



**SECURE
INVESTMENTS
REALTY** & MANAGEMENT, CORP.

RESIDENTIAL LEASE AGREEMENT

This agreement, made this ____ day of month ____, year of ____, between ____, hereinafter referred to as the LANDLORD; and ____, hereinafter referred to as the TENANT, leases the following described property: (address) ____, (city) ____, (county) ____, **Florida** with the following described property (for example: refrigerator, stove, etc) ____ is agreed to by and shall bind the TENANT, its heirs, estate, or legally appointed representatives. TENANT as herein used shall include all persons to whom this property is leased and all obligations under this lease are a joint and several liabilities. LANDLORD as herein used shall include the owner(s) of the premises, its heirs, assigns or representatives and/or any agent(s) designated by the owner(s).

In consideration of the mutual covenants and agreements contained in this agreement, LANDLORD rents to TENANT the above property under the following terms:

- 1. TERM:** This agreement shall begin (day) ____, (month) ____, (year) ____ and end (day) ____, (month) ____, (year) _____. TENANT shall be responsible for payment of rent during the entire term of the rental agreement. **NO PARTIAL MONTH RENT WILL BE ACCEPTED WITH THE EXCEPTION OF ANY PRORATED RENT OWED (Per Paragraph 3 below).** All terms of this agreement will extend automatically on a month-to-month basis should occupancy for any reason extend beyond the expiration of this lease. If for any reason LANDLORD cannot deliver possession of the premises to TENANT by the beginning date, the beginning date may be extended up to 30 days or lease voided at LANDLORD'S option without LANDLORD being liable for any expenses caused by such delay or termination.
- 2. OCCUPANTS:** Only the following individuals shall occupy the premises unless written consent of the LANDLORD is obtained: _____.
- 3. PRORATED RENT:** Tenant agrees to pay the sum of \$ ____ as prorated rent plus applicable taxes for the period (day) ____, (month) ____, (year) ____, through (day) ____, (month) ____, (year) _____. **An amount equivalent to a full month's rent is required upon move-in. Rent paid in excess of the pro-rated amount due will be applied to rent due for the second month of the lease. The remaining amount due for the second month of occupancy will therefore be \$ _____, and is due in full on _____.**
- 4. RENT:** The rent shall be \$ ____ per month plus applicable taxes and paid in advance. Rent is due on or before the first (1st) of the month at 3520 NW 43rd Street, Gainesville, Florida 32606 **AND is considered late after that date.** Rent must be received by LANDLORD or its designated agent on or before due date. **A late fee of \$50.00 plus \$3.00 per day (retroactive to the 2nd day of the month) shall be due as additional rent if TENANT fails to make rent payments on or before the 3rd day of each month.** If TENANT'S check is dishonored all future payments must be made by money order or cashier's check. **TENANT agrees to pay \$40.00 fee for any dishonored check, in addition to any late fees.** If LANDLORD has actual knowledge that there are insufficient funds to cover a check, rent will be considered unpaid. LANDLORD may serve TENANT with a Three Day Notice and will not be required to deposit the check. **Third party checks are not permitted.** Time is of the essence. The imposition of late fees and/or dishonored check charges is not a substitution or waiver of available law remedies. If rent is not received by the 1st day of each month, LANDLORD may serve a Three Day Notice on the next day or any day thereafter as allowed by law. All signatories to this lease are jointly and severally responsible for the faithful performance of this lease. All payments made shall first be applied to any outstanding balances of any kind including late charges and/or any other charges due under this lease. All late charges, interest, NSF, break lease fee per or bank fees, utility charges and any monies due under this lease are hereby defined as, intended and considered to be additional rent. **The attached TENANT LATE FEE ADDENDUM is agreed to and shall be made part of this lease agreement.**

5. **SECURITY DEPOSIT:** Tenant shall deposit with the LANDLORD prior to occupancy the amount of \$ _____ as Security Deposit by TENANT for the faithful performance of all terms, covenants and conditions of this lease. This deposit may be applied by the LANDLORD for any monies owed by TENANT under the lease or Florida law, for physical damages to the premises, costs, and attorney's fees associated with the TENANT'S failure to fulfill the terms of the lease. This deposit is neither intended nor to be construed as rent and TENANT cannot dictate that this deposit be used for any rent due. If TENANT breaches the lease by abandoning, surrendering or being evicted from the rental premises prior to the lease expiration date (or the expiration of any extension), the deposit will be applied against damages. TENANT will be responsible for unpaid rent, physical damages, future rent due, attorney's fees, costs and any other amounts due under the terms of the tenancy per Florida law. **The deposit shall be placed at Community Bank & Trust of Florida 6120 NW 1st Place, Gainesville, FL. 32607 a Florida banking institution, in a separate non-interest bearing account and disbursed in compliance with Florida Statutes.** Security deposit refunds if any shall be made by mail only, made out in names of all TENANTS who signed the residential lease, in one check and may not be picked up in person.
6. **APPLICATION:** If TENANT has filled out a rental application, any misrepresentation made by the TENANT in same will be a breach of this agreement and LANDLORD may terminate tenancy.
7. **FIXTURES AND ALTERATIONS:** TENANT must obtain prior written consent from LANDLORD before painting, installing fixtures, making alterations, additions or improvements and if permission is granted, same shall become LANDLORD'S property and shall remain on the premises at the termination of the tenancy.
8. **USE OF PREMISES:** The premises shall be used for residential purposes only. TENANT shall not operate any type of day care or child sitting service on the premises. TENANT shall maintain the premises in a clean and sanitary condition and not disturb surrounding residents of the peaceful and quiet enjoyment of the premises or surrounding premises. No guest may occupy the premises for more than fourteen (14) days without prior written consent from LANDLORD. TENANT shall obey and require guests to obey all laws, restrictions and covenants that apply to the premises.
9. **PARKING:** TENANT agrees that no parking is allowed except for area designated for auto parking. No boats, recreational vehicles or disassembled vehicles shall be parked in a manner that violates local parking regulations and or deed restrictions. No vehicles, boats, trailers, or campers shall be parked in the front yard. TENANT is not to repair or disassemble vehicles on premises.
10. **UTILITIES:** All services and utilities will be paid by the TENANT, unless otherwise specified. The TENANT agrees to pay all charges and deposits for **ALL** utilities and TENANT agrees to have all accounts for utilities immediately placed in TENANT name with accounts kept current throughout occupancy. If the utilities which TENANT is responsible for are still in the LANDLORD'S name at the time TENANT takes occupancy, TENANT agrees that LANDLORD shall order such utilities to be terminated.
11. **SMOKE DETECTORS:** The LANDLORD will provide a smoke detector where required by law. The responsibility for maintenance and testing of installed units is the TENANT'S. Tenants must maintain the smoke detector by replacing batteries and notifying landlord of any defect in writing. In cases where no smoke detector is required by law, installation, testing, and maintenance responsibility will be with TENANT. TENANT(S) agree to immediately test and maintain the smoke detector(s) and are responsible for testing smoke detectors monthly.
12. **MAINTENANCE:** TENANT agrees that they have **fully inspected** the rented premises and accepts the condition of the premises in "**AS IS**" condition with no warranties or promises express or implied. TENANT shall maintain the premises in good, clean and habitable condition throughout the tenancy, use all electrical, plumbing, heating, cooling, appliances and other equipment in a reasonable manner, removing all garbage in a clean and sanitary manner. **TENANT** agrees to maintain the lawn, yard, and shrubbery at his expense, including the irrigation system.
13. The **TENANT shall** be responsible for proper irrigation, including any water or other utility expense involved, and if applicable, promptly notify landlord if any automatic or other sprinkler is not operating properly, unless otherwise specified in writing. Tenant agrees to reimburse landlord for any professional landscape services as a

result of TENANT(S) negligence in proper ground and lawn maintenance at any time during this lease agreement. In the event TENANT or TENANT'S guests or invitees cause damage to the premises, LANDLORD may at its option repair same and TENANT(S) shall pay for the expenses of same on demand, all charges incurred as additional rent, or LANDLORD may require TENANT(S) repair same. TENANT(S) shall not have the right to perform nor arrange for repairs at LANDLORDS expense, nor shall there be any right of TENANT(S) to deduct the cost of any repairs from the rent payment without the advance written consent of the landlord except as provided by law. TENANT(S) shall be fully responsible for, and agrees to maintain and repair at TENANT'S expense, the following: **A/C FILTERS, INTERIOR & EXTERIOR EXTERMINATION, LAWN/SHRUBBERY, LOCKS/KEYS, SCREENING, SMOKE ALARM(S), BATTERIES, LIGHT BULBS, ____**. TENANT shall immediately provide written notice to LANDLORD of any maintenance need or repair, including yard/lawn infestation and/or irrigation problems. The TENANT(S) shall be responsible for any damages caused by unreported maintenance needs or repairs. TENANT(S) is responsible for pumps, repair or damages to pumps and other equipment, including all water pipes, for any damage caused by freezing temperatures.

