

RENTERS RESPONSIBILITIES

1. The renter agrees that NO PETS OR ANIMALS are permitted on the premises.
2. The renter shall not make changes or alterations to the premises without the landlord's written consent.
3. The renter SHALL NOT STORE OR ABANDON ANY RUBBISH or anything deemed to be unsightly at the sole and absolute discretion of the landlord.
4. The renter shall not store items outside of the garage, including car parts, trailers or cars.
5. The renter SHALL NOT STORE OR DISPOSE OF DANGEROUS GOODS OR CHEMICALS that could potentially harm people, animals or trees and plants or the soil.
6. The garage shall be kept in a condition that is as good or better than when the renter first took possession.
7. The landlord shall detain whether or not the garage is in acceptable condition and whether the renter "has to fix or repair or paint to bring it up to such condition.
8. The renter agrees to turn lights and heat off before leaving garage.
9. The renter agrees to park only in areas permitted by landlord.

SPECIAL CONDITIONS:

The premises can not be used for business purposes which includes no mechanical work or oil changes allowed unless the landlord has provided written permission.

The renter shall not disturb neighbors with noise, or heavy traffic to and from garage.

The renter is to provide their own insurance to cover contents and liability. The landlord provides no such coverage for the renter.

TERMINATION OF LEASE

If the renter decides to terminate the lease before the term expires, they must provide the landlord with a full 60 days written notice.

The landlord can terminate the agreement for any illegal activities, sufficient breach of this lease, social problems, neglect to property, undue noise and/or unpaid rent.

When vacating the premises the GARAGE MUST BE CLEAN. And all keys for the garage must be turned in. The security deposit will be held by the landlord until the above conditions are met to the landlord's satisfaction. Any costs for cleaning, repairs or replacement of keys will be taken from the security deposit before the remaining is returned to the renter. The Security deposit is NEVER to be considered as part of the rent.

There will be a re-rental fee for breaking the lease midterm of \$ _____

TERM:

(A) This lease shall be for a term of _____ Months, and shall commence on the _____ day of _____ in the Year _____

OR

(B) This lease shall be for a term of one month commencing on the day of _____ In the year _____ but may be extended on a month to month basis if the landlord and renter agree to it.

ACCEPTANCE:

The renter does hereby accept this lease of the above described premises, subject to the conditions, restrictions, and covenants above or attached hereto.

Renter 1 _____

Witness _____

Renter 2 _____

Witness _____

Landlord _____

Date: _____