

LEASE AGREEMENT

We, the undersigned, have signed a rental agreement for property at _____, _____, _____. Tenant is renting room # _____ for a 12 - month term. The living/common spaces are shared with the other tenants. Rent does not include any storage space. Rent is \$.00 per month and is due on the 1st of each month.

1. Tenant and Landlord

The Tenant renting this space is _____ and _____ is the Landlord.

2. Terms of Lease & Renewal

This lease is a legally binding contract between the Tenant and Landlord. The Tenant is responsible to uphold the terms of the lease through the end of the lease period. The lease will automatically renew on a month-to-month basis with a \$50 monthly increase unless tenant gives notice of intent to vacate 30 days prior to the lease expiration date. A 30-day notice is mandatory for terminating the lease. Once termination of the lease is submitted in writing, the Tenant is responsible for paying rent for the following 30 days, whether they choose to occupy the space or not.

Lease expiration / automatic renewal date:

We reserve the right to show the room once we receive a notice of intent to vacate or we give a 30-day notice.

If you decide to terminate this lease early, then you will be required to pay a \$1500 early termination fee. You will receive your security deposit back based on your room being returned to original condition. In addition, you will be required to pay the difference between your discounted monthly rate and the month-by-month rate for that particular room and any late fees incurred to be in good-standing with our rental company and avoid payment being sent to collection agency.

3. Rent

The rent amount noted above is due on the 1st of the month via Apartments. Rent is late by the 5th, at which point a \$75 late fee will be applied. If rent is not paid in full by the 10th of the month an additional \$75 late fee will be applied. If rent is not paid in full by the 11th of the month, the tenant will be served a 10 DAY PAY OR VACATE notice. *A \$75 administration fee will be added for the delivery and processing of Pay or Vacate Notices.*

4. Security Deposit

The security deposit is \$ 500.00, of which \$100 is non-refundable. The remainder amount will be refunded via mail to the tenant, if there are no remaining rental payments, cleaning duties, or damages to the room/contents. Should cleaning and repair expenses exceed the deposit the tenant will be charged for those fees. Life Door Rentals has up to 30 days after tenant vacates to send the refund. Tenant is responsible to provide a good forwarding address.

5. Pets

No pets are allowed in or on the premises at any time, for any reason.

6. Use of Common Areas

The common areas are available for use for all tenants; however, the landlord is in full control of the common areas and any additional storage areas. When using the common areas, it is expected that each tenant shares the space equally and fairly with the other tenants in the home. Each tenant will ensure that the common areas are cleaned and put back in order when done using the area. **Personal items and furniture are not to be left in the common areas.**

7. Kitchen Use

Food is to be bought separately by each individual. There is to be no sharing of food without prior approval. Each roommate is responsible for cleaning up the kitchen immediately following use, to include dishes, pots, pans, utensils, and any other equipment that was used. This also includes wiping off stove top, microwave, and oven. Dishes that may need to soak before cleaning must be washed within 24 hours of use.

8. Flushing The Toilet

Only biodegradable toilet paper is to be flushed down the toilet. No other man-made materials or feminine products are to be flushed at any time. Should a backup occur due to your flushing of banned items, this will be back charged to you and it will also result in a forfeiture of your original deposit.

9. Life Door's Weekly Cleaning Rotation {S.W.A.T} & Household Supplies

SWAT – stands for Sweep, Wipe, Attend, & Trash and is Life Door's proven, simple, & efficient rotation for each tenant to assist with the cleaning of household common areas, to include: kitchen, living room, dining room, porches, bathrooms, etc., as well as contributing toward the purchase of common use household supplies (i.e., kitchen trash bags, dish soap, paper towels). SWAT is a way for everyone to pitch in. The SWAT rotation is posted on the refrigerator of each home.

Tenant agrees to PITCH IN to SWAT cleaning rotation and share any costs of Life Door's household cleaning system [].

OPT OUT of the weekly SWAT rotation and agree to have \$40 per month added to rent in Apartments []. (*We will send someone in your place to clean on your assigned week*).

Additionally, each personal living space is expected to be cleaned and vacuumed on a regular basis and kept free from any odors. **Please check:** [].

**If cleanliness of the house is not kept up / satisfactory, we will order a professional cleaning, and each tenant will be billed a portion for the cleaning.*

10. Bathroom Use

Each tenant agrees to clean tubs, showers, and sinks after use and ensure that the bathroom is kept in a clean and tidy condition on a regular basis. This includes sweeping and mopping floors, cleaning the toilet, and emptying trash basins on a regular basis.

11. Utilities and Cable

Utilities covered in the rent are: water, sewage, trash removal, wireless internet, electricity and gas. Cable is not provided by Landlord and is the tenant's responsibility if they choose to have it in their room.

12. Personal Property

All roommates agree to refrain from borrowing personal property of the other roommates without express consent of the owner. If the owner agrees to let a roommate borrow property, it will be handled reasonably and returned in the same condition. If there is any damage to the property,

the borrower will be held liable for the damage. All roommates agree to keep personal property out of the common areas.

