

LEASE

This lease is made this 18th day of September, 2013 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 107 E Spring St #12, Oxford, Ohio 45056. For a term commencing on August 15, 2014 and terminating on May 17, 2015. 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 \$ 6000.00. \$ 6000.00 per student, per school year, payable in 2 installments of \$ 3000.00 each, payable on or before August 1, 2014, and December 1, 2014.

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:

A security deposit of \$ 350.00 per student is due and payable upon execution of this lease. If tenant leased the said premises the previous year his or her security deposit already held by the rental agency will be considered carried over. Failure of an individual Lessee to deliver said deposit at the aforesaid time will cancel and otherwise render this lease agreement null, void, and of no effect with respect to such individual lessee and such Lessee shall forfeit all deposits and rent paid prior to said cancellation.

C. UTILITIES:

Lessee shall be responsible for Electric (Electric Heat) Cable and are optional Internet Lessee agrees to install these particular utilities in Lessee's name by contacting the appropriate utility offices. Lessee shall pay promptly all utility invoices. Lessee shall conserve all utilities furnished by Lessor, such as, Water, sewer, + Trash

D. ASSIGNMENT AND SUBLEASE:

Lessee agrees not to assign nor sublease said leased premises without written consent of Lessor. Upon consent by Lessor to sublease, Lessee agrees to pay Lessor 5% of sub leased agreement.

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

of 6

Dated

9-18-13

Signed:

Kathy Dudley DBA Dudley Prime Properties LLC
Terry or Kathy Dudley
6744 Contreras Road
Oxford, Ohio 45056
(513) 523-1800
KathyDudley@gmail.com

Lessee Name (please print)

Lessee signed

Home Address _____

Cell # _____

Lessee Name (please print)

Lessee signed

Home Address _____

Cell # _____

Lessee Name (please print)

Lessee signed

Home Address _____

Cell # _____

Lessee Name (please print)

Lessee signed

Home Address _____

Cell # _____