

# Lease Agreement

This lease agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between, \_\_\_\_\_ LLC (lessor) and the undersigned tenants:

**Print Names:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address of leased premises: \_\_\_\_\_  
Term of lease begins on \_\_\_\_\_ day of \_\_\_\_\_ at noon. Term of lease ends on \_\_\_\_\_ day of \_\_\_\_\_ at 8:00 AM. This is a **-day lease** and the monthly amount noted below is computed by dividing the total dollar amount of rent due under the terms of the lease by \_\_\_ days. Specifically, \$\_\_\_\_\_ in rent will be due in total over the course of the lease term as rent payments. Rent is to be paid in advance of the \_\_\_\_\_ day of each month, in equal monthly installments of \_\_\_\_\_ dollars, without deduction or demand, to \_\_\_\_\_, 3746 Bainbridge Dr., Bloomington, Indiana 47401. Phone: 331-7633.

Late fee is 1% per day of monthly rent (i.e. \_\_\_\_\_/day) If *any portion* of the rent is not paid in advance of the first of the month, the full 1% late fee is due. Money and documents due before possession of premises is taken:

Signed & completed lease, guarantee agreements, applications, security deposit.

Security deposit: \_\_\_\_\_ dollars due at time lease is signed.

Rent for August 20\_\_ & 20\_\_ (both are partial months) and last full month's rent (July's 20\_\_) due by August 1, \_\_\_\_\_. Total due August 1, \_\_\_\_\_ is \$\_\_\_\_\_. The remaining rent checks are due in advance of the first of each month beginning September, \_\_\_\_\_ with the last payment due by June 1, \_\_\_\_\_.

Utilities paid by lessor: \_\_\_\_\_. Utilities paid by Lessee: \_\_\_\_\_

All utilities are to remain on during the full lease term. Tenant acknowledges that if utilities are not paid or are turned off, tenant has violated lease and may be evicted. Further, damages such as, but not limited to, that to refrigerators and carpets may be caused by the utilities being turned off during the lease term or not being promptly turned on as of the lease start date. Tenants agree to replace any item damaged due to the utilities being turned off at any time during the lease term. Landlord pays for one container of trash to be picked up weekly. Tenants **MUST** put their garbage in the container. Tenants are responsible to pay for all trash disposal in excess of one container per week. Tenants also are responsible for trash and debris left or thrown on the premises. If any items are left at the end of the lease, landlord has authority to dispose of items as deemed appropriate by landlord. At the end of the lease term, any hauling of garbage / furniture / debris of any sort left inside or outside of the property will be at the expense of the tenant.

We hereby agree to the entire lease and its provisions; We have read and understand all pages of the lease. We agree to be jointly and severally liable for rent payments and all other aspects of this lease. We acknowledge receipt of city ordinance summary, tenants rights, and lead based paint requirements (if required) and a copy of this lease agreement. All tenants have been inside the property.

Date and execution of this lease: \_\_\_\_\_

Initials: Lessees: \_\_\_\_\_ Lessor: \_\_\_\_\_

1. Lessor(s) and lessee(s) listed on this lease hereby enter into a lease agreement for the premises known and described on page one of this lease. All lessee(s) signing this lease are jointly and severally liable for total rent payments and all other provisions of the lease.