14. **KEYS:** TENANT agrees to return all keys and any additional duplicates made, remote garage door openers, gate passes, pool keys, and/or any other equipment provided when terminating this lease agreement, or to pay the necessary cost of replacements when terminating this agreement, or pay the necessary costs of replacement locks and keys upon vacating the premises. LANDLORD does not warrant lock integrity and is not liable for any breach thereof, for any reason. TENANT may change, re-key or add locks if deemed necessary at his/her expense, providing TENANT notifies the LANDLORD in advance and provides a working key to each new lock at the time of installation or change. Failure to do so may result in LANDLORD contacting a locksmith to provide a working key(s) to the premises at the TENANT(S) expense.
15. **NON-SMOKING PROPERTY:** TENANT(S), his agents, family members, guests or invitees understands that any smoking the rental property is considered to be negligence, default and/or improper use by TENANT(S) and may result in legal and/or financial penalty to the TENANT(S) if it occurs. TENANT(S) understands the cost of any damage, to include but not limited to, deodorizing, carpet and pad replacement, tile replacement, painting, duct cleaning, window treatment replacement, or the removal of any stains as a result of smoking will be the direct responsibility of the TENANT(S) executing this agreement.
16. **ADDITIONAL STRUCTURES:** TENANT(S) shall not be allowed to place upon the rental property any item or structure including above ground pools, that could endanger or result in the cancellation of the homeowners insurance. Trampolines are not permitted at the rental property at any time.
17. **PETS:** TENANT shall not keep any animal or pet in or around the rental premises without LANDLORD'S prior written approval and a pet addendum signed by all parties. Failure to report a Pet on the premises will result in non refundable pet fee charge of \$400.00 per pet and may result in termination of the lease agreement. **A Pet Addendum is attached to and is made a part of this lease agreement.**
18. **POOLS:** Type (Check all applicable): Inground: Above Ground: Jacuzzi/Hot Tub: TENANT understands that if TENANT is renting a home with a pool, that a pool can be a potential danger. TENANT understands, agrees, and holds harmless Secure Investments Realty & Management Corp. and/or owner if any injury and or death should occur. Secure Investments Realty & Management Corp., and/or owner shall not be held liable. The TENANT agrees to maintain the pool in an acceptable condition throughout the term of the lease. Any damage caused by TENANT'S neglect or negligence will be paid for by the TENANT. The TENANT is to ensure that the fence and gates surrounding the pool and that pool and any pool equipment are in good condition, and to report any part that is in need of repair.
19. **WATERBED(S):** TENANT understands that no waterbed may be brought into this property if such introduction would violate building codes. In addition, TENANT agrees to obtain waterbed insurance to cover personal injury and property damages naming LANDLORD as the loss payee.
20. **RIGHT TO ENTER:** LANDLORD shall have the right to enter the premises for inspections, maintenance and repair or to show a prospective purchaser or tenant during reasonable hours and with proper notification to the

TENANT(S) as provided by law. This notification may be by telephone, hand-delivered, email. Or by posting a notice on the premises. LANDLORD has the immediate right to enter the premises in case of emergency or to protect the premises. Should TENANT(S) fail to allow LANDLORD to enter the premises after proper notification to TENANT(S), TENANT(S) shall be responsible to LANDLORD for liquidated damages in the amount of \$100.00 per event. These liquidated damages will apply if TENANT(S) fail to meet a scheduled appointment, changes the locks to prevent entry or has a pet or other animal which makes entry to premises dangerous.

21. **ASSIGNMENTS:** This residential lease is personal to the parties and TENANT shall not assign this lease or sublet the premises or any part thereof without written permission of LANDLORD which permission may be withheld for any reason whatsoever. Any unauthorized transfer of interest by the TENANT shall be void and a breach of this agreement.

