

Market Square Apartments
315 Saint Clair Street
Dunn & Son L.L.C
306 west main street suite 707
Frankfort, Kentucky 40601

By this agreement made and entered into on, _____, between Dunn & Son L.L.C, herein referred to as Lessor and, _____ herein referred to as lessee, Lessor leases to Lessee the premises situated at 315 saint Clair apt _____, Frankfort Kentucky 40601, Together with all appurtenances, for a term of 1 year to commence on _____ and to end on _____

1. Rent, Lessee(s) agree to pay, without demand, to Lessor as rent for the demised premises the sum _____ per month in advance on the 1st, day of each calendar month beginning b, at 306 West main Street suite 707, Frankfort, KY, 40601, or other such place as Lessor may designate.
2. Late charge, Rent is due on the first of every month, if not paid by the fifth, there is a \$25.00 late charge, and a \$5.00 per day charge thereafter on any unpaid balance; if not paid by the tenth an eviction process will be started.
3. Security Deposit, On execution of this lease, Lessee deposits with Lessor _____ **dollars**. Receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without interest, on the full and faithful performance by him of the provisions hereof.
4. Quiet Enjoyment, Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.
5. Use of Premises, The premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.
6. Number of occupants, Lessee agrees that the demised premises shall be occupied by no more than 1 persons consisting of 1 adults and, 0 children under the age of 18 years, without the written consent of Lessor, and all necessary background checks as required by Lessor. Should Lessee acquire any roommates without prior consent of Lessor, Lessor reserves the right to terminate the lease effective immediately.
7. Condition of Premises, Lessee stipulates that he has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this Lease, in good order, repair and a safe, clean and tenantable condition.
8. Assignment and Subletting, Without the prior written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to on assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option, terminate this Lease.

9. Alterations and Improvements, Lessee shall make no alterations to the building on the demised or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes and improvements built, constructed, or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease. If locks need to be changed Lessor will be notified and locks will be changed by Lessor at Lessee's expense. If locks are changed without prior notification to Lessor this will be grounds for an eviction.
10. Lessee shall keep any guests or children on or about the property within the boundaries of their unit, ie off of the entry of other units and other tenants belongings. If a problem arises with this type of behavior Lessee will be given a written warning from Lessor, if problem persists Lessee will be asked to vacate the premises.
11. Damage to Premises, If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenable; but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee, family, agent, or visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.
12. Dangerous Materials, Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.
13. Utilities, Lessee shall be responsible for arranging for and paying for all utility services required on the premises; gas & electric, water & sewer. Maintenance and Repair, Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal thereof. Lessee will be responsible for setting out his/her own garbage can on pick-up day and maintaining such garbage can while occupying the premises. In particular, Lessor shall keep the fixtures in the house or on or about the leased premises in good order and repair; keep the furnace clean; keep the electric bells in order; keep the walks free from dirt and debris; and, at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures except whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of Lessee or his assigns. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at his direction without the prior written consent of Lessor.
14. Animals, Lessee shall keep no domestic or other animals on or about the leased premises without the written consent of Lessor; there is a \$200 non-refundable pet fee & \$25/mo. **Pets must be pre-approved.**
15. Right of Inspection, Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon. Tour and inspection of property every 45 days with a 24-hour notice.
16. Display of signs, During the last 30 days of this lease, Lessor or his agent shall have the privilege of displaying the usual "For Sale" or " For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants. Subordination of Lease, This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.
17. Surrender of Premises, At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted. Tenant must let Lessor know in writing within 30 days of the lease expiration of their intentions to vacate or stay on the property, if no such notice is given it will be assumed that tenant intends to continue to occupy the unit.

18. Holdover by Lessee, Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days' written notice served by either Lessor or Lessee on the other party.
19. Default, If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of our compliance with any other term or condition hereof, the lease, at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach and termination and forfeiture of the lease shall not result if, within 7 days of receipt of such notice, Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.
20. Abandonment, If at any time during the term of this lease Lessee abandons the demised premises or any part thereof, Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or any payment of any kind whatever, and may at his discretion, as agent of Lessee, re-let the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such re-letting , and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such re-letting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.
21. Binding Effect, The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.
22. Other Terms, Lessee shall be responsible for insurance on all personal property, furniture etc. Lessor shall not be responsible for any persons, property loss/damage due to fire, theft, or vandalism or acts of God.
23. Should Lessee break this lease the deposit is forfeited and there is a two-month buy out.

In witness whereof, the parties have executed this lease at 315 saint Clair Street, the day and year first above written.

Lessor

Lessee