13. Guests

Each roommate agrees to have no more than one overnight guest at a time. Each roommate agrees they will not have overnight guests more than 5 nights per month. Tenants are not to have guests present in the home while they are absent and are not to give out the front door code.

14. Parties and Gatherings

Any roommate who wishes to have a party or a gathering of 3 or more people in the house must give the other roommates 3 days' notice and receive their consent to the gathering.

15. Quiet Times

Each roommate agrees to limit their noise and the noise of guests **after 10 pm on weekdays and 11 pm on weekends**. Noise includes music, television, loud conversations, cooking and cleaning, and any other activity that reasonably disturbs the other roommates.

16. Room Access

If your room has the electrical breaker box, or the attic access panel, Life Door reserves the right to access your room without permission, but with notice, any time one of the before mentioned areas is needing to be accessed for maintenance purposes.

17, A: Smoke-free Household

Smoking of any kind is prohibited. No smoking or vaping on the premises or in the areas immediately surrounding the premises, porches, stairwells, front and/or back entrances. If trace of smoking is discovered, a verbal warning will be given, on a second incident, the tenant will be asked to vacate their room, and the lease will be void. The Landlord reserves the right to request the tenant to terminate their lease and vacate the house. The security deposit will not be refunded, and tenant is subject to fees to rid the home of smoke.

17, B: Alcohol Consumption

Roommates also agree that alcohol will only be consumed in moderation by individuals over 21 years of age. Each roommate is responsible to police appropriate behavior and alcohol consumption of their guests.

18: Weapons/Guns

No weapons or guns of any type or kind are allowed on the premises of the house. Even with permits, we do not allow any kind within our homes. Disregard for this is grounds for immediate termination of the lease.

19. Mediation

Roommates agree to discuss unresolved roommate problems with the property manager. Any roommate may initiate this process, which includes consultation and mediation. All roommates agree to make a good faith effort to discuss/obtain a resolution prior to taking any action, particularly with respect to paragraph 16, Violations of Agreement.

20. Internet Access Lease Policy

1. INTRODUCTION

1.1 Service Description: Landlord agrees to provide non-exclusive, dedicated high-speed Internet access ("Internet Access") to Tenant during the Lease Term and subject to the terms and conditions of this Addendum.

2. TERM AND TERMINATION

2.1 Term and Termination. The effective date of this Addendum shall be the date of its execution and delivery by both parties. This Addendum shall remain in effect throughout the Lease Term of the Lease.

3. Connection Services

3.1 Set-Up. Landlord shall ensure that the cabling or wireless access point for the Internet Access is accessible to Tenant from within the premises. Tenant shall be responsible at its sole cost and expense for all costs and expenses associated with establishing a connection between the cabling or wireless access point and Tenant's computer systems.

3.2 Equipment. Tenant shall be responsible for obtaining at its sole cost and expense the equipment (including but not limited to, computers, routers, servers, modems, firewalls, hubs, switches, networking equipment, network cabling, etc.) necessary to connect to and use the Internet Access. Landlord shall supply the equipment for the central internet access point (including but not limited to, hub, switch, router, firewall, wireless access point, etc.).

3.3 Use Monitoring and Limitations. Tenant is allocated use of the Internet Access on a shared bandwidth basis, sharing bandwidth with other tenants within the home. Tenant agrees to abide by the Acceptable Use Policy of the internet service provider (ISP). Internet access may be terminated at the discretion of the Landlord should it be determined that the Acceptable Use Policy is violated, or if excessive bandwidth usage causes regular disruption of service to other Tenants of building.

3.4 IP Address. The Tenant will not be given a static IP Address.

3.5 Maintenance. Landlord shall be responsible for maintenance of central internet access equipment (including hub, switch, router, firewall, wireless access point, etc.). Maintenance and repairs will be provided in a reasonable time frame. Landlord shall not be responsible for service issues beyond the demarcation point, defined as the Wide Area Network (WAN) port on the equipment (router, hub, or firewall) which connects the premises network to the internet. Landlord shall report ISP service issues directly to the ISP. Tenant shall be responsible for reporting service issues to Landlord.

4. Limitation of Liability and Disclaimer of Warranty

4.1 Limitation of Liability. LANDLORD DISCLAIMS ALL LIABILITY WHATSOEVER FOR INDIRECT, CONSEQUENTIAL AND INCIDENTAL DAMAGES, ARISING OUT OF THE FAILURE OR INABILITY OF LANDLORD TO PROVIDE ACCESS TO OR USE OF THE INTERNET ACCESS OR OTHERWISE IN RESPECT OF THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, LOSSES OR DAMAGES RESULTING FROM THE LOSS OF DATA OR SERVICES.