2. No early move-ins and no late move-outs. Positively no storage of furniture and personal possessions before lease begins nor after it terminates. Personal property stored anywhere on premises after the lease expires shall be deemed to be abandoned and may be disposed of as manager/landlord sees fit.
3. The lessee(s) hereby agree to pay the lessor as rent for the premises, for the term specified herein, the sum indicated on page one. Rent must be paid in one check without demand on or before the day indicated on page one at the specified address. Payments must reach that address by the due date.
4. The lessee(s) are not liable for ordinary wear and tear of the leased premises.
5. All sums payable pursuant to this lease are payable with accrued charges as set out herein and with attorneys fees without relief from valuation or appraisal laws.
6. Each resident is advised to secure Renters' Insurance for his/her possessions. It shall be the responsibility of the resident to carry insurance to cover any and all personal property with the leased premises or within storage areas provided.
7. This lease and other written endorsements constitute the entire lease agreement between the lessor(s) and the lessee(s) pertaining to the lease of these premises.
8. No Waiver of Terms. No failure by lessor to insist upon the strict performance of any term or condition of this lease, or to exercise any right or remedy available on a breach thereof, and no acceptance of full or partial rent during the continuance of any such breach shall constitute a waiver of any such breach or of any such term or condition. No term or condition of this lease required to be performed by the tenant, and no breach thereof, shall be waived, altered, or modified, except in writing by us.
9. Severability. Should any section, clause, paragraph or part of this lease be declared invalid by court of competent jurisdiction or by statute, the remaining section, clauses, paragraphs and parts shall continue and remain in full force and effect.
10. Use and Occupancy. Lessee(s) shall personally use and occupy the leased premises solely as a private dwelling for lessee(s) only. The number of occupants is not to exceed the number shown on the lease. Lessee(s) shall use the premises in such a manner as to comply with all local, county and state laws and disorderly or unlawful purpose or in any manner offensive to any other occupant of the building. Only those people who have signed the lease and are tenants at the property may reside/stay at the property.
11. Rent Payments. Lessee(s) agree to pay all monthly installments of rent promptly when due; all such installments received after the due date shall be subject to a late charge of 1% per day, including Saturday and Sunday. All checks returned to lessor for any reason will be subject to a \$40.00 service charge for returned checks. A returned check is considered non-payment of rent and the late charge will be enforced for all days, including Saturday, Sunday and holidays that the rent is late. If a check is returned, all future rent payments must be paid in cash.
12. Acceleration Clause. Lessor shall have the absolute right to cancel and terminate this lease should rent become delinquent. If the rent is ten (10) days in default, balance remaining under the lease becomes immediately due and payable in full. The lessee(s) shall surrender possession of said unit within five (5) days after notice of cancellation. Such notice may be given verbally, in writing mailed by United States Mail, or delivered to the premises; and such verbal notification, or written notification, by mail or delivery thereof to the premises, shall constitute sufficient notice.
13. Locks and Keys. Lessee(s) agree to pay a locksmith for all off-hours calls for keys or unlocking doors. A lockout fee of \$40.00 per occurrence will be charged if lessor provides lockout service for lessee(s). Payment will be due at time of service. So as not to restrict lessor's ability to provide lessee(s) with maintenance and emergency service, **lessee(s) agree that no additional locks shall be placed upon any doors of the premises, nor shall locks be changed without our prior written permission.** Upon termination of this lease, lessee(s) shall return to lessor all keys to the premises. A charge of twenty-five dollars shall be made for each key not returned in at the time of checkout in order to reimburse lessor for time and cost associated with this. Tenants will be charged a fee of \$40.00 per lock to change deadbolt locks at the end of the lease term.

Initials: Lessees: \_\_\_\_\_ Lessor: \_\_\_\_\_

14. Damages to Premises. Lessee(s) agree to pay for repairs to the premises when caused by misuse or that of your guests or visitors. If, in the opinion of the landlord, the tenant(s) or their guests have been destructive of the property, landlord may take immediate action to evict tenants and tenants and their

guarantors will be responsible for all rent, damages, and associated legal and court costs. Lessee(s) also agree to pay for any unnecessary maintenance requests/work or repairs. Lessor shall not be responsible for damage or loss of personal property stored on the premises. Lessor shall contract for all repairs, and tenants are without authority to do so. All maintenance requests MUST be submitted in writing and mailed to 3746 Bainbridge Drive, Bloomington, Indiana 47401. In addition to submitting maintenance requests in writing, you may contact the office with maintenance questions; However, no maintenance requests will be acted upon unless tenant puts the requests in writing.

15. Pets. **No animals**, birds or pets of any kind shall be permitted in the leased premises **at ANY time** by you or your visitors. ANY animal on the premises for ANY reason will be a breach of this provision and you agree that the security deposit shall be forfeited immediately. Having a pet in the premises shall be an event of default. If you breach this provision, we may treat the premises for fleas and anything else that might be required at your expense. This includes tenant being responsible for new carpeting and other flooring in the leased premises and other areas of the building. Further tenant shall also be liable for pet rent at the rate of \$250/month for the entire term of the lease regardless of how long the pet was in the premises. THIS ALSO APPLIES TO VISITING PETS. There will be no exceptions. Tenant acknowledges and agrees s(he) shall be responsible for any and all damage caused from such pet(s) on the leased premises and/or other areas of the building.

16. Lessee(s) agree to keep the leased premises clean and in a sanitary condition. Further, garbage and refuse will be placed in a container inside the house and contents will be emptied daily to designated outside receptacles. No recycling is permitted.

