

## Lease of Property Agreement

This "Agreement" of said property, made by and between (name), whose address is \_\_\_\_\_, hereinafter called Lessor, and \_\_\_\_\_, whose address is \_\_\_\_\_, hereinafter called Lessee,

Witnesseth:

1. That Lessor hereby enters into a rental agreement with the Lessee, subject to the terms and conditions herein set forth, the following (hereinafter sometimes referred to as the "Property"):

The Property known as \_\_\_\_\_.

All of which are included in the term Property as used herein. Lessee hereby acknowledges delivery and acceptance of the aforesaid Property upon the terms and conditions of this lease.

2. Lessor hereby leases to Lessee said Property as single family dwelling.

3. The term of this lease is per year, beginning \_\_\_\_\_ and ending \_\_\_\_\_, and extended per year as agreed by Lessee and Lessor. At the end of each term of lease, the Lessor will have first option of purchase of said property upon agreement of terms and price by Lessee and Lessor

4. In consideration of said lease, Lessee covenants and agrees as follows:

(a) To pay to Lessor the amount of \$750.00 per month as rental due the first day of each month and \$25.00 late fee for any rent received after the 5<sup>th</sup> day of the said month. Security deposit will be one month rent in advance.

(b) To use pest control as needed and safely keep and carefully use the Property reasonably for the purpose aforesaid.

(c) Lessee shall, during the term of this lease and until return and delivery of the Property to Lessor, abide by and conform to, and cause others to abide by and conform to, all laws and governmental rules and regulations, including any future amendments thereto, controlling or in any manner affecting use or occupancy of said Property.

(d) Lessee accepts the Property in its present condition, and during the term of this lease and until return and delivery of the Property Lessor the Lessee shall maintain it in its present condition, reasonable wear and tear occurring despite standards of good maintenance of Property excepted, and shall repair at his own expense any damages to said Property caused by use of lessee or by others during the term of this lease and until delivery of the Property to Lessor.

(f) Lessee shall be responsible and liable to Lessor for, and indemnify Lessor against, any and all damage to the Property, which occurs in any manner from any cause or causes during the term of this lease or until return and delivery of the Property to Lessor. Lessee shall be responsible and liable for, indemnify Lessor against, hold Lessor free and harmless from any claim or claims of any kind whatsoever for or from, and promptly pay any judgment for, any and all liability for personal injuries, death or property damages, or any of them, which arise or in any manner are occasioned by the acts or negligence of Lessee or others in the custody, operation or use of, or with respect to, said Property, during the term of this lease or until return and delivery of the Property to Lessor.

(g) Lessee shall return and deliver, at the expiration of the term herein granted, the whole of said Property to the Lessor in as good condition as the same is, reasonable wear and tear excepted.

(h) It is mutually agreed that in case Lessee shall violate any of the aforesaid covenants, terms and conditions Lessor may at his option without notice terminate this lease and take possession of said Property.

LESSOR

\_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_ DATE \_\_\_\_\_

LESSEE

\_\_\_\_\_ DATE \_\_\_\_\_