessee's name to Lessor's name, Lessee will be liable for any utility charges (including reconnect or transfer fees) incurred by Lessor.

Lessee(s) is/are responsible for paying *all utilities* unless otherwise noted.

Lessee(s) is/are responsible for *pest control* (except termites or other property damaging pests which will be taken care of by Lessor).

**2. Security Deposit**

Lessor shall hold the security deposit paid by Lessee(s) until this agreement is terminated. The full security deposit shall be returned to Lessee(s) within 45 days after the termination of this agreement except when any additional unpaid charges are incurred in which case the full amount of the charges are to be deducted from the security deposit. At the Lessor's discretion, the security deposit may be applied to the following: (1) any unpaid rental payments or portions thereof required by the terms of this lease; (2) any utility charges incurred during the term of the lease that remain unpaid; (3) any attorney's fees incurred by Lessor to enforce any rights related to the lease; (4) any court costs caused by enforcement of the terms and provisions of this lease; (5) the cost of any repairs, replacements, redecorating and/or remediation due to anything other than reasonable wear and tear as more fully explained in Section 6 of this lease; (6) costs and expenses incurred by Lessor arising from a breach by Lessee(s) of any provisions of this lease; (7) cleaning expenses provided Lessee(s) do not leave the unit in a professionally