

LEASE AGREEMENT

Property Address: _____

Winston-Salem, NC

The undersigned Lessee(s) hereby agrees to Lease the above addressed premises from the above named Lessor for a term beginning _____ and terminating on _____ subject to the following terms and conditions:

RENTAL PAYMENTS

Monthly rental cash installments of _____ Dollars (_____) are due and payable at Lessor's address above in advance each month. Time is of the essence of this Agreement, and if any months rental installment is not paid on or before the first day thereof, a late charge of 5% of the rental payment shall be paid to Lessor in addition to the initial rental payment if the rent is received by the lessor on or after the 6th day of the month.. If any rental installment is not paid by the first day thereof, at Lessor's option he shall be entitled to then reenter and have possession of the premises, and in such event Lessee(s) agree to quietly surrender up the premises without further notice or release from the terms and conditions hereof.

SECURITY DEPOSIT

Lessor acknowledges receipt _____ Dollars (_____) as security deposit, which shall be returned to Lessee(s) at the date of termination above, subject to Lessee(s) nonpayment of rentals and late charges, damage to premises, non-fulfillment of term, or unpaid bills becoming a lien against premises from their occupancy, and costs of re-renting after Lessee(s) breach or court costs allowable by law Lessee also accepts notice as required by North Carolina (General Statute 4250 that this deposit will be placed in a trust account located at

_____ Bank _____, NC.

PETS

There will be no pets on the premises without the prior written permission of the Lessor.

Addendum: _____

POSSESSION

Lessee(s) acknowledge(s) and accept(s) the premises in present condition and agree(s) to keep and maintain the same clean and neat without defacement or damage, inside and out, subject to reasonable wear and use, and to keep the yard and shrubbery cut, trimmed, and raked. If this is not done by the lessor, at his option, can have the yard cleaned and charge the lessee for the amount of the work.

ASSIGNMENT

No assignment or SubLease of the premises shall be binding upon the Lessor or confer any rights on the proposed assignee or Sublessee without the written consent of the Lessor. No assignment or Sub Lease shall release Lessee(s) from the obligations of this Lease.

LESSOR'S RIGHT OF ENTRY

Lessor, or his agent, shall have the right to enter the premises at all times which are necessary to make needed repairs, and this right shall exist whether or not Lessee(s) or other occupant shall be on the premises at such time. During the last thirty (30) days of the term of the Lease, Lessor, or his agent, shall have the right to enter the premises at reasonable hours to show the same to prospective Lessee(s).

LESSEE(S)' PROPERTY

If upon the termination of this Lease or abandonment of the premises by Lessee(s), Lessee(s) abandons or leaves any property in the premises, Lessor, or his agent, shall have the right, without notice to Lessee(s) to store or otherwise dispose of the property at Lessee(s)' costs and expense, without being liable in any respect to the Lessee(s).

INSURANCE

The Lessee is responsible for insurance to cover his/her personal property in the event of fire, flood or any other problem which may cause damage to the Lessee(s) property. The Lessor will carry insurance to cover the structure itself but the Lessor will in no way be responsible for damage done to the Lessee(s) personal property.

PARKING

The lessee shall park in the designated parking area and shall not park on the grass at any time.

ATTORNEY FEES

The lessee agrees to pay an attorneys fee of 15% of the outstanding rent if the lessor has to file a civil action to enforce this contract.

REENTRY

Breach of any provision of this lease shall allow the lessor, at his option, to re-enter and have possession of the premises.

NO SMOKING POLICY

There is no smoking inside the house (cigars,cigarettes,pipe, or any other kind of smoking). If smoke odor is detected inside the house upon termination of the lease the tenant will be charged for the abatement of the smoke odor (consisting of but not solely to, priming, painting all walls and ceiling. Washing all surfaces, like cabinets, doors, trim, appliances, floors, etc.etc.

SMOKE DETECTOR(S)

Tenant hereby agrees that as of this date the smoke detector(s) are properly working and that the tenant shall be responsible for periodically checking its service and changing its battery if necessary.

Early Termination Administrative Fee: Tenant agrees that in the event Tenant terminates the lease prior to the expiration of the Initial Term, in addition to all other costs for which Tenant is responsible under the lease as a result of such termination, Tenant shall be responsible for payment of an administration fee to cover reasonable administrative costs which otherwise would not have been incurred prior to the expiration of the Initial Term for maintaining and re-renting the property. The administration fee shall be in the amount of one months rent, _____ if Tenant's termination occurs within six months after the beginning date of the lease; two-thirds of such amount if the termination occurs more than six months and less than ten months after the beginning date; and one third of such amount if the termination occurs more than ten months after the beginning date. The minimum termination fee shall be \$250.00. The administration fee shall be due and payable at the time of termination,

Fees associated with early termination of lease: In addition to the administrative fee, there may be additional cost incurred in breaking your lease. These include, but are not limited to:
• Loss of rent •Cleaning •Utilities • Painting • Lawn maintenance • Carpet cleaning • Locksmith/Re-keying
• Hauling trash • Filters, smoke & carbon monoxide detectors
The property will be returned to the condition in which it was originally rented.

Accepted and Agreed on _____
LESSEE.

Name _____ Social Security # _____
Driver's License # _____

Addendum: _____

LESSOR
BY: _____