22. **VACATING:** At the expiration of this agreement or any extension, TENANT shall peaceably surrender the premises and turn in all keys duplicates, remote garage door openers, gate passes, pool keys and any other property owned by the LANDLORD, leaving the premises in good, clean condition, ordinary wear and tear excepted. Tenant agrees to have the interior and exterior of the property and the carpets cleaned professionally upon move-out, and provide a written receipt for this service. **TENANT shall leave utilities on for five (5) days after move-out, not including weekends or holidays after the move out for cleaning. Failure to leave utilities on will result in a re-connection charge to the tenant.**

23. **TERMINATION or RENEWAL:** The TENANT must give written notice of intent to vacate at least 60 days prior to the end of the lease agreement. This agreement may only be terminated at the end of a calendar month. Failure to give notice of INTENT TO VACATE in accordance with these terms will require the payment of a full additional month's rent regardless of actual vacancy date. To renew the term of this agreement a written REQUEST TO RENEW must be given to LANDLORD no less than sixty (60) days prior to the expiration of this agreement. If TENANT fails to give the required 60 day notice to renew or vacate, LANDLORD may serve notice that the lease shall terminate according to its term. If neither party gives the other any written notice as provided hereunder and TENANT does not vacate the premises on or before the termination date of this agreement, TENANT shall thereafter be deemed as occupying the premises in a month-to-month tenancy in which case either party may terminate this agreement by giving the other party fifteen (15) days written notice prior to the end of a calendar month. TENANT(S) shall not be released from the terms of this agreement on the grounds of voluntary or involuntary employment transfers, loss of employment, marriage, divorce, loss of cotenant(s), and medical reasons, except as provided by law.

24. **ADDITIONAL RENT:** There will be additional rent due in the amount of 10% of the monthly rent if for any reason this lease is continued on a month to month basis at the expiration of the term. This provision does not in any way obligate the LANDLORD to extend this lease beyond the initial term.

25. **MILITARY TRANSFER CLAUSE:** Termination of this agreement will be allowed in event of military transfer under the following conditions only: Tenant must give LANDLORD at least a sixty (60) days written notice, a copy of your military orders and a letter of authorization from military housing demonstrating the approval of movement of household goods. Military orders authorizing base housing or temporary deployment to a ship do not constitute change-of-duty orders. TENANT will remain responsible for leaving the premises in proper condition.

26. **LIABILITY:** All personal property located on the premises shall be at risk of the TENANT or owner thereof. The LANDLORD shall not be held liable for any damage to said property of the TENANT arising out of criminal acts, vandalism, acts of God, interruption of utilities, fire, storm, flood, rain or wind damage, acts of negligence of any person whatsoever, or from bursting or leaking of water pipes. **TENANT is strongly urged to secure comprehensive renters insurance, including coverage for personal property.**

27. **INSURANCE:** TENANT(S) understands and agrees LANDLORD(S) insurance, if any, does not cover injury or death to TENANT(S) person or loss of any kind to TENANT(S) personal property or expense incurred by TENANT(S), including but not limited to, loss of perishables, interruption of water, electric cable or other utility

service, relocation expenses and /or temporary or permanent housing. TENANT(S) agrees he or she has an affirmative obligation to obtain renter's insurance to cover losses in the event loss should occur to TENANT(S) person and/or personal property for any reason whatsoever. Failure by TENANT(S) to obtain renter's insurance is done at the complete and total risk of TENANT(S). The TENANT is strongly urged to secure comprehensive renters insurance, including coverage for personal property.

28. **TENANT(S) OBLIGATIONS REGARDING PERSONAL PROPERTY:** TENANT(S) agrees the rental premises are located in an area that may be subject to storms, and as a result, it is necessary to take steps to protect one's personal property, including but not limited to securing objects that may become projectiles, keeping important documents in a location safe from damage, providing for the safekeeping of keepsakes, and obtaining appropriate insurance. TENANT(S) understands that, even with precautions, damage to personal property, including vehicles, may occur.

29. **STORM SHUTTERS:** If the premises are not equipped with storm shutters, TENANT(S) understands that no storm shutters will be provided and/or no measures shall be taken by LANDLORD to secure doors and or windows unless LANDLORD, in its sole discretion, decides to perform these tasks. TENANT(S) agrees to hold LANDLORD harmless for any damage to person and or personal property due to the lack of storm shutters or Landlord's decisions to secure or not secure doors and/or windows, this shall not relieve the TENANT(S) of the obligation of looking to his or her renter's insurance for coverage of any damages to property or person. TENANT(S) agrees that installation of storm shutters or other means of securing doors and windows are not guarantees in any way that damage to the premises due to a storm will be minimized or will not occur.

