

Apartments—Unfurnished.

This lease made _____ [year], between _____, as landlord, and _____ and _____, jointly and severally, as tenants, witnesses.

Landlord lets and tenants take the premises designated as _____, in city of _____, state of _____, to be used and occupied as a strictly private dwelling apartment by tenants and their family, and not otherwise, as set forth in application for apartment lease, for the term of _____ to commence on _____ [year], and to end _____ [year], unless sooner terminated as provided herein, at annual rent of \$ _____ payable in equal monthly instalments in advance on first day of each and every calendar month during the term, except that rent for first full month or from commencement of term to end of first calendar month shall be payable on execution of this lease by tenants.

The tenants agree:

1. To pay the rent, as above provided, at the office of landlord in _____, city of _____, state of _____.

2. To not use premises or any part thereof, or allow the same to be used for any purposes other than as a private dwelling apartment, nor by any person other than tenants and family of tenants as set forth in application for apartment lease nor by more than _____ persons. Tenants shall not sell, assign, or transfer this lease, or underlet premises or any part thereof. Any sale, assignment, transfer, or underletting of this lease without previous written consent of landlord shall be void. If landlord consents to an assignment hereof, no further assignment shall be made without express consent, in writing, of landlord. The character of occupancy of premises, as above restricted, is an especial consideration and inducement for granting of this lease, and in event of violation by tenants of restriction against subletting or assignment or if tenants shall cease to occupy apartment, or shall permit same to be occupied by parties other than as aforesaid or violate any other restriction or condition hereby imposed, this lease may, at option of landlord or agent or assigns of landlord, be terminated in the manner provided in clause six.

3. Throughout the term tenants shall take good care of premises, its appurtenances, fixtures, and equipment; shall not drill into, disfigure, or deface any part of buildings, grounds, or any other part or portion of development, or allow same to be done. As and when needed, landlord shall repair premises, its appurtenances, fixtures, and equipment where rendered necessary by misuse or neglect of tenants, their family, servants, employees or agents. The cost thereof shall be determined on statements rendered by landlord to tenants and the sum so determined shall be payable to landlord on delivery of such statement; and if same shall not be paid by tenants within 10 days thereafter, the sum shall become so much additional rent, payable on demand with any instalment of rent thereafter becoming due, and collectible as such. On ending of term in any manner, tenants shall quit and surrender premises in as good order and condition as they were at beginning of term, reasonable wear and tear excepted. If premises be not so surrendered at any ending of term, tenants shall be responsible to landlord for all of damage which landlord shall suffer by reason thereof, and tenants will indemnify landlord against all claims made by any succeeding tenants against landlord, resulting from delay by landlord in delivering possession of premises to such succeeding tenants, so far as such delay is occasioned by failure of tenants so to surrender the premises.

4. Tenants shall comply with all laws, ordinances, governmental regulations and with regulations of board of fire underwriters applicable to premises. Tenants shall not do anything or allow anything to be done on premises which will increase rate of fire insurance of building. Tenants shall observe and comply with, and tenants agree that all persons dwelling in or visiting in premises shall observe and comply with, rules and regulations printed on the back hereof and such other and further rules and regulations as landlord may from time to time deem needful and prescribe for the safety, care, and cleanliness of the building, and the preservation of good order therein, as well as comfort, quiet, and convenience of other occupants of development.

5. If premises shall be partially damaged by fire, repairs shall be made by landlord as speedily as conveniently possible; and in case damage shall be so extensive as to render premises untenable, rent shall cease until such