

LEASE

This lease is made this 25th day of November, 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 #3, 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 \$ 6900.00 ^{6000.00} ~~\$3450.00~~ per student, per school year, payable in 2 installments of \$ 1725.00 ^{3000.00} ~~1725.00~~ each, payable on or before August 1, 2014, and December 1, 2014.

Such lease of said leased premises is upon the following agreements, (

A. JOINT AND SEVERAL LIABILITY:

Each Lessee under this lease is jointly and severally (individually) responsible for the payment of rent due for the premises, together with any and all damages and charges. If one of the Lessees fails to pay rent, damages, or any one of the other Lessees or any number of other Lessee's unpaid rent, damages or charges. However, Lessees making default shall be jointly and severally liable for the same. Lessee have the right to demand reimbursement from the defaulting Lessee.

2nd Tenant will sign later only 1 Tenant \$3000 / semester

B. SECURITY DEPOSIT:

A security deposit of \$ 350.00 per student is due at lease. If tenant leased the said premises the previous year his security deposit by the rental agency will be considered carried over. Failure to pay said deposit at the aforesaid time will cancel and otherwise void, and of no effect with respect to such individual lessee's security deposits and rent paid prior to said cancellation.

C. UTILITIES:

Lessee shall be responsible for Electric (Electric Heat). 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 the lease.

6 of 6

Dated

11-25-13

Signed:

Terry Dudley
Terry or Kathy Dudley
6744 Contreras Road
Oxford, Ohio 45056
(513) 523 1800
Kathy.Dudley@pmc.com

D. B. A.
Dudleys Prime
Properties

Property Address

Lease Period

Monthly Rent

Security Deposit

Other Terms

Lessee Name (please print)

Signature

Home Address

Phone

Property Address

Lease Period

Monthly Rent

Security Deposit

Other Terms

Lessee Name (please print)

Signature

Home Address

Phone