

Wisconsin.

Or

Lessee agrees to maintain a reasonable amount of heat in cold weather to prevent damage to water pipes, etc. Should any damage occur, lessee shall be held liable therefor.

(Either Clause "1" or "2" Should Be Stricken)

1. This lease shall stand, without notice from either party, renewed on identical terms for a like successive period unless either party shall at least 45 days before the expiration of the lease notify the other in writing to the contrary.

However, the lessor must at least 15 days but not more than 30 days prior to the time specified for giving the notice as herein set forth notify the lessee in writing of the above provision for automatic renewal or extension.

Or

2. This lease shall stand without notice from either party, renewed on identical terms, except that it shall be a month-to-month tenancy, and in the event neither clause is stricken, this clause shall be controlling in this lease.

Lessee shall not assign this lease, nor sublet the premises or any part thereof, without prior written consent of lessor.

Lessee agrees that security deposit in the amount of \$ _____ shall be held by _____ (*insert name of lessor or agent*) and if held by agent, security deposit shall be held in agent's trust account. Deposit shall be refunded to lessee in the event the premises are left in the condition called for by this lease, upon lessee furnishing lessor with written demand for security deposit, which demand shall include lessee's new address. Lessor shall furnish lessee with written statement of conditions causing forfeiture of all or part of security deposit within 10 days after lessee vacates premises, or lessor receives such demand, whichever shall be later, or lessor shall be deemed to have waived any claims against security deposit. Any damage caused by lessee, normal wear and tear excepted, shall be repaired by lessor and the cost thereof deducted from security deposit. Should security deposit be unreasonably withheld, lessor agrees to pay and discharge all reasonable costs, attorneys' fees and expenses that shall be paid or incurred by lessee in recovering such deposit.

Lessee has examined and knows the condition of premises and has received 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 lessor's agent prior to, or at the execution of this lease, that are not herein expressed or endorsed hereon. Lessee shall have 5 days after date of occupancy to notify lessor or lessor's agent in writing of any defects or needed repairs in premises or else shall be deemed to have received premises in good order and repair.

It is the responsibility of the lessee to provide insurance coverage for lessee's personal property.

Lessee agrees to vacate premises at the end of term, and deliver the keys to lessor.

Lessor may, at reasonable and proper times, with prior notice, enter and show premises to persons wishing to rent or purchase same, or to make such repairs as lessor may deem necessary.

If lessee shall abandon or vacate premises before the expiration of term, lessor shall make reasonable efforts to rent same and shall apply the money therefrom to the rent due, or to become due, on this lease and lessee shall remain liable for any deficiency and agree to pay same.

If lessee shall leave any property on premises, lessor shall have right to dispose of the property without liability 30 days after lessee vacates or abandons, premises.