30. **STORM PREPARATION:** Once a tropical storm, hurricane, flood watch or warning is issued for a particular area and/or at the request of LANDLORD, TENANT(S) agrees to take storm preparedness actions. Any injury to TENANT(S) arising from storm preparation is the sole responsibility of the TENANT(S) and not of LANDLORD. In the event of damage to LANDLORDS property due to TENANT(S) storm preparations, that damage will be the responsibility of the TENANT(S). TENANT(S) shall remove all authorized and unauthorized objects from the immediate premises that may become projectiles in a storm, such as deck chairs, potted plants, patio benches, and any items on a balcony, lanai, patios and/or breezeway of the rental premises. These items should be placed inside the premises and returned to the outside only when it is safe to do so. In no event, shall any motorcycle, scooter, gas grill or other item containing gasoline or other fuel, be stored inside the rental premises.

31. **ATTORNEY'S FEES:** If LANDLORD employs an attorney to enforce the terms and conditions of this lease, TENANT shall be responsible for all costs and reasonable attorney's fees as incurred by the LANDLORD whether or not suit is filed. Both LANDLORD and TENANT waive the right to demand a jury trial concerning any litigation between LANDLORD and TENANT.

32. **DEFAULT:** (A) Failure of TENANT to pay rent or any additional rent when due, or (B) TENANT'S violation of any other term, condition or covenant of this lease (and if applicable, attached rules and regulations), condominium by-laws or neighborhood deed restrictions, or (C) failure of TENANT to comply with any federal, State and/or County laws, rules and ordinances, or (D) TENANT'S failure to move into the premises or TENANT'S eviction from, abandonment, or surrender of the premises, constitute a default by the TENANT.

Upon default, rent due for the remaining term of this lease is accelerated; TENANT shall owe this rent and any additional rent, damages, or consequential damages, and LANDLORD may take any action permitted by Florida Law. Retaking of possession shall not constitute a rescission of this lease. In the event the rental premises are subject to the rule, regulations, covenants and restrictions of a condominium or other homeowner association, the TENANT(S) agree to abide by all applicable rules and regulations. This may also require the approval of the community approved covenants prior to occupancy. TENANT(S) agree to pay any associated fees that may apply to TENANT(S) failure to comply with rules, covenants or restrictions.

33. **NOTICES:** All notices and requests for repairs, termination, renewals, etc. are to be made in writing to LANDLORD: 3520 NW 43rd Street, Gainesville, Florida 32606.

34. **NON-WAIVER:** Any failure by the LANDLORD to exercise any rights under this agreement or Florida law shall not constitute a waiver of any of Landlord's rights.
35. **INDEMNIFICATION:** TENANT agrees to reimburse LANDLORD upon demand in the amount of the Costs of repairs or service including plumbing, caused by the negligence or improper use by TENANT, his agents, family or guests. TENANT at all times, will indemnify and hold harmless LANDLORD from all losses, damages, liabilities and expenses which can be claimed against LANDLORD for any injuries or damages to the person or property of any persons, caused by the acts, omissions, neglect or fault of TENANT, his agents, family or guests, or arising from TENANT'S failure to comply with any applicable laws, statutes, ordinances or regulations. In the event of a dispute concerning the tenancy created by this agreement, TENANT agrees that if the premises are being managed by an agent of the owner, the TENANT agrees to hold agent, its heirs, employees and assign harmless and shall look solely to the record owner of the premises in the event of a legal dispute concerning the tenancy or the security deposit.
36. **ABANDONED PROPERTY: BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER OR ABANDONMENT, AS DEFINED BY THE FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY. Additionally, by signature below, TENANT hereby authorizes towing and/or removal of any vehicles abandoned by the TENANT or their guest(s) on premises.**
37. **MODIFICATIONS:** No subsequent alteration, amendment, change, or addition to this lease shall be binding upon LANDLORD or TENANT unless reduced to writing and signed by the parties.
38. **RADON GAS:** State law requires the following notice to be given: "Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit."
39. **MISCELLANEOUS OTHER PROVISIONS:** This lease is subject and subordinate to the lien of a mortgage or deed of trust or encumbrance now or at any time hereunder placed on the premises. TENANT agrees to promptly execute any instrument evidencing such subordination that the LANDLORD may request of him. The TENANT further irrevocably appoints the LANDLORD Attorney-in-fact to execute any such instrument for him and in his behalf. The conditions and agreements contained herein are binding and may be legally enforced by the parties hereto and no failure to enforce a breach of any condition or agreement herein shall be construed to be a waiver of that condition or agreement or of any subsequent breach thereof, or of this lease; the right of LANDLORD under the foregoing lease may be to forfeit any of the said TENANT rights, including but not limited to the LANDLORD'S right to pursue eviction proceeding in the event of only partial payment of any sums due at any time by TENANT; interest on any past due amounts owed under this lease, or on any court judgment for money damages, shall accrue at the highest interest (18%) allowed by law without demand, and such interest is defined and considered to be additional rent; it is further understood and agreed between the parties hereto that time is of essence of their Lease and applies to all terms and conditions contained herein. Each maker authorizes the garnishment or attachment of his/her wages to the fullest extent permitted by law, including without limitation, Florida Statute 222.11(2) (b) (1993) as amended from time to time.
40. **ENTIRE AGREEMENT:** This lease and exhibits and attachments, if any, set forth the entire agreement between LANDLORD and TENANT concerning the premises, and there are no covenants, promises, agreements, conditions, or understandings, oral or written between them other than those herein set forth. If any provision in this agreement is illegal, invalid or unenforceable, that provision shall be void but all other terms and conditions of the agreement shall be in effect. Each TENANT executing this agreement shall be jointly and severally liable for all obligations herein.

