

LEASE AGREEMENT

This Lease Agreement (the "Agreement") is entered into on the date of execution by the undersigned landlord and tenants (the "Tenants").

1. Premises. Landlord hereby leases to Tenants the premises located at _____, (the "Premises") for residential purposes. Tenants shall use the Premises for residential purposes only and shall not use the Premises for any unlawful or commercial purposes.
2. Term. The term of this Agreement shall begin on _____ and shall end on _____
3. Rent. The Tenants shall pay rent in the amount of _____ per month, due on the _____ of each month. Rent payments shall be made to the Landlord at _____ or through bank account _____
4. Utilities. Tenants shall be responsible for paying their proportionate share of the utilities for the Premises, as determined by the number of occupants.
5. Security Deposit. Tenants shall pay a security deposit in the amount of _____ to the Landlord at the time of signing this Agreement. The security deposit shall be refunded to the Tenants at the end of the lease term, provided that the Premises are returned in the same condition as when the Tenants took possession, reasonable wear and tear excepted.
6. Occupancy. The Premises shall be occupied by no more than _____ persons. Tenants shall not sublet the Premises without the prior written consent of the Landlord.
7. Quiet Enjoyment. Landlord covenants to not interfere with the quiet enjoyment of the Premises by Tenants. Tenants shall not engage in any activities that are loud or disruptive to the other residents of the building.
8. Maintenance and Repairs. Tenants shall keep the Premises in a clean and orderly condition and shall immediately report any needed repairs to the Landlord. Landlord shall be responsible for making all repairs and performing all necessary maintenance on the Premises.
9. Assignment and Binding Effect. This Agreement shall be binding upon and inure to the benefit of both parties, their successors and assigns. Tenants shall not assign this Agreement or sublet the Premises without the prior written consent of the Landlord.
10. Entire Agreement. This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written.

11. Amendment. This Agreement may be modified or amended if the amendment is made in writing and is signed by both parties.

12. Waiver. The failure of either party to enforce any provision of this Agreement shall not be deemed a waiver of the right to subsequently enforce that provision or any other provision of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

Tenant 1: _____ Date: _____

Sign : _____

Tenant 2: _____ Date: _____

Sign : _____