- Tenant shall deposit with Landlord, in trust, a security deposit of $\_\_\_\_\_\_\_\_\_\_

of the month or end on the last day of a month, the rent will be prorated accordingly.

**LATE CHARGES:** If any amount under Lease is more than \_\_\_\_\_ days late, Tenant

agrees to pay a late fee of $\_\_\_\_\_\_\_\_.

**INSUFFICIENT FUNDS:** Tenant agrees to pay the charge of $\_\_\_\_\_ for each check given

by Tenant to Landlord that is returned to Landlord for lack of sufficient funds.

**SECURITY DEPOSIT:** *[Check the provision that applies.]*

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- There is no security deposit.

☐

other address designated by Landlord. If the Lease Term does not start on the first day

as security for the performance by Tenant of the terms under this Lease and for

any damages caused by Tenant, Tenant’s family, agents and visitors to the

Premises during the term of this Lease. Landlord may use part or all of the security

deposit to repair any damage to the Premises caused by Tenant, Tenant’s family,

agents and visitors to the Premises. However, Landlord is not just limited to the

security deposit amount and Tenant remains liable for any balance. Tenant shall

not apply or deduct any portion of any security deposit from the last or any month's

rent. Tenant shall not use or apply any such security deposit at any time in lieu of

payment of rent. If Tenant breaches any terms or conditions of this Lease, Tenant

shall forfeit any deposit, as permitted by law.

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**LEASE**

**AGREEMENT**

This Lease Agreement (“Lease”) is entered by and between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(“Landlord”) and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Tenant”) on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. Landlord and

Tenant may collectively be referred to as the “Parties.”

The Parties agree as follows:

**PREMISES:** Landlord hereby leases the *[check one]*

**GARAGE**

- garage estimated to be \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ square feet (SF).

or

☐

- parking area located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Premises”) to Tenant.

**LEASE TERM:** The lease will start on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (begin date) and will end on

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (end date) (Lease Term).

**LEASE PAYMENTS:** Tenant agrees to pay to Landlord as rent for the Premises the

amount of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Rent”) each month in advance on the first day of each

month at: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (address for rent payment) or at any

**USE OF PREMISES:** Tenant shall only use the Premises exclusively for:

any item of a dangerous, flammable or explosive nature that might unreasonably increase

alterations, improvements or changes are made to or built on or around the Premises,

or alterations to the Premises without prior written consent of the Landlord. If any

**ALTERATIONS AND IMPROVEMENTS:** Tenant agrees not to make any improvements

hazardous by any responsible insurance company.

the risk of fire or explosion on or around the Premises or that might be considered

tear expected.

**DANGEROUS MATERIALS:** Tenant shall not keep or have on or around the Premises

Lease without prior written consent of the Landlord.

**ASSIGNMENT AND SUBLEASE:** Tenant shall not assign or sublease any interest in this

(a) cure such default and the cost of such action may be added to Tenant’s financial

may at its option hold Tenant liable for the balance of the unpaid rent under this Lease if

the Premises during any remaining term of this Lease, after default by Tenant, Landlord

any successive Tenant if the Premises are re-let. In the event Landlord is unable to re-let

balance of the unexpired term, if this Lease had continued in force and any rent paid by

difference between the rent that would have been payable under this Lease during the

possession of the Premises. Landlord may, at its option, hold Tenant liable for any

default, Landlord may also, as permitted by law, re-enter the Premises and re-take

obligations under this lease; or (b) declare Tenant in default of the Lease. In the event of

this Lease had continued in force. The failure of Tenants or their guests or invitees to

the default. In the event Tenant does not cure a default, Landlord may at Landlord’s option

Tenant shall have seven (7) days from the date of notice of default by Landlord to cure

shall be in default of this Lease. Subject to any statute, ordinance or law to the contrary,

**DEFAULTS:** If Tenant fails to perform or fulfill any obligation under this Lease, Tenant

termination of the Lease.

be charged $\_\_\_\_\_\_\_ if all keys/opening devices are not returned to Landlord following

**PREMISES:**

in good condition, as it was at the commencement of the Lease, reasonable wear and

Lease, Tenant shall peaceably surrender the Premises to Landlord or Landlord’s agent

possession of the Premises on the first day of the Lease Term. At the expiration of the

to

entitled

be

shall

Tenant

**KEYS:** Tenant will be given \_\_\_\_ door(s)/opening devices to the Premises. Tenant shall

**OF**

**SURRENDER**

**AND**

**POSSESSION**

appropriate notice to Tenants and procedures as required by law.

comply with any term of this Lease is grounds for termination of the tenancy, with

and mailed certified return receipt requested, postage prepaid, or delivered by overnight

If to Tenant:

delivery service to the following addresses:

**NOTICE:** Any notice required or otherwise given pursuant to this Lease shall be in writing

Lease may be modified in writing and must be signed by both Landlord and Tenant.

agreements, whether oral or written, relating to the subject matter of this Lease. This

other

or

understandings

conditions,

and shall not be construed as exclusive of each other unless otherwise required by law.

**CUMULATIVE RIGHTS:** Landlord’s and Tenant’s rights under this Lease are cumulative,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

promises,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

If to Landlord:

**SECURITY AND RESPONSIBILITY FOR LOSS:** Tenant understands that Landlord does

of this Lease is deemed invalid or unenforceable by any court of competent jurisdiction,

reason, the remainder of this Lease shall continue in full force and effect. If any provision

**SEVERABILITY:** If any part or parts of this Lease shall be held unenforceable for any

casualty.

Tenant releases Landlord from any loss, damage, claim or injury resulting from any

or other possessions will occupy the parking space entirely at the risk of the Tenant.

not provide any security alarm system or other security for the Premises. Tenant’s vehicle

and if limiting such provision would make the provision valid, then such provision shall be

Lease and any renewal thereof.

the Premises in good, clean and sanitary condition and repair during the term of this

**MAINTENANCE AND REPAIR:** Tenant will, at Tenant's sole expense, keep and maintain

expiration of the Lease, unless otherwise agreed in writing.

to the Premises, they shall become the property of Landlord and shall remain at the

the laws of the State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

no other

are

Lease. There

this

of

and supersedes any prior understanding or representation of any kind preceding the date

**ENTIRE AGREEMENT:** This Lease constitutes the entire agreement between the Parties

with the exception of fixtures and personal property that can be removed without damage

**GOVERNING LAW:** This Lease shall be governed by and construed in accordance with

assignees of the parties.

and bind the parties and the heirs, legal representatives, successors and permitted

**BINDING EFFECT:** The covenants and conditions contained in the Lease shall apply to

deemed to be construed as so limited.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed the day and

year first above written.

**LANDLORD’S SIGNATURE**

**TENANT’S SIGNATURE**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name Print Name

deemed a waiver or limitation of that party's right to subsequently enforce and compel

strict compliance with every provision of this Lease. The acceptance of rent by Landlord

does not waive Landlord’s right to enforce any provisions of this Lease.

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**ADDITIONAL PROVISIONS** (Specify “none” if there are no additional provisions)

WAIVER: The failure of either party to enforce any provisions of this Lease shall not be