41. ADDITIONAL STIPULATIONS/ADDENDUMS: Any additional stipulations or addendums are a binding part of this residential lease agreement.

PET ADDENDUM attached

S

TENANT (Signature)

(Date)

TENANT (Signature)

(Date)

A

TENANT (Signature)

(Date)

TENANT (Signature)

(Date)

M

AGENT FOR LANDLORD (Signature)

(Date)

P

L

E

PET ADDENDUM

THIS ADDENDUM IS HEREBY ATTACHED TO AND A PART OF RESIDENTIAL LEASE DATED
AND SIGNED BY THE UNDERSIGNED PARTIES.

TENANT(S) _____ Property Address: _____

Number of pet(s): _____ Type of pet(s): _____

Age:	Breed:	Weight:	Pet Name:
Age:	Breed:	Weight:	Pet Name:

S

With exception of the pet(s) mentioned above, the **TENANT SHALL NOT** keep any animals or pets of any description in said premises without the written consent of the LANDLORD. The TENANT understands the additional rent charged is \$30.00 a month per pet and is non-refundable and is for the privilege of maintaining a pet on the premises. Also, the pet rent per month will be added to the base rental therein as rent for the pets described above and that the base rent plus **pet rent will not change for the entire period of the lease, even with a reduction of pet(s) during that period.** It is fully understood by all parties that the pet rent is additional rent payable under the Residential Lease Agreement.

The cost of any damage resulting from pets including but not limited to: flea infestation, soiled or damaged carpet, damaged doors, walls, fences, lawns, and lost rent due to any of the above will be the responsibility of the TENANT. The TENANT(S) is responsible for spraying for fleas during the lease term. Upon vacating the property, Secure Investments Realty & Management Corp. will contract for professional flea treatment, and will deduct the cost from your security deposit.

LANDLORD reserves the right to revoke this consent on seven (7) days notice to TENANT, if in the opinion of the LANDLORD, the pet(s) has been a nuisance to neighbors, other residents, or has not been maintained according to the above rules or any governmental regulation or law. In the event consent is revoked, TENANT agrees to immediately and permanently remove the pet(s) from the premises. Failure to do so shall be considered a breach of the Lease Agreement. TENANT shall be strictly liable for the entire amount of any injury to any person or property caused by the pet and shall indemnify LANDLORD AND AGENT for all costs of litigation and attorney's fees resulting from same.

Tenant agrees to fully restrain pet(s) during the last 60 days of the lease to allow for showing of the property for lease or sale without the need for the tenant to be present. The Tenant will be charged \$100.00 per visit for each time access is not obtainable due to unrestrained pet(s). Secure Investments Realty & Management Corp. will not be able to accept certain pets including, but not limited to: German Shepherds, Dobermans, Pit Bulls, Chows or Rotweillers, or any part thereof.

I/We understand and agree to all of the above mentioned.

Tenant

Date

Tenant

Date

Agent for LANDLORD

Date

M
P

E