

SHORT FORM OF LEASE
<RESIDENTIAL>

LEASE AGREEMENT, made between _____
(Landlord) and _____ (Tenant).

For good consideration it is agreed between the parties
as follows:

1. Landlord hereby leases and rents to Tenant the
premises described as follows:

2. This Lease shall be in effect for a term of _____
years, commencing on _____, 19__ and terminating on
19__.

3. Tenant shall pay Landlord the annual rent of \$ _____
during said term, in monthly payments of \$ _____, each,
payable monthly in advance.

4. Tenant shall at its own expense provide the following
utilities: _____

5. Tenant further agrees that:

a) Upon the expiration of the lease it will return
possession of the leased premises in its present condition,
reasonable wear and tear, and fire casualty excepted. Tenant
shall commit no waste to the leased premises.

b) It shall not assign or sub-let or allow any other
person to occupy the leased premises without Landlord's prior
written consent.

c) It shall not make any material or structural
alterations to the leased premises without Landlord's prior
written consent.

d) It shall comply with all building, zoning and health
codes and other applicable laws for said leased premises.

e) It shall not conduct a business deemed extra
hazardous, a nuisance or requiring an increase in fire insurance
premiums. Tenant warrants the leased premises shall be used only
for the following type business: _____.

f) In the event of any breach of the payment of rent or
any other allowed charge, or other breach of this Lease,
Landlord shall have full rights to terminate this Lease in
accordance with state law and re-enter and claim possession of
the leased premises, in addition to such other remedies

available to Landlord arising from said breach.

6. This Lease shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

7. Additional Lease terms:

Signed and sealed this _____ day of _____, 19__.

Landlord

Tenant

Form 202