17. Entrances. Entrances, stairways, halls, porches, sidewalks, closets for cleaning supplies and other common areas in or abut the building are to be used only for the purpose of ingress and egress. No object of any kind shall be left or stored in such places and the lessee agrees to indemnify and save harmless the lessor from any and all liability, cost and expense for the lessee's property being left or stored in such places. Lessee(s) shall not use these areas for storage of bicycles, scooters, sleds or articles or for any purposes other than ingress and egress. Furnace rooms and crawl spaces are not to be used for storage of any item.

18. Parking. Lessee(s) agree not to park on grass areas, sidewalks, shared driveways, and in alleys. Parking in these areas will result in the automobiles being removed at owner's expense and Lessor and towing company will not be held liable for any damages to automobiles. Automobiles only may be parked in parking lots, no motorcycles, trucks, trailers, recreational vehicles, etc. Further, damages done to lawn, sidewalks, etc. will be paid for by the lessee(s).

19. Disturbing Noises. Lessee(s) agree not to make or permit to be made, any disturbing noises; neither shall Lessee(s) commit or permit any act which will unreasonably interfere with the rights, comforts, or convenience of other tenants or nearby residents. Lessee(s) shall keep the volume of any radio, TV, musical instrument, etc. in the dwelling sufficiently reduced at all time so as not to disturb other tenants in the building, and shall not conduct or permit to be conducted vocal or instrumental practice or instruction.

20. Lessee(s) agree to abide by municipal code regulations regarding care and occupancy of leased premises. This includes ordinances for noise, trash, and snow removal.

21. Lessee(s) agree to thoroughly clean all aspects of the property and have the carpet and rugs steam cleaned in the portion of the building rented including common areas such as but not limited to hallways, porches/decks, stairways, closets and lounges AT THE TERMINATION of the lease. All cleaning must be done by professionals and only by those professionals recommended and approved in writing by Lessor. If Lessee(s) fail to have the carpet/rugs cleaned and/or if tenants fail to thoroughly clean the property, the Lessor will have it done by a professional and the bill will be subtracted from the security deposit.

Initials: Lessees: \_\_\_\_\_ Lessor: \_\_\_\_\_

22. Lessee(s) agree to comply with the City of Bloomington Occupancy requirements and also agree to have only the people written as tenants for the property as residents at the property. If landlord suspects or

is informed of additional residents at the property, Landlord may require the lessee(s) to obtain written permission in advance of having overnight guests. Under such circumstances Lessee(s) agree to have no overnight guests without the written permission of the landlord. Only lessee(s) listed on page one may occupy the premises. There shall be no more than four guests per tenant in the dwelling at any one time.

23. Fire Hazards. Lessee(s) shall not permit any hazardous act which might cause fire that will increase the rate of insurance on the premises. No extension cords are permitted. No electric wires may be extended through doorways, over pipes, mails, shelving, or fastened down. No kitchen appliances or heat producing products are allowed outside the kitchen area. Open grills, firepits or kerosene products are not to be used on wooden porches or on decks or within a 10 feet distance of shrubbery or rental housing. Lessee(s) shall be furnished with a smoke alarm and fire extinguisher, and shall inspect each on a weekly basis. Fireplaces are not to be used. Tenants are not permitted to remove batteries from smoke detectors or tamper with smoke detectors or fire extinguishers or alarms. As noted in City of Bloomington Tenants Rights & Responsibilities publications, tenants are responsible for replacing smoke detector batteries and not disconnecting fire alarm systems.

24. If insects or vermin are sighted during the first 30 days of occupancy, the Lessor shall be responsible for extermination. Lessee(s) shall be responsible and will pay for spraying of insects and vermin at the time the service is performed if there are insects or vermin noticed after 30 days after Lessee(s) have occupied the premises.

25. Lessee(s) agree to refrain from serving alcohol to minors or using controlled substances.

26. Lessee(s) is prohibited from painting, redecorating, remodeling, changing doorknobs or locks or constructing without the written permission of the Lessor.

27. Waterbeds and water furniture are not permitted to be placed in the units. Lessee(s) must use whit-backed drapes, neutral colored drapes, or blinds as window treatments. No bed sheets, spreads, nor rags are to be on windows at any time.

28. Lessee(s) shall not be permitted to store wheeled personal property such as bicycles, mopeds, scooters, and motorcycles inside dwelling, or on porches, hallways or in vestibules.

