

the Agreement will provide the Tenant the option to terminate the Agreement. Along with this termination, the security deposit and other fees collected during the application process will be returned to the Tenant.

X. ACCESS. Upon the start of the Lease Term, the Landlord gives the Tenant access to the Property by handing over keys, cards, and other forms of entry to the Property and common spaces, if applicable. Making duplicate copies require authorization from the Landlord and if replacements are required, the Landlord will deliver the replacement with a corresponding fee. All the keys, cards, and other forms of entry will be returned to the Landlord once the Lease Term ends.

XI. SUBLETTING. The Tenant is not allowed to sublet the Property unless the Landlord authorizes this process by providing written consent. This consent to one subtenant will not consent to another individual.

XII. ABANDONMENT. If the Tenant abandons the Property for seven days or by the set days of the State law, whichever is less, the Landlord has the right to terminate the Agreement and remove the belongings and personal property of the Tenant off the Property.

XIII. PARKING. The Landlord shall provide a parking space to the Tenant for a fee of \$ _____.

XIV. RIGHT OF ENTRY. The Landlord has the right to enter the Property during normal working hours provided that a notice was given to the Tenant at least twenty-four hours before the entry to conduct inspections, make repairs, alterations, improvements, or for any reasonable purpose. The Landlord also has the right to exhibit the Property to prospective purchasers, mortgagees, or lessees upon reasonable notice.

XV. SALE OF PROPERTY. If the Property is sold, the Tenant should be notified of the new owner and of the new manager, if there are any, including their contact details for repairs and maintenance purposes.

XVI. UTILITIES. The following utilities will be shouldered by the Landlord: _____. Other utilities not mentioned above will be shouldered by the Tenant.

XVII. MAINTENANCE, REPAIRS, OR ALTERATIONS. The Tenant should maintain the good condition of the Property at their own expense and shall surrender the Property in the same way that it was received, aside from the normal wear and tear. The Tenant cannot make alterations to the Property unless written consent from the Landlord is provided. The Landlord shall be responsible for interior and exterior repairs of the Property. A monthly "cursory" inspection may be required to check if all fire extinguishers are fully charged.

XVIII. EARLY TERMINATION. The Tenant can terminate the Agreement before the set termination date by providing a notice _____ before the termination along with a

fee of \$ _____. The Tenant will remain liable for the Rent during the Notice period.

XIX. PETS. The Tenant is allowed to own _____ in the Property. For the right to own a pet, the Tenant should pay \$ _____ that is refundable with necessary deductions from the damages directly caused by the pet.

XX. DEFAULT. If the Tenant(s) fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by the Landlord, or materially fails to comply with any duties imposed on the Tenant(s) by statute, within the time period after delivery of written notice by the Landlord specifying the noncompliance and indicating the intention of the Landlord to terminate the Agreement by reason thereof, the Landlord may terminate this Agreement.

XXI. DISPUTES: If a dispute arises during or after the term of this Agreement between the Landlord and Tenant(s), they shall agree to hold negotiations amongst themselves, in "good faith".

XXII. SURRENDER OF PREMISES. The Tenant surrenders the Property when the termination date has passed and no one is living in the premises and when the modes of access to the Property are returned to the Landlord. The Property must be in the better or equal condition as when it was first turned over to the possession of the Tenant.

XXIII. INDEMNIFICATION. The Landlord shall not be liable for any damage or injury to the Tenant, or any other person, or to any property, occurring on the Property, and the Tenant agrees to hold the Landlord harmless from any claims or damages unless caused solely by the Landlord's negligence. It is recommended that renter's insurance be purchased at the Tenant's expense.

XXIV. NOTICES: Any notice to be sent by the Landlord or the Tenant to each other shall use both parties' mailing address.

XXV. GOVERNING LAW. The Agreement is governed under the State laws of _____, where the property is located.

XXVI. ENTIRE AGREEMENT. This Agreement contains all the terms agreed to by the parties relating to its subject matter. This Agreement replaces all previous discussions, understandings, and oral agreements. The Landlord and Tenant agree to the terms and conditions and shall be bound until the end of the Lease Term

Signature: _____

Signature: _____

Landlord: _____

Tenant: _____