4.2 Disclaimer of Warranties. LANDLORD MAKES ABSOLUTELY NO WARRANTIES WHATSOEVER WITH RESPECT TO THE INTERNET ACCESS OR ANY OTHER SERVICES PROVIDED HEREUNDER, AND SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR AN INTENDED PURPOSE. Tenant acknowledges that the Internet Access is provided by third parties to Landlord. Use of the Internet Access and its operation may be subject to events over which Landlord has no control, including but not limited to, equipment failure, telecommunications interruptions, Internet service interruptions, and power outages. TENANT HAS SOLE RESPONSIBILITY FOR ENSURING THE SECURITY OF ITS COMPUTER EQUIPMENT, SOFTWARE AND DATA. LANDLORD DOES NOT PROVIDE ANY SECURITY OR PROTECTION AGAINST UNAUTHORIZED ACCESS TO TENANT'S COMPUTERS, SOFTWARE OR DATA VIA THE INTERNET, OR FROM VIRUSES OR OTHER ACTS BY THIRD PARTIES WHICH MAY BE COMMITTED VIA THE INTERNET.

4.3 Indemnification. Tenant shall indemnify, defend and hold harmless Landlord from and against any and all losses, liabilities, damages, costs of suit, attorneys fees and any

other expenses which may be incurred by or asserted against Landlord or its partners in connection with Tenant's use of the Internet Access.

4.4 No Responsibility for Content. Tenant should be aware that there may be some information on the Internet or otherwise available through the Internet Access which may be offensive, or which may not be in compliance with laws of certain jurisdictions. Landlord assumes no responsibility for the content contained on the Internet or made available by others and shall have no liability whatsoever for any claims, losses, actions, damages, suits or proceedings arising out of or otherwise relating to access to such content by Tenant. The Landlord assumes no obligation to monitor transmissions made on the Internet Access.

4.6 High Risk Activities. The Internet Access is not fault-tolerant and is not designed or intended for use in situations requiring fail-safe performance or in which an error or interruption in the Internet Access could lead to injury to business, persons, property or environment ("High Risk Activities"). Such High Risk Activities may include, without limitation, vital business or personal communications, or activities where absolutely accurate data or information is required. Tenant expressly assumes the risks of any damages resulting from High Risk Activities.

5. Use of the Internet Access

5.1 Use Restrictions. Tenant shall not use the Internet Access for: (I) any purpose which is in violation of any copyright, trademark, patent or trade secret rights of any person; or (ii) any purpose which is in violation of any state or federal laws or regulations presently existing or hereinafter enacted.

5.2 Resale. Tenant agrees not to resell the Internet Access or otherwise charge others to use the Internet Access, in whole or in part, directly or indirectly, or on a bundled basis. The Internet Access is to be used solely by the Tenant.

5.3 Application Hosting. The Internet Access is for Tenant's general use only. Tenant shall not use the Internet Access to provide access to the Internet by third parties. Tenant agrees not to use the Internet Access for operation as an Internet Service Provider, a server site for FTP, Telnet, Rlogin, E-Mail hosting, Web hosting or other similar applications, unless these applications are solely for the internal use and benefit of Tenant.

5.4 Interference with the Service. Tenant agrees not to restrict, inhibit or otherwise interfere with, or knowingly disrupt the Internet Access.

6. General

6.1 Entire Addendum And Understanding. This Addendum constitutes the entire agreement between the parties with respect to the subject matter herein.

6.2 Modifications in Writing. This Addendum may be modified or amended only by written instrument signed by each of the parties hereto.

6.3 Governing Law. This Addendum shall be binding upon the successors, heirs and assigns of the parties and shall be governed by and interpreted according to the laws of the State of North Carolina. Any legal action brought with regard to this contract shall be brought only in the court of appropriate jurisdiction within the State of North Carolina.

6.4 Headings. Headings used in this Addendum are for convenience only and shall not be used to interpret or construe its provisions.

6.5 Notices. All notices or other documents under this Addendum shall be in writing and delivered personally or fax received, or mailed, postage prepaid, addressed to Landlord and the Tenant at their addresses as set forth in the Lease.

6.6 Severable. The total invalidity or unenforceability of any particular provision of this Addendum shall not affect the other provisions hereof and this Addendum shall be construed in all respects as if such invalid or unenforceable provision were omitted.

6.7 No Waiver. The failure of Landlord to enforce any term or condition of this Addendum shall not be deemed a waiver thereof and shall not prevent its later enforcement.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound hereby, and in consideration of the covenants and agreements contained herein, do hereby agree to the terms of this agreement by execution of the Residential Lease between Tenant and Landlord.

21. Acknowledgments

On behalf of Life Door Rentals, and the acting property manager, Jeremy Walton, we reserve the right to decide for any reason that this housing arrangement isn't working and ask you to move out with a 30-day notice. You will still be responsible for rent for these 30 days if you choose to occupy the space.

By signing below both parties accept the terms of the lease herein. The Tenant also acknowledges that they are in receipt of the [REDACTED] House Rules and agree to abide by the guidelines provided.

LANDLORD:

[REDACTED]

By: _____ Date: _____

TENANT:

By: _____ Date: _____

Phone number (tenant): _____

Emergency contact (name, relationship, number):
