

**Apartments—Unfurnished.**

Lease made \_\_\_\_\_ [year], between \_\_\_\_\_ of \_\_\_\_\_, lessor, and \_\_\_\_\_, of the same place, lessee, witnesses:

Lessor hereby leases to lessee from \_\_\_\_\_ [year], to \_\_\_\_\_ [year], the following-described premises, namely: Apartment No. \_\_\_\_\_, of \_\_\_\_\_ building situated at No. \_\_\_\_\_ street in the city of \_\_\_\_\_, state of \_\_\_\_\_.

In consideration of lease it is agreed as follows:

1. Lessee pay to lessor, at lessor's office in \_\_\_\_\_ [name of city and state], for use of premises, yearly [or as the case may be] rental of \$ \_\_\_\_\_ to be paid \$ \_\_\_\_\_ in advance on the \_\_\_\_\_ day of \_\_\_\_\_, and \$ \_\_\_\_\_ on the \_\_\_\_\_ day of each month thereafter during the continuance of this lease with \_\_\_\_\_ % interest upon all unpaid rent from maturity thereof.

2. Lessee has examined and knows condition of premises, and has received same in good order and repair, and hereby agrees:

To use premises for living rooms, as a private residence for a family of \_\_\_\_\_ and that small children shall not constitute a part of family; and not to sell or assign this lease, nor underlet premises or any part thereof, and premises shall not be offered by lessee for lease by placing notices on any door, window or wall of building, or by advertising same directly or indirectly in any newspaper or otherwise, without written consent of lessor endorsed; nor permit any unlawful business to be conducted thereon; to surrender possession of premises at expiration of this lease without further notice to quit, in as good condition as reasonable and careful use will permit; but under no circumstances shall premises be used as a boardinghouse or lodging-house, nor for a school or for giving instructions in music or singing or for any other purpose other than that specified herein.

3. Lessee shall not do, nor permit anything to be done on premises, bring or keep anything thereon, which will in any way increase the rate of fire insurance on building, or on property kept therein, or obstruct or interfere with rights of other tenants, or in any way injure or annoy them, or conflict with laws relating to fires, or with regulations of fire department, or with any insurance policy on building, or any part thereof, or conflict with any of the rules and ordinances of board of health, and indulgence in any immoral, illegal or criminal act will render this lease terminable, without notice, at option of lessor.

4. Lessee agrees to give lessor, in addition to the lien given by law, a lien on all property being used or situated upon premises, including household and kitchen furniture, and articles of family use and ornamentation, whether the property is exempt from execution or not for rent secured hereunder, and for any damage sustained by lessor, such lien to continue six months after the expiration of the terms; and lessee, as an inducement to the securing of this lease, warrants the title to the property against all persons.

5. Any failure of lessee to comply with any of the terms or conditions of this lease shall make the whole amount of rent for the term due, and lessor may proceed to collect the same; or on election of lessor, any such failure shall work a forfeiture of this lease, and all rights of lessee hereunder, and lessee, on notice of such election, shall within three days thereafter quit and surrender premises, without further notice to quit, and lessor may recover possession thereof by action of forcible entry and detainer. Acceptance of partial payments shall not constitute a waiver of the right of such action of forcible entry and detainer during the month on the rent of which partial payments are made.

6. If, on failure to comply with any of conditions, rules and regulations of this lease, suit should be brought for damages on account thereof, or to enforce payment of rent and light herein stipulated, or to recover possession of premises, or for any and all of the causes, lessee agrees to further pay to lessor reasonable costs and expenses incurred in prosecuting the suits, including attorney's fees, all of which shall be a lien on the property and effects of