

## LEASE

**THIS LEASE**, dated on [DATE], is between [LANDLORD], as the Landlord, and [TENANT], as the Tenant.

The Landlord, in consideration of the covenants of the Tenant hereinafter set forth, hereby leases to the Tenant the following described property:

also known by street and number as

SAID PREMISES are to be leased to the Tenant from [DATE] to [DATE]. The Tenant, in consideration of the leasing of the premises as set forth above, covenants and agrees to pay the Landlord as rent the sum of \$XX, payable as follows:

The Tenant further covenants with the Landlord, that at the expiration of the time mentioned in this Lease, peaceable possession of said premises shall be given to the Landlord, in as good condition as they are now, the usual wear, inevitable accidents, and loss by fire excepted.

It is agreed that if the Tenant shall be in arrears in the payment of any installment of rent, or any portion thereof, or in default of any of the covenants or agreements herein contained to be performed by the Tenant, which default shall be uncorrected for a period of three (3) days after Landlord has given written notice thereof, Landlord may, at his option, without liability for trespass or for damages; enter into and upon said premises, or a portion thereof; declare the term of this lease ended; repossess the said premises as of the Landlord's former estate; peacefully expel and remove the Tenant, those claiming under him, or any person or persons occupying the same and their effects; all without prejudice to any other remedies available to the Landlord for arrears of rent or breach of covenant.

IT IS FURTHER COVENANTED AND AGREED, between the parties aforesaid that

Should any provision of this lease violate any federal, state or local law or ordinance, that provision shall be deemed amended to so comply with such law or ordinance, and shall be construed in a manner so as to comply.

The covenants herein shall extend to and be binding upon the heirs, personal

representative, successors and assigns of the parties to this Lease.

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Tenants

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Landlord