

SELF RENEWING LEASE

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

In consideration of the covenants herein contained 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 one (1) year, commencing on _____, 19__ and from year to year thereafter unless _____ days prior to the termination of the lease either party sends notice in writing electing to terminate the same.

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:

Landlord shall at its own expense provide the following utilities:

5. Tenant further agrees that:

(a) Upon the expiration of the lease it will turn over possession of the leased premises in its present condition, reasonable wear and tear 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 purposes:

(f) In the event of a 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