

LEASE

This lease is made this 30<sup>th</sup> day of July, 2012 by and between Terry and Kathy Dudley, 6744 Contreras Rd, Oxford, Ohio 45056, hereinafter referred to as Lessor, And \_\_\_\_\_, hereinafter referred to as Lessee.

Lessor hereby leases to Lessee and Lessee hereby lets from the Lessor the premises commonly known and hereinafter referred to as the "leased premises" located at 103 E Spring St # 7, Oxford, Ohio 45056. For a term commencing on 8-7-12 and terminating on 7-31-13. Delay by Lessor in delivering possession of the premises shall suspend rent due pro rata during such delay, but shall not relieve Lessee of any other obligations nor render Lessor liable for such delay.

In consideration of possession and/ or risk of possession of said leased premises given to Lessee and Lessors surrender of the same, Lessee agrees to pay total rent of \$ 575.00 per month payable on or before the 1<sup>st</sup> day of the month.

Such lease of said leased premises is upon the following agreements, covenants, and conditions.

A. JOINT AND SEVERAL LIABILITY:

Each Lessee under this lease is jointly and severally (individually) liable to Lessor for the total rent due for the premises, together with any and all damages and any other miscellaneous charges. If one of the Lessees fails to pay rent, damages, or other miscellaneous charges, then any one of the other Lessees or any number of other Lessees may be held liable by Lessor for unpaid rent, damages or charges. However, Lessees making payments on behalf of a defaulting Lessee have the right to demand reimbursement from the defaulting Lessee.

B. SECURITY DEPOSIT: Plus \$200.00 Pet Deposit

A security deposit of \$ 575.00 per student is due and lease. If tenant leased the said premises the previous year his or by the rental agency will be considered carried over. Failure of said deposit at the aforesaid time will cancel and otherwise void, and of no effect with respect to such individual lessee deposits and rent paid prior to said cancellation.

*Still in unit pays \$600/month*

C. UTILITIES:

Lessee shall be responsible for Electric install these particular utilities in Lessee's name by contacting Lessee shall pay promptly all utility invoices. Lessee shall Lessor, such as, water, sewer, heat & trash

D. ASSIGNMENT AND SUBLEASE:

Lessee agrees not to assign nor sublease said leased premises. Upon consent by Lessor to sublease, Lessee agrees to pay Lessor

E. RIGHT OF ENTRY:

Lessor or lessor's agents shall have the right to enter and have access to the leased premises at all reasonable and necessary times to inspect the leased premises or for any purpose connected with

Dated

7-30-12

Signed:

Kathy Dudley

Terry or Kathy Dudley  
6744 Contreras Road  
Oxford, Ohio 45056  
(513) 523-1800

\_\_\_\_\_  
Lessee Name (please print)

\_\_\_\_\_  
Lessee Name (please print)

\_\_\_\_\_  
Lessee signed

\_\_\_\_\_  
Lessee signed

\_\_\_\_\_  
Home Address

\_\_\_\_\_  
Home Address

\_\_\_\_\_  
Cell #

\_\_\_\_\_  
Cell #

~~\_\_\_\_\_  
Lessee Name (please print)~~

~~\_\_\_\_\_  
Lessee Name (please print)~~

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Lessee signed~~

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Lessee signed~~

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Home Address~~

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