

Comprehensive lease adaptable for business or residential purposes.

This lease made in _____, state of _____, _____ [date], between _____, as lessor, and _____, of _____, as lessee, witnesses:

Lessor, for and in consideration of the agreements of lessee mentioned below, hereby leases to lessee, and lessee hereby leases from lessor, the premises [or as the case may be] located at _____, state of _____, described as follows: _____, excepting and reserving to lessor _____, including the right to _____.

This lease is for the term of _____ years [or as the case may be], beginning _____ [date], and ending _____ [date], unless sooner terminated as provided below.

A. Agreements of Lessee

Lessee, in consideration of the leasing, agrees:

1. To pay as rent for premises the sum of \$_____ per month [or as the case may be], payable on the _____ day of each month [or as the case may be] during the term of this lease.
2. To pay all charges for light, heat, fuel, power and water furnished or supplied to or on any part of premises.
3. To pay all taxes and assessments, ordinary and extraordinary, general and specific, including the same for [year], which may be levied or assessed on premises.
4. To pay all reasonable costs, attorneys' fees and expenses that shall be made and incurred by lessor in enforcing the agreements of this lease.
5. To use and occupy the premises for _____ purposes only, and for no other object or purpose without written consent of lessor, and to not use premises for any unlawful purpose or purpose deemed extra hazardous.
6. To keep the premises in as good repair as the same shall be at the commencement of the term, wear and tear arising from the reasonable use of the same and damages by the elements excepted.
7. To keep the buildings and improvements on the premises insured in a responsible insurance company or companies for not less than \$_____, payable in case of loss, to lessor as lessor's interest may appear.
8. To permit lessor and lessor's agents to enter on the premises or any part thereof, at all reasonable hours, for purpose of examining or exhibiting same or making such repairs or alterations as may be necessary for safety or preservation thereof; also to permit lessor to place on premises notice of "For Sale" and "To Rent" and not interfere with same.
9. To deliver to lessor within _____ days from execution of this lease a surety bond in amount of \$_____ from a reputable bonding company, guaranteeing faithful performance by lessee of all terms and conditions of this lease.
10. Not to assign this lease or sublet the premises or any portion thereof without written consent of lessor.
11. Not to make any contract for construction, repair, or improvements on, in, of, or to premises, or any part thereof, or for any work to be done or materials to be furnished on or to premises, or any part thereof, without providing in such contract or agreement that no lien of mechanics or materialmen shall be created or shall arise against above-described land and/or the building or improvements at any time located thereon. All persons furnishing any work, labor or materials, as well as all other persons whatever, shall be bound by this provision and by the notice of it from and after date of this lease, and notice is hereby given that no mechanic's lien,