

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement ("Agreement") made this **January 12th, 2020** is between **Acme Landlord LLC** ("Landlord") with a mailing address of **101 Main Street**, City of **Boston**, State of **Massachusetts** AND **Margaret and Jonathan Smith**("Tenant(s)").

Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:

1. Property: The Landlord agrees to lease the described property below to the Tenant:

- a.) Mailing Address: **1010 Broadway Street** City of **Boston**, State of **Massachusetts**
- b.) Residence Type: Apartment House Condo Other: _____
- c.) Bedroom(s): **3**
- d.) Bathroom(s): **2**

The aforementioned property shall be leased wholly by the Tenant ("Premises").

2. Term: This Agreement shall be considered a: (check one)

- **Fixed Lease**. The Tenant shall be allowed to occupy the Premises starting on **February 1st, 2020** and end on **January 31st, 2021** ("Lease Term"). At the end of the Lease Term and no renewal is made, the Tenant: (check one)

- May continue to lease the Premises under the same terms of this Agreement under a month-to-month arrangement.
- Must vacate the Premises.

- **Month-to-Month Lease**. The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on _____, 20____ and ending upon notice of ____ days from either Party to the other Party ("Lease Term").

3. Rent: The Tenant shall pay the Landlord, in equal monthly installments, **\$3,025** ("Rent"). The Rent shall be due on the **1st** of every month ("Due Date") and paid under the following instructions: **Payment is to be remitted by mail via check or money order.**

4. Security Deposit: As part of this Agreement: (check one)

- The Landlord requires a payment in the amount of **\$3,025** ("Security Deposit") for the faithful performance of the Tenant under the terms and conditions of this Agreement. Payment of the Security Deposit is required by the Tenant upon the execution of this Agreement. The Security Deposit shall be returned to the Tenant within **15** days after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

- The Landlord does not require a Security Deposit as part of this Agreement.