29. Lessee(s) is prohibited from using roof(s) for sunbathing or other purposes.

30. Toilets. Lessee(s) agree not to put **ANY** articles in the toilets, sinks, showers, or tubs that would disrupt normal operation (such as, but not limited to sanitary napkins/tampons, paper towels, and other cellulose material). **ONLY** toilet paper can be flushed down the toilet. Lessee agrees to purchase a plunger. In the event your toilet overflows with water, please turn the shut off valves located behind the toilet to the off position. Notify the office at once. Tenant is responsible for any and all damage done by overflowing toilets.

31 Lessee(s) are responsible for all repair bills due to lessee(s) negligence. Such repairs include but are not limited to burnt out light bulbs, hair in sink drains, toilets clogged by inappropriate items, clogged toilets needing nothing more than a plunger to unclog, etc. Tenants will be charged for plunging toilets caused by tenants clogging them. Tenants will also be responsible for paying for any unnecessary maintenance calls. **ALL Maintenance requests must be written and mailed to or submitted to the office noted on page one. Repairs that are the result of your neglect or negligence must be paid for upon presentation of a statement from us but not later than ten days after presentation. Failure to pay on demand is a default.**

32. Lessee(s) agree that if lessee fails to move in, abandons or vacates the premises before the term of this lease is up, lessor may re-rent the premises without that action being an acceptance of the surrender of the lease, and does not terminate lessee(s) liability for payment of rent. Lessee(s) will be responsible for any difference in rent between agreed rent and rent obtained from new tenants, and other costs involved in re-renting the premises.

Initials: Lessees \_\_\_\_\_ Lessor: \_\_\_\_\_

33. Lessee(s) agree to surrender possession of the leased premises to Lessor on termination of tenancy agreement either by lapse of time or if there is legal cause for eviction by notice conducted in strict adherence to the laws of the State of Indiana. If evicted, Lessee(s) will continue to remain responsible for the rent due until lessor has re-rented the premises. In the event Lessor is unable to obtain the same rent, Lessee(s) agree to pay Lessor any deficiency together with Lessor's costs of re-renting and attorneys fees and any and all court or related collection fees.

34. Lessee(s) is responsible to clean hallways, range, cabinets, light fixtures, ovens, closets, woodwork, tile floors, bathroom fixtures, cabinets, wood and lounge furniture and to disconnect, clean, defrost, and prop open refrigerator and freezer doors upon vacating premises.

35. Security Deposit. The security deposit paid by Lessee(s) shall be held by Lessor until this agreement is terminated. UNDER NO CIRCUMSTANCE WILL LESSEE BE PERMITTED TO APPLY SECURITY DEPOSIT IN LIEU OF OR AS PARTIAL PAYMENT FOR RENT DUE. The full security deposit shall be returned to Lessee(s) within 45 days after termination of this agreement except under the following conditions: Lessee(s) owe any delinquent or omitted rental payments required by the terms of this lease; unpaid late fees as discussed in this lease; any attorney's fees caused by a breach of any provision or provisions of this lease on your part; any court costs caused by enforcement of the terms and provisions of this lease; the costs of any and all repairs, replacements, redecorating, wall repair and painting for the entire wall if marks are noted in the wall at checkout, appliance repairs, or service calls not caused by or related to reasonable wear and tear; costs and expenses incurred by us and arising from the breach by you of any provisions of this lease; the cost of cleaning; cost of professionally cleaning the carpets and rugs if not done by an approved carpet service as noted elsewhere in this lease; and provided that tenant leaves current, complete forwarding address on file with the lessor at time of check-out. Our deduction of costs from the security deposit shall not prejudice any future claims for damages. We will issue only ONE CHECK PER RENTAL UNIT. It is your responsibility to divide this amount among co-tenants. You can not use the security deposit as payment of any other expense due to landlord. If, prior to termination of the lease, we make any deductions from the security deposit, you will immediately deposit that amount necessary to bring the security deposit to the amount required by the lease. Your failure to do so is a breach of the lease.

36. Joint and Several Liability. Each person signing this lease as Lessee agrees to be jointly and severally liable to Lessor for any breach of this lease, which means that each of the Lessees will be held responsible for the entire amount due under this lease and for the acts and omissions of the other lessees signing this lease or their guests, as well as lessees own.

37. Access. Lessor or her agent may enter the leased premises to inspect, care for, and make repairs thereon at all reasonable times. Lessor reserves the right to show your apartment to prospective customers, and will attempt to contact tenants at least one hour in advance prior to such showings. Tenants may be requested to vacate premises during showings at landlord request.

