

Brookhaven's Inez Apartment Lease

This Lease Agreement (this "Lease") is made effective as of _____, 2009, by and between Brookhaven's Inez, LLC ("Landlord"), and _____ ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant a one bedroom apartment (the "Premises") # ____, located at 104 E Monticello St, Brookhaven, MS 39601.

TERM. The lease term will begin on _____ 1, 2011 and will terminate on _____ 1, 20__.

LEASE PAYMENTS. Tenant shall pay to Landlord monthly payments of \$_____.00 per month, payable in advance on the first day of each month. Lease payments shall be made to the Landlord at 104 E Monticello St, Brookhaven, MS, 39601 which may be changed from time to time by Landlord. You may drop your check in the **COLLECTION BOX** located on the second floor lobby next to General Mgrs apt.

SECURITY DEPOSIT. At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit of \$500.00 to be held and disbursed for Tenant damages to the Premises (if any) as provided by law or should the tenant not complete the term of the lease.

POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties.

USE OF PREMISES/ABSENCES. Tenant shall occupy and use the Premises as a dwelling unit. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

OCCUPANTS. The Premises may not be occupied by more than 2 person(s), unless the prior consent of the Landlord is obtained.

PETS. No pets shall be allowed on the Premises.

SMOKING: The Inez is a non-smoking residence.

PROPERTY INSURANCE. Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises.

RENEWAL TERMS. This Lease shall automatically renew for an additional period of 12 months per renewal term, unless either party gives written notice of the termination no later than 30 days prior to the end of the term or renewal term. The lease terms may change in the second term of the lease. We will notify you of any increases at least 30 days prior to a change.

KEYS. The Tenant will be given 2 key(s) to the Premises. If all keys are not returned to the Landlord at the end of the Lease, the Tenant shall be charged \$10.00. The front and back door will be locked at night. You will be provided with a key code to access these doors after hours.

MAINTENANCE. Landlord shall have the responsibility to maintain the Premises in good repair at all times and perform all repairs necessary to satisfy any implied warranty of habitation. The Tenant will be responsible for the following minor repairs and maintenance duties: any damage to walls due to hanging pictures and excessive carpet wear. Energy saving fluorescent light bulbs are required. Tenant will be responsible for changing bulbs that are no longer working.

UTILITIES AND SERVICES. Landlord shall be responsible for all utilities and services in connection with the Premises. Landlord will provide basic cable, gas, water and electricity.

TAXES. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the Premises.

PERSONAL TAXES. Landlord shall pay all personal taxes and any other charges which may be levied against the Premises and which are attributable to Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments.

LATE PAYMENTS. Tenant shall pay a late fee equal to \$50.00 for each payment that is not paid within 5 days after its due date.

NON-SUFFICIENT FUNDS. Tenant shall be charged \$50.00 for each check that is returned to Landlord for lack of sufficient funds. Subsequent payments shall be made in cash.

ACCESS BY LANDLORD TO PREMISES. Landlord has the right to access tenant apartment for inspection and also for regular pest control. This service is included in lease.

LANDLORD:

Brookhaven's Inez, LLC

TENANT:

_X_____

Contact info: Cell Phone number: _____

Employer: _____

Employer work number: _____

Emergency contact person: _____

Phone number: _____