

DUPLEX LEASE AGREEMENT

Address: _____
Springfield, MO
("Premises")

Tenants permitted to reside in premises ("Tenants):

Rent Amount: \$ _____
Deposit Amount: \$ _____
Commencement Date: _____
Term: _____

IN CONSIDERATION of this lease ("Lease"), Tenants hereby deposit \$_____.00, minimum deposit to secure against damage and/or vacation of premises without notice or before expiration of term. The deposit amount, less amounts applied as provided, will be refunded at the option of the Landlord provided none of the conditions of this lease are broken by Tenants. The deposit may not be applied by Tenant as the last month's rent.

The term of the Lease is for twelve (12) months, beginning on _____, _____, and terminating on _____, 201___. Tenants must give Sixty (60) days notice of intent to vacate shall be given before the end of the initial term if the Premises is to be vacated at Lease Termination. After the initial term and absent notice, this Lease shall be a month to month tenancy, and Tenants must give notice at least Sixty (60) days' before a rent payment date (first of month) of intent to vacate by that rent payment date.

If the following conditions are not complied with, Tenants are in default and Landlord has the right to immediate possession of the Premises and may exclude Tenants from the Premises. One or more waivers of default by Landlord do not constitute Landlord's waiver of subsequent default:

- 1) Rent shall be paid monthly, in advance, on the first day of each month.
- 2) Failure to pay rent within five (5) days of the due date shall result, at the option of Landlord, in immediate termination of Lease. Landlord's damages for late payment are difficult to determine and Tenant shall pay a liquidated damage charge of \$10.00 per day for any rent accepted after the 5th day of the month and interest of 1.5% per month on past due amounts.
- 3) Premises shall not be used for any unlawful or immoral purpose, or so as to constitute a nuisance, and shall be used as living quarters only. Tenant shall **NOT** be permitted to have any pets.
- 4) Tenants agree not to permit the Premises, including woodwork, floors, walls or any fixtures or furnishings contained therein to be damaged or depreciated in any manner, over and above ordinary wear and tear, and to pay for the loss, breakage, or damage thereto. Tenants agree that no **tacks, nails or screws** shall be driven into the walls or woodwork , except a modest number of "traditional" picture hangers using small (e.g., 1") brads (no mollies etc.) in drywall but not in woodwork. Tenant must obtain Landlord's prior written consent to install any satellite or cable TV wiring or equipment, and in no case will the installation or equipment attachments penetrate the brick or roof.

5) Landlord may enter premises to repair, inspect, maintain or show the property to any prospective buyer or tenant, loan or insurance agent, at any reasonable time, and shall attempt to give prior notice to Tenants.

6) Tenants agree to pay any and all utility bills and deposits.

7) Tenants agree to maintain the interior and exterior of their premises, including the shoveling of walks and drives and **watering of lawns and landscaping**. Landlord shall provide mowing.

8) Tenants agree to maintain the smoke alarm, fire extinguisher and CO2, including the testing, batteries and upkeep of same.

9) Tenants agree to pay cleaning, carpet shampooing and painting fee at termination of lease to restore premises to condition at commencement, if necessary.

10) Tenants have completed the reference information sheet and inspection reports forms provided, and affirm and warrant that the information provided is true and correct and not misleading.

11) Tenants agree to be responsible for breach of lease, including Landlord's legal expenses and court costs of enforcing same.

Tenants: _____ Date: _____

_____ Date: _____

LANDLORD

By: _____

_____ by an authorized member

SPECIAL PROVISIONS

Initials: Landlord _____

Tenant _____