38. Lessee(s) must notify lessor if at any time lessee intends to vacate the premises in excess of two days as a precaution against fire, cold weather, and other weather hazards. Such notification does not remove lessee(s) responsibility to leave water running as noted herein and maintaining temperature at a setting above 60 degrees in all rooms during the months of October, November, December, January, February, March and April. Lessee(s) agree to leave a trickle of water running from all faucets and open cabinet doors beneath sinks to facilitate air flow in leased premises if the temperature is predicted to fall below 30 degrees (F) including wind-chill effect!!! If tenant neglects to take this precaution, tenant is liable for damages and maintenance costs to thaw pipes and to repair damages to interior and exterior of building. Note that the temperature above INCLUDES WIND CHILL. So, if the temperature is predicted to go below 30degrees (F) with wind-chill, even though the temperature without wind-chill is expected to be higher than 30 degrees, you MUST take the precautions noted above. The Lessee(s) may not turn off or shut off the heat to the leased premises during winter months. Further, as stated above the temperature in each room must be at or above 60 degrees from October 1 through April 30<sup>th</sup>.

Initials: Lessees: \_\_\_\_\_ Lessor: \_\_\_\_\_

39. Subletting. Lessee(s) may sublet the premises provided that the lessee(s) obtain written consent from all of the tenants on the lease, obtain our written consent and use the forms provided by us. Lessor MUST approve of the person who is identified to sublet. The sublessee is required to pay a security deposit equal in amount to the deposit paid by you. Both security deposits will be retained by us. Sublessor must have parent sign the parent guarantee form for subleasing and submit the form prior to the sublease being signed.

Lessee assumes full responsibility for finding a new financially reliable and responsible lessee should he/she wish to sublease, including the placement of advertisements and payments therefore, and the exhibition of premises. Lessee remains on the lease for the duration of the lease term and is responsible for paying lessor directly for the rent and collecting sublets payments. Lessors are liable for any and all damages caused by sublets or their guests and sublets are required to live by the terms and conditions outlined in this lease. A \$50.00 per person charge for subleasing is due at the time tenant requests written permission to sublease the house / apartment. No subleasing of the premises shall in any way alter or lessen your liability and responsibilities. There shall be no assignment of this lease either with or without a release of liability on the part of the tenant.

40. Lessee(s) agree to compensate the lessor or their agent for unlocking apartments or time spent supervising or accompanying maintenance personnel, tradesmen, or city inspectors when requested by lessee(s) or their parent(s). The aforementioned service is not customary in this community and is not normally performed by lessor in this locality.

41. In the event lessor employs an attorney because of lessee(s) breach of any term of this lease, or should lessor employ an attorney to exercise lessor's rights or protect said interests pursuant to this lease, lessee(s) agree to pay any and all related legal expenses, court, and/or collection agency costs without exception and upon demand.

42. Lessee agrees to waive any and all claims against lessor for loss, expense, damage no matter the cause, or where it occurs; or for loss of any articles by theft or from any cause, from leased premises or building. We are not responsible for any disputes among you and your subtenants nor shall any dispute among you justify your termination or excuse your breach of this lease. Tenants and lessor agree that Monroe County is the preferred county of venue for any dispute arising out of this lease. Further, tenant(s) voluntarily agree to waive their right to a jury trial.

43. Lessee agrees to pay for damages suffered and money spent by lessor arising from any act of neglect or harassment, or frivolousness, including false or misrepresented maintenance issues, by tenant. Tenant shall indemnify and hold harmless lessor for any loss, cost or expense arising from or in connection with any claim, litigation or demand arising from such act.

44. Representations and applications. Lessor tender this lease to lessee(s) on the basis of representation contained in the application and guarantee form which is made a part of this lease, and in the event of the representations contained in application/guarantee shall be found to be misleading, incorrect or untrue, lessor shall have the right to cancel this lease and to repossess the leased premises. No oral statement made between the two parties shall be binding upon lessor unless consented to by lessor in writing.

45. Moving of furniture is permitted to and from the leased premises between the hours of 8:00 a.m. and 6:00 p.m. only. Any packing supplies, equipment, etc. must be removed by lessee or by the moving company.

46. Lessor agrees to deliver to lessee(s) both legal and physical possession of the leased premises and hereby expressly warrant that the leased premises rented to the tenant are habitable.

47. Provide one copy of lease agreement at the time of the signing of the agreement and that if lessee(s) so request, subsequent copies shall be supplied by the lessor for which a reasonable service charge not to exceed five dollars per copy may be made, such copy to be available within seventy two (72) hours after such request is made.

Initials: Lessees \_\_\_\_\_ Lessor \_\_\_\_\_

48. It is not lessor's wish to restrict lessee(s) enjoyment of the leased premises and the recreational facilities. However, if lessor, at any time finds lessee(s) conduct or the conduct of other occupants of the leased premises or visitors unreasonable or destructive, lessor shall ask that such conduct be ended. If, after the notification, the conduct continues, then lessor shall have the right to terminate this lease by giving lessee(s) personally, or by leaving at the leased premises, or by using mail service, a five (5) day written

notice to vacate same, and the term of this lease shall terminate upon the expiration of the five day period mentioned, and we shall thereupon be entitled to the immediate possession of the leased premises, and may take possession thereof.

49. Should lessee(s) breach any provision of this lease not relating to the payment of money, that breach may convert lessee(s) tenancy to one by the month, at lessor's option, and lessor shall be entitled to move against lessee(s) as a tenant holding over. This will not relieve lessee(s) obligations under the lease, and lessee(s) specifically waive any requirement for statutory notice.

50. Destruction or condemnation of premises. If the Premises are partially destroyed in a manner that prevents the conducting of Tenant's use of the Premises in a normal manner, and if the damage is reasonably reparable and if the cost of the repair is less than \$ 5,000.00, landlord shall repair the premises and lease payments shall abate during the period of the repair. However, if the premises are not reparable within sixty days, or if the cost of repair is \$5,000.00 or more, or if landlord is prevented from repairing the damage by forces beyond landlord's control, or if the property is condemned, this lease shall terminate upon twenty days' written notice of such event or condition by either party.

51. Applicant affirms all application, guarantee and lease information is accurate and complete. Applicant authorizes former landlords, lenders, references and all Indiana University Departments to release information to Demming Properties, LLC. Further, tenant authorizes Demming Properties, LLC to release any and all information related to the tenant(s) during the lease term or any prospective landlord, lender, references or other personnel inquiring into the tenant's lease/rental history.

52. Interpretation. In reading and interpreting this lease, the singular of any word shall mean or apply to the plural and he masculine form shall mean and apply to the feminine. The terms "we" and "us" refer to lessor, and "you" and "tenants" refer to the lessee(s). The term "apartment" shall also mean and refer to house, when applicable. The terms "he/she" and "him/her" are interchangeable.

53. Tenants at 314, 314 ½, 318, and 318 ½ E. Tenth shall be restricted to two cars and on site parking spaces and shall park in assigned spaces only. Further, the property at 322 and 322 ½ E. Tenth St. shall be restricted to one car each and one on site parking space and shall park in assigned space only. The tenants at these properties will not be permitted to apply for on street Zone 4 Residential Parking Permits and/or Visitor Hang Tags. The address shall be on file with the City Parking Enforcement Dept. and no such permits or hang tags will be issued. Parking for other locations should be discussed with landlord since each property varies in its parking availability.

54. Office hours are Monday through Friday, 8:30 AM to 4:30 PM and by appointment.

55. Additional notations:

---

---

---

---

---

I HAVE READ THIS LEASE IN ITS ENTIRETY AND FULLY UNDERSTAND IT.

In witness whereof, the parties set their hands and signatures on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

PRINT & SIGN NAME BELOW:

TENANT

1. Print name \_\_\_\_\_  
Signature \_\_\_\_\_  
Date of birth \_\_\_\_\_  
License number \_\_\_\_\_

2. Print Name: \_\_\_\_\_  
Signature \_\_\_\_\_  
Date of birth \_\_\_\_\_  
License number \_\_\_\_\_

3. Print Name: \_\_\_\_\_  
Signature \_\_\_\_\_  
Date of Birth \_\_\_\_\_  
License number \_\_\_\_\_

4. Print Name: \_\_\_\_\_  
Signature \_\_\_\_\_  
Date of Birth \_\_\_\_\_  
License number \_\_\_\_\_

5. Print Name: \_\_\_\_\_  
Signature \_\_\_\_\_  
Date of birth \_\_\_\_\_  
License number \_\_\_\_\_

DEMMING PROPERTIES LLC

BY: \_\_\_\_\_

6. Print name: \_\_\_\_\_  
Signature \_\_\_\_\_  
Date of birth \_\_\_\_\_  
License number \_\_\_\_\_

7. Print name: \_\_\_\_\_  
Signature \_\_\_\_\_  
Date of birth \_\_\_\_\_  
License \_\_\_\_\_

8. Print name: \_\_\_\_\_  
Signature \_\_\_\_\_  
Date of birth \_\_\_\_\_  
License number \_\_\_\_\_

DRAFT