

Furnished.

This lease made _____ [year], between _____, as lessor, and _____, as lessee, with covenants:

Lessor, for and in consideration of the agreements herein mentioned, and to be kept and performed by lessee, hereby leases to lessee the premises, in the city of _____, county of _____ and state of _____, known and described as follows, namely: Apartment _____ on the _____ floor of building known as _____ in city of _____, to be occupied solely as a private dwelling and not otherwise.

To have and to hold, the above-described premises, with the appurtenances, to lessee from _____ day of _____ [year], until _____ day of _____ [year].

And lessee, in consideration of this demise, agrees with lessor as follows:

1. To pay as rent for premises the sum of \$_____ per month, payable on date of commencement of term and monthly thereafter in advance, until termination of this lease, as above provided, at the office of _____.

2. Lessee has examined and knows the condition of premises and has received the same in good order and repair, except as herein otherwise specified, and no representations as to the condition or repair thereof have been made by lessor, or the agent of lessor prior to or at the execution of this lease, that are not herein expressed or endorsed hereon; and upon the termination of this lease, in any way will yield up premises to lessor in as good condition as when same were entered upon by lessee, ordinary wear and tear and loss by fire only excepted.

3. Lessor shall not be liable for any damage occasioned by failure to keep premises in repair and shall not be liable for any damage done or occasioned by or from plumbing, gas, water, steam, or other pipes, or sewerage, or the bursting, leaking or running of any cistern, tank, washstand, water closet or waste pipe, in, above, or about building or premises, nor for damage occasioned by water, snow or ice being upon or coming through the roof, skylight, trapdoor or otherwise, nor for any damage arising from acts or neglect of cotenants, or other occupants of the same building, or of any owners or occupants of adjacent or contiguous property.

4. Lessee will not allow premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that specified herein, nor to be occupied in whole or in part by any other person, and will not sublet the same, nor any part thereof, nor assign this lease, without in each case the prior written consent of lessor, and will not permit any transfer, by operation of law, of the interest in premises acquired through this lease; and will not permit premises to be used for any unlawful purpose, or purpose that will injure the reputation of the same or of the building of which they are a part, or disturb the tenants of such building or the neighborhood.

5. And for consideration aforesaid, lessee further covenants and agrees to take good care of the apartment demised and fixtures, and to commit and suffer no waste therein; that no changes or alterations of premises shall be made or partitions erected, nor walls papered, without the consent in writing of lessor; that lessee will make all repairs required to the walls, ceilings, paint, plastering, plumbing work, pipes and fixtures belonging to apartment, whenever damage or injury to the same shall have resulted from misuse or neglect; that premises shall not be used as a "boarding" or "lodging" house nor for a school, or to give instructions in music, dancing or singing, and none of the rooms shall be offered for lease by placing notices on any door, window or wall of the building, nor by advertising the same directly or indirectly, in any newspaper, or otherwise; that there shall be no lounging, sitting upon, or unnecessary tarrying in or on the front steps, the sidewalk, railing, stairways, halls, landing or other public places of the building by the lessee, members of the family, or other persons connected with the occupancy of the premises; that no provisions, milk, ice, marketing, groceries or like merchandise, shall be taken into the premises through the front door of the building, except where there is no rear entrance; that lessee and those occupying under lessee, shall not interfere with the heating apparatus, or with the gas or other lights of building which are not within the apartment hereby demised, nor with the control of any of the public portions of building.