

Parking: _____

8. Lessee agrees to allow Lessor access to leased premises to examine or show or serve Landlord's notices, pest control treatment, or make repairs or improvements to the premises which Lessor elects to make. Lessor agrees to respect Lessee's right to privacy and the keep such necessary visits to a minimum. Lessee shall not alter any lock or other attachment on any door of the leased premises, or make any alteration which denies Lessor's access to lease premises. Lessor shall attempt to contact Lessee by phone the day prior to showing unit to future tenants. Lessee hereby gives permission to Lessor to contact them through email or any other electronic media for the purpose of serving notice.

9. Lessee agrees not to assign this lease, nor sublet premises, or any part thereof without the prior written consent of the Lessor. Lessee agrees to sublease only by using the sublease agreement available @ the office of Johnson Rentals. In the event that Lessor agrees to a sublease agreement, the Lessees shall not be released from liability under this lease. Lessee further agrees to assign this lease only by written agreement with Lessor and agrees to pay a \$25.00 sublet fee. This sublet form is to be attached to the original lease, after execution. This contract is not renewable unless satisfactory arrangements are made by all parties concerned. If not notified, this apartment will be shown and re-rented without notification to the Lessee, although notices will be distributed to Lessee notifying them of renewal dates so that the Lessee will have the first option to renew. No more than _____ occupants shall be allowed to occupy the premises. Occupancy shall be limited to the Lessee's whose names are described on this lease and who have in fact executed this Lease.

10. In case said leased premises shall be rendered untenable by fire or other casualty, the terms hereof shall cease. Lessor's insurance does not cover Lessee's personal property in case of fire, theft, or other casualty. Lessee should obtain **renter's insurance** for this purpose, at an agent of their choice.

11. If said lease premises should be vacated during the said term for any reason, the Lessor may take immediate possession thereof for the remainder of the term, and in Lessor's discretion re-lease the same and apply the proceeds to the balance due on this lease. That the Lessee is to remain liable for any unpaid balance of the rent, for any damage to the property of the Lessor and for reasonable compensation for the landlord's efforts in re-leasing the premises.

12. **Pets are prohibited** and Lessee hereby agrees not to allow or keep any pets in or about the leased premises or the building without the advanced written permission of Lessor. Lessee understands that the prohibition of pets also applies to pets of Lessees guests or visitors. If Lessor finds a pet on the premises, Lessee hereby agrees to pay a fine of \$100.00 as liquidated damages, and an additional \$15.00 for each additional day the pet remains on the premises. If a pet is kept on the premises for a cumulative total of five (5) days during the lease term, the parties agree that this shall be a material violation of the lease subjecting Lessee to immediate eviction. **No dogs of any size, shape or form are allowed on said premises.**

13. That Lessee shall pay cost of all utilities (unless noted differently by Lessor) used by them in conjunction with the use of these premises during the term of this lease. **Lessee also agrees to pay \$6.00 per person per month for sanitary sewer tax charges and \$5.00 per month for recycling fee charges** (see front of lease). **If not paid monthly with rent, they shall be deducted from security deposit.** Lessee agrees to place their garbage, refuse and recyclables inside the containers provided by the Lessor, that a minimum \$25.00 charge will be payable to the Lessor at each occurrence where the trash of the Lessee is collected by Lessor. Waterbeds, without proper waterbed insurance, and bicycles are absolutely forbidden inside the apartment. Lessor shall provide pest control at no charge as long as pest problem is not generated by the condition of the apartment or house. If condition of the premises is generating a pest problem then the Lessee shall be responsible in full for all associated pest control charges.

14. Both the Lessor and the Lessee hereby expressly agree that the premises described above in this lease are for the full residential use and enjoyment of those who have signed this lease or sub-lease agreement. Specifically, Lessor and Lessee hereby agree that Lessee may entertain guests on the said premises at any and all times, occasionally overnight, but lessee specifically guarantees that such guests will not visit enough to reasonable consider them to be regular occupants of the apartment. Lessees and their guests agree to refrain from acts or practices which unreasonable disturb their neighbors.

15. Lessee agrees to be responsible for and to pay promptly for any damage to the leased premises and for any damage to or loss of the appliances, furniture and fixtures therein caused by the lessee or their guests, excepting damage due to ordinary and reasonable wear and tear. The final extent of the damages will be determined by comparing the condition of the apartment and its furnishings at the time of vacating the apartment with the lessees written statement of the apartment's condition at the time of taking possession, although some damages may be determined at an earlier date, in which case lessee agrees to pay for them promptly at that time.

16. The failure of lessee to perform the terms, conditions, covenants and regulations of this lease shall constitute a breach of this lease and lessor may evict lessees from the premises and may pursue any other remedy at law or in equity. Lessor shall be entitled to recover from lessee reasonable attorney's fees and all other costs incurred by lessor for enforcement of this lease.

17. All parties of this lease agree that the covenants and agreements herein contained shall be binding upon, and apply and insure to, their respective heirs executors, administrators, and assignees. This lease and any an all written endorsements there-upon constitute the entire extent of the agreement between Lessor and Lessees pertain the leasing of these premises. No oral promises are binding on either Lessor or Lessees. All Lessees signed on this lease are **jointly and severally** responsible for rent and damages.

Lessee _____ Address _____

Lessee _____ Address _____

Lessee _____ Address _____

Lessee _____ Address _____

Lessee _____ Address _____

Lessee _____ Address _____

Lessee _____ Address _____

Lessee _____ Address _____

Lessee _____ Address _____

Lessor _____ Date _____

SUB-LEASE AGREEMENT

The lessee hereby guarantees to provide a signed copy of this sub-lease agreement to the original lessor. This sub-lease agreement is not valid unless approved by the original lessor, which approval will be granted only if the original lessee and sub-lessee has paid in full the balance of the rent in accordance with the terms of this contract. When and if lessee sublets said apartment to one or more persons, lessee agrees to pay a \$25.00 fee for handling of paperwork, key exchange and an assessment of said apartment.

We, the sub-lessees, hereby agree to all of the above terms and hereby agree to accept all of the lessees' responsibilities as detailed in the original lease, but also agree to be responsible for all the terms of this sub-lease agreement that hereby become part of this instrument. We specifically agree to pay all of our rent as outlined below to JOHNSON RENTALS and not to the lessees from whom we are subletting the apartment.

We the sub-lessees hereby agree to rent apartment _____ located @ _____ for the period _____ to _____ for the sum of _____, payable in full upon signing of this lease.

The sub-lessees agree to deposit with the lessees the sum of _____, upon signing of this lease, for a security deposit.

Sub-Lessee _____ Address _____

Sub-Lessee _____ Address _____

Sub-Lessee _____ Address _____

Sub-Lessee _____ Address _____

Sub-Lessee _____ Address _____

Sub-Lessee _____ Address _____

Sub-Lessee _____ Address _____

Sub-Lessee _____ Address _____

Sub-Lessee _____ Address _____

Sub-Lessee _____ Address _____

Lessee or Lessees _____

Approved: YES NO

By original lessor _____ Date _____

IMPORTANT: If the sub-lessees decide to sub-lease, and additional re-sub-lease agreement must be filled out and signed. Such an agreement may be secured from our office by contacting Johnson Rentals @ 217-351-1767.

Sublettor shall receive keys from: Original Lessee or Lessor (please circle one)

If a multiple bedroom/roommate apartment, please specify.

Whole apartment _____

Bedroom _____

For Whom _____

Information sheet must be filled out as well.

