

LEASE AGREEMENT

THIS LEASE and AGREEMENT made this 7 day of June, 2020 by and between **A-OK Rentals LLC** of PO Box 632, Lewisburg, OH 45338, hereinafter called the **lessor**, whether one or more, and _____, phone no. _____, hereinafter called the **lessee**, whether one or more, for themselves, their heirs, executors, administrators, and assigns, witnessed.

Name:

Social Security Number:

Place of Employment:

Names of People Permanently Residing at Residence:

The **lessee** agrees not to assign this lease or sublet the rented premises or any part thereof without first obtaining the written consent of the **lessor**. No additional guest is permitted to stay for a period of time greater than 3 days without consent of the **lessor**.

In consideration of rent provided for, and the covenants and agreements contained in this lease, **lessor** leases to **lessee** a portion (apartment) of the premises located at _____. A sketch of area is attached.

Lease is in effect until the expiration of this lease on the 31 day of December 2020.

The **lessee** agrees to pay to the **lessor** as rent for the above-described premises for **\$ per month due on the 1st of each month, beginning on June 1, 2020 for the remaining full term of this lease**. Rent may be reviewed and can be adjusted by the **lessor** with minimum of three months' notice. A security deposit of \$ _____ was received on MONTH , 2020. The security deposit is refundable if there is no damage to the property, grounds, and if rent is current when **lessee** moves out.

It is agreed that if the **lessee** shall fail to make payment of the rent or any part thereof when due on the 1st of each month, a late fee of \$ _____ (5% of rent) will be imposed 5 days after the due date. It is agreed that if the **lessee** shall fail to make payment of the rent within 30 days after the due date, or shall fail to comply with any of the terms of this lease, then the **lessor** may re-enter and take possession of the above-rented premises and hold the same without such re-entry causing a forfeiture of the contents, and rents must be paid by the lessee for the full term of this lease.

Rent may be paid online through PayPal (www.aokrentalproperties.com, there will be a 3% fee for use of PayPal), mailed to: PO Box 632, Lewisburg, OH 45338, or paid in person (must contact lessor and set of time to deliver.)

Pets: **Lessee** will be responsible for paying a non-refundable security deposit of \$500 to have pets onsite. A payment plan of \$25 per month for 20 months is acceptable if lessee prefers.

Lessee will be responsible for the following expenses: Electric.

***Lessee** must maintain the yard (mowing, weed eating, etc.) Not applicable.*

Lessee agrees to keep premises free of junk and debris surrounding property.

Lessee must maintain carbon monoxide and smoke detectors. The **Lessor** will provide the carbon monoxide and smoke detectors and will perform periodic checks to ensure working condition.

The **lessee** agrees to use said premises as a personal residence and for no other purpose and in the use of said premises will comply with all laws and ordinances applicable thereto on penalty of forfeiture and termination of the lease.

The **lessee** agrees that she/he will, at the expiration of this lease, quietly yield and surrender the above-described premises to the **lessor** in as good condition and repair as when taken, reasonable wear and tear and damage by the elements alone excepted.

The **lessor** shall have access to the premises at all reasonable times to view, examine and show the same and for all such purposes as may be necessary to perform and to assure performance of this lease.

The **lessee** agrees to maintain reasonable housekeeping (example: No excessive piles of trash, laundry, and dishes are acceptable. Must be able to see the floor.) and will be subject to monthly visitations by lessor to verify compliance to the agreement.

The **lessor** agrees that the **lessee(s)** on paying the rents and complying with the terms of this lease shall peaceably and quietly have, hold, and enjoy the rented premises for the term of this lease.

The **lessee** may at their own expense obtain renters insurance. The **lessor** is not responsible for contents in the event of a disaster, i.e.. damage from fire, storm, theft, etc.

The **lessee** agrees to indemnify and hold **lessor** harmless from the claims of any and all persons for bodily injury and property damage occurring upon the premises during the term of the lease or any extension of it, including any lawsuit(s) and **lessor's** attorney fees and court costs and legal expenses.

No underage drinking is permitted on-site and will result in the immediate termination of the rental agreement.

The **lessee** agrees to not cause or allow any unreasonably loud noise or activity in the premises that might disturb the rights, comforts, and conveniences of other tenants or neighbors.

Binding Effects. This lease shall be binding and shall insure to the benefit of **lessor** and **lessee**, their heirs, and successors.

No use of firearms, explosives, or fireworks are permitted on the premises.

No illegal drugs are permitted on the premises. Illegal drugs on the premises will result in automatic termination of this rental agreement and criminal charges may be filed against all persons involved in the crime. If **lessee(s)** are arrested for illegal drugs that will result in the automatic termination of this rental agreement.

The **lessee and/or their guests** attempting to commit or committing any crime on the property will be asked to leave by the **lessor and/or agent of the lessor** with the possibility of criminal charges being filed against said individuals(s). If **lessee** is part of the crime being committed this will result in automatic termination of this rental agreement and criminal charges may be filed against all persons involved in the crime.

Additional requirements:

Rent is due on the first of the month. A security deposit of \$600 was paid before moving into the premises. No more than two (2) non running vehicles and no waterbeds.

