

# **STANDARD LEASE AGREEMENT**

This is intended to be a legally binding contract.  
If not fully understood, seek the advice of an attorney.

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_ and \_\_\_\_\_ between  
\_\_\_\_\_, hereinafter  
referred to collectively as the "Lessor" and \_\_\_\_\_  
\_\_\_\_\_, hereinafter referred to collectively as the  
"Lessee".

## **Witnesseth:**

That the Lessor in consideration of the covenants and agreements hereinafter set forth, agrees to lease that certain real property located at \_\_\_\_\_ the City of \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_ more particularly described as follows:

SEE EXHIBIT "A" ATTACHED AND TO AND MADE A PART HEREOF:

**1. Term.** The term of this lease shall be for a period of \_\_\_\_\_ (\_\_\_\_) years. Commencing on the \_\_\_\_ day of \_\_\_\_\_ and expiring on the \_\_\_\_ day of \_\_\_\_\_. Should the Lessee choose to remain in the property upon the expiration of this lease, the Lessee upon thirty (30) days notice shall have the right to continue on a month-to-month basis so long as they are in good standing with all the terms and conditions of this agreement.

The Lessor shall have the right to terminate this lease agreement or the continuing month-to-month occupancy if the Lessee is in default under the terms hereof as further set forth in any/all paragraphs of this agreement.

If it is the Intention of the Lessor not to continue with the lease, or the month-to-month basis, the Lessor will give the Lessee Notice 10 days prior to the lease expiration that the lease will be terminated and no holding over will be allowed.

**2. Rent.** Regular lease payments in the amount of \$\_\_\_\_\_ (\_\_\_\_\_) shall be made monthly with the first full payment due on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, receipt of which is hereby acknowledged, and a like payment due on the \_\_\_\_ day of each month thereafter commencing on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Any pro-ration of initial month's rent shall occur in the second month as follows: