

General forms.

This lease made and executed in duplicate _____ [year], between _____, of _____, lessor, and _____, of _____, lessee, witnesses:

For and in consideration of the agreements herein mentioned, including rules and regulations of the building which are set forth herein and hereby made a part of this lease, and because of the personal confidence reposed by lessor in lessee, lessor hereby leases to lessee the premises known as room _____ No. _____ on the _____ floor of _____ building, situated on _____ street, in _____ of _____, county of _____, state of _____ to be used by lessee as and for _____ and for no other purpose, for the term of _____, commencing _____ [year], and ending on _____ [year].

This lease is subject to all present or future mortgages or deeds of trust affecting the building or the land covered thereby.

In consideration whereof, lessee agrees that lessee will, and that lessee's officers, agents and employees shall, keep, perform and comply with each and all of the rules and regulations of the building as set forth herein, and with each and all of the terms and conditions of this lease as follows namely:

1. Lessee agrees to pay as rent for leased premises, the total sum of \$ _____ in monthly instalments of \$ _____, each, payable in advance on _____ day of each and every calendar month during the term hereof in legal monies of the United States at office of building or such other place _____ as lessor may designate.

2. Lessee agrees not to mortgage, assign or sublet this lease or leased premises or any part thereof without written consent of lessor, and lessee further agrees to pay \$ _____ per month additional rent for each subtenant so permitted. Any transfer or assignment of this lease by operation of law, except by death of lessee, without written consent of lessor shall make this lease voidable at option of lessor.

3. At least 30 days before termination of lessee's tenancy, lessee shall give lessor a written notice of date on which lessee intends to surrender the premises; if such notice is not given, then lessee shall be liable for the rent of one additional month. If lessee holds possession of premises after term of this lease, lessee shall become a tenant from month to month at the rent and upon terms herein specified, and shall continue to be such tenant until tenancy shall be terminated by lessor, or, until lessee shall have given to lessor a written notice of at least one month of intention to terminate the tenancy; but nothing in this paragraph shall be construed as a consent by lessor to the occupancy or possession of premises by lessee after the term hereof.

4. Should default be made in payment of any rents or other moneys provided to be paid hereunder, as and when the same becomes due, or should lessee or any of lessee's officers, agents or employees violate any of terms or conditions of this lease or any of rules or regulations of building as set forth herein, or should lessee move out, vacate or abandon premises or any part thereof (absence for 10 days after default in payment of rent shall constitute an abandonment), lessor may, at lessor's option, and without notice or process of law, reenter and take possession of premises, remove lessee's signs and property, place lessee's property in storage in a public warehouse at expense and risk of lessee, may make repairs, changes, alterations or additions in or to premises which may be necessary or convenient, relet premises or any part thereof, on such terms, conditions and rentals as lessor may deem proper, and lessor may, at lessor's option, either terminate and cancel this lease or lessor may apply the proceeds that may be collected from reletting, less expense of so doing, on rent to be paid by lessee, and hold lessee for any balance that may be due under the lease.

5. Lessee agrees that premises are in a tenantable and good condition, and that no representations as to condition thereof or as to terms of this lease were made by lessor or lessor's agents prior to or at execution of this lease, other than stated herein; that premises shall not be altered, repaired, or changed without written consent of lessor, and that, unless otherwise provided by this agreement, all alterations, improvements or changes shall be done either by or under direction of lessor, but at cost of lessee, and that all alterations, additions or improvements made in or to premises shall be the property of lessor and shall remain and be surrendered with the premises on