

**Dwellings—General form.**

Lease made \_\_\_\_\_ [year], between \_\_\_\_\_, of \_\_\_\_\_, as lessor, and \_\_\_\_\_, as lessee, witnesses:

A. Lessor, in consideration of the agreements of lessee herein contained, leases to lessee a dwelling house situated in the city of \_\_\_\_\_, state of \_\_\_\_\_, and numbered \_\_\_\_\_ of \_\_\_\_\_ street, from the date hereof for the term of one year [for "\_\_\_\_\_ years"].

B. Lessee, in consideration of lease from lessor, agrees as follows:

1. To pay as rent \$\_\_\_\_\_ a year by equal monthly [or "quarterly" or as the case may be] payments on the first day of each month [or as the case may be], the first payment to be made on \_\_\_\_\_ [year]. To pay rent at office of lessor [or "office of agent of lessor"] at No. \_\_\_\_\_ street in city of \_\_\_\_\_, state of \_\_\_\_\_, or at such other place as may be designated by lessor.

2. To, from time to time during the term, pay all water rates which may be assessed on premises, or on owner or occupier.

3. To keep premises in good and tenantable repair, externally and internally, reasonable wear and tear excepted.

4. To make no alterations or additions to or on premises without consent of lessor being first obtained in writing.

5. To not assign this lease nor underlet premises, or any part thereof, without such previous consent in writing (but such consent shall not be unreasonable or arbitrarily withheld to an assignment or underletting of premises to a respectable and a responsible person).

6. To permit lessor or lessor's agents at reasonable time to enter on premises to examine condition of same.

7. To use the premises only for a dwelling and not for any illegal or immoral purpose.

8. To fully comply with all statutes of the state of \_\_\_\_\_, and ordinances of the city of \_\_\_\_\_.

9. To pay all costs in connection with any action by lessor to collect rents or to remove lessee or to recover possession of premises.

10. On termination of lease to peacefully yield up premises, with fixtures which now are or at any time during the term shall be thereon in as good and tenantable condition, in all respects, reasonable wear and use and damage by fire and other unavoidable casualties excepted, as the same now are.

11. If rent shall be in arrears, or lessee or lessee's representatives or assigns do or shall neglect or fail to perform and observe any or either of the above agreements contained herein which they are to perform, then, and in either case, lessor or those having lessor's estate in premises lawfully may, immediately or at any time thereafter, and while such neglect or default continues, and without further notice or demand, enter into and on premises, or any part thereof, in name of whole, and repossess same as of lessor's former estate, and expel lessee and those claiming under lessee, and remove their effects (forcibly if necessary), without being taken or deemed guilty of any trespass, and without prejudice to any remedies which might otherwise be used for arrears of rent, or preceding breach of agreement.

C. It is mutually agreed as follows: