CONDOMINIUM LEASE AGREEMENT

The Parties. This agreement, entered on the _____ day of _____, 20 _____, between _____ with a mailing address of _____ in the City of _____ State of _____ (Hereinafter known as the 'Tenant') and _____ with a mailing address of _____ in the City of _____ State of _____ (Hereinafter known as the 'Landlord') hereby agree to the following:

I. PREMISES

The premises is located at _____ in the City of _____ State of _____ Unit Number (#) _____ in a condominium association known as _____ (Hereinafter known as the 'Premises').

II. TERM

The start of this lease shall begin on the _____ day of _____, 20_____ and continue: (check one)

- ☐ Until the _____ day of _____, 20_____.
- ☐ As a month-to-month agreement in accordance with State laws.

III. RENT

The total rent due during the term of this agreement shall be _____ Dollars ($_____) payable in monthly in the amount of _____ Dollars ($_____) to the Landlord in the following manner:

_____.

Rent shall be paid in full on the _____ of every month. No amounts may be deducted from the monthly rent unless the Landlord consents to in writing.

IV. SECURITY DEPOSIT

The Landlord requires the Tenant to pay a security deposit due at lease signing in the amount of _____ Dollars ($_____):

In addition, the Landlord requires the Tenant pay the following: (check all that apply)

- ☐ First month's rent in the amount of _____ Dollars ($_____).
- ☐ Last month's rent in the amount of _____ Dollars ($_____).

The Landlord agrees to return the Security Deposit within _____ days after the lease expires. Tenant agrees to allow the Landlord to deduct any damages found on the property after move-out with receipt for every repair.

V. GARAGE/PARKING

The Tenant shall have the right to _____ parking spaces located on the Premises. The tenant shall be charged a fee on a monthly basis of _____ Dollars ($_____), in addition to the rent payment, for use of the space. Only vehicles registered with the Landlord and/or Condominium

Association will be allowed to park in the areas designated unless consent is given.

VI. OCCUPANTS

The following individuals shall be allowed to live in the Premises: _____, _____, _____, _____, _____, _____, with a maximum of _____ people to be staying on any given night.

VII. Services/Utilities

Services/Utilities. The Landlord shall be responsible for providing the following: ☐ - Water ☐ - Electricity ☐ - Sewer ☐ - Cable ☐ - Internet

☐ - Heat ☐ - Air Conditioning (AC) ☐ - Trash Removal ☐ - Electricity

☐ - Telephone ☐ - Other _____.

In addition, the Landlord shall provide the following appliances: _____

_____.

The Landlord agrees to keep the Premises in good condition and to repair any services temporarily interrupted. Any damage caused by nature or any wear and tear shall not affect the payment of rent by the Tenant as long as Landlord is pursuant to State laws.

VIII. USE

The Tenant shall only be able to use the Premises for residential purposes.

IX. POSSESSION

The Tenant shall obtain possession of the Premises on the start date stated in Section II. If not, the Tenant may seek damages from the Landlord. In addition, the Tenant is required to take possession of the Premises within seven (7) days or be in default of this agreement and forfeit their Security Deposit with the Landlord.

X. CONDITION

Tenant understands that they will be accepting the Premises in its “as is” condition. Tenant acknowledges that they have conducted a thorough inspection and found it to be in good repair and condition for the use as a residence.

XI. ALTERATIONS

Tenant shall maintain and keep in good condition all appliances, furnishings (if any), and personal property until the end period. If the Tenant damages any part of the Premises due to negligence the Landlord may fix the issue and charge the Tenant additional rent. Tenant shall not paint the Premises or make any modifications without the written consent of the Landlord.

XII. PETS

The Landlord: (check one)

☐ Allows pets on the property with an additional fee of _____ Dollars ($_____).

☐ Shall allow only a certain pet described as _____ with an additional fee of _____ Dollars ($_____).

☐ Prohibits any type of pet on the Premises except for those used for special needs in accordance with State or Federal law.

XIII. LIABILITY

The Landlord is not liable for any loss or damage to the Tenant's, or their guests, personal property unless the loss is a direct result of the Landlord's action. The Tenant is liable for the acts of anyone listed in this Agreement in addition to any guest that they should allow on the Premises.

XIV. ENTRY

Per State law the Landlord has the right to enter the property by giving the Tenant proper notice for any repair, inspection, extermination, installation, or any entry deemed necessary. The Landlord will have the right to show the Premises to prospective Lessee's at the end of the Agreement's term with notice being given prior to every entry.

XV. SUBLETTING

The Landlord does not authorize the Tenant to have the right to sublease the Premises unless written consent is given. The Landlord has the right to withhold consent for any reason.

XVI. ACCESS

Upon the authorization of this Agreement and all funds being made available through the items checked in Section IV the Tenant shall receive access to the Premises on the start date. Tenant shall not alter any locks or make duplicate keys without the Landlord's prior knowledge and consent.

XVII. SIGNAGE

The Landlord has the right to place 'For Rent' or 'For Sale' signs on the Premises and/or conspicuously placed in the windows. The Tenant does not have right to place any signs or place personal property in the windows or outside of the Premises.

XVIII. NOTICES

If any official notice shall be sent from one party to another the addresses used shall be the details located 'The Parties'. If there is to be any change of address it is to be notified by sending notice via mail with return receipt.

XIX. COMMON AREAS

If there are areas that are maintained by the Condominium Association and usable by all residents the Tenant shall have the right to use said areas under the same rights as Landlord.

XX. SALE OF PREMISES

If the Landlord sells the Premises the Tenant can be given sixty (60) days' notice at anytime to vacate by written notice.

XXI. GOVERNING LAW

This Agreement shall be governed by the laws located in the State of _____.

Landlord’s Signature _____ Date _____

Print Name _____

Tenant’s Signature _____ Date _____

Print Name _____

Tenant’s Signature _____ Date _____

Print Name _____

ARSENK ID, CORP.