



KANSAS RESIDENTIAL LEASE AGREEMENT

*This document has legal consequences.
If you do not understand it, consult your attorney.*

1 **THIS RESIDENTIAL LEASE ("Lease")** is made and entered into by and between _____
2 _____ ("Landlord") and
3 _____ ("Tenant").
4

5 For and in consideration of the undertakings and obligations of the parties hereto, it is hereby agreed as follows:
6

7 **1. LEASE.** Landlord hereby leases to Tenant, upon the terms and conditions herein set forth, certain premises (the
8 "Premises") located at: (**Check box if description attached**)
9

10 _____
11 **Street Address** **City** **State** **Zip Code** **County**
12 together with such personal property and furnishings as are set forth here (**or** **check box if schedule**
13 **attached**): _____
14 _____
15 _____
16

17 (*If any parking space(s) is/are included as part of the Premises, identify below by checking and completing all that*
18 *apply*):

19 Attached Garage Offsite location (*identify*) _____
20 Number of Spaces = _____ Reserved Unreserved Other (*Describe*) _____

21 **Note:** *If any separate charges or fees (in addition to Rent set forth in Section 4) are to apply with respect to*
22 *parking or otherwise, then the parties should specify such in the "Special Agreements," Section 35, of this Lease.*
23

24 **2. TERM. (Check applicable box and complete information to specify whether a fixed term or month-to-**
25 **month lease)**

- 26 This paragraph, if used, shall bind the parties to a fixed lease term commencing on _____,
27 20____, and terminating at 12:00 p.m. (noon) on _____, 20____ (the "Term").
28 This paragraph, if used, shall bind the parties to a lease term from month to month, commencing on
29 _____, 20____ and continuing month to month until terminated by Landlord or
30 Tenant, by giving the other party at least thirty (30) calendar days' Notice of termination before the next
31 Rent payment date (the "Term").
32

33 **3. RENEWAL OPTION. (If the following is not applicable, insert "zero," "0," "N/A" or "Not Applicable")**
34 Tenant shall have the right to extend the Term for _____ additional period(s) of _____ (____) years each,
35 commencing on the expiration of the then current Term (*i.e.*, expiration of the base Term with respect to
36 commencement of the first extension period; expiration of the first extension period with respect to
37 commencement of the second extension period, *etc.*) of this Lease. Such right shall be deemed effectively
38 exercised only if Tenant gives Landlord Notice thereof at least _____ calendar days (*ninety (90) days if none*
39 *stated*) prior to the expiration of the then current Term and only if Tenant is not in default at the time of such
40 exercise. All terms and provisions of this Lease shall apply during the extension Term(s), except that Rent
41 payable pursuant to the Lease shall be increased (but in no event decreased) as follows: _____
42 _____
43 _____
44

45
46 Tenant's failure to exercise its right to extend the Term (*if more than one (1) extension option is permitted hereby*)
47 shall cause all rights to future extensions to lapse. It is expressly understood that the right to extend granted
48 herein is personal to the person(s) expressly named as the initial Tenant in this Lease and shall not inure to the
49 benefit of any successor, assignee or subtenant of Tenant's interest under this Lease.

SELLER/ SELLER/ Initials _____ Initials _____
LANDLORD LANDLORD BUYER/ BUYER/
TENANT TENANT

50 4. **RENT.** Tenant agrees to pay a total of \$ _____ to Landlord for the entire Term of this lease. Tenant
51 agrees to pay an amount ("Rent") of _____ Dollars (\$ _____) per month, payable
52 in advance on the _____ day of each month during the Term of this Lease. The first full month's Rent (together
53 with per diem Rent if the Term commences other than on the first day of the month) shall be paid upon execution
54 of this lease. Any parking charges, and any other fees or amounts to be paid by Tenant to Landlord pursuant to
55 the terms of this Lease (other than Rent) are collectively referred to as "**Additional Fees.**" Additional Fees shall
56 be due and payable no earlier than thirty (30) calendar days after Notice thereof is delivered to Tenant (unless
57 otherwise specified herein). Rent and Additional Fees are collectively referred to as "**Rent.**" All Rent shall be
58 paid on or before the date when due without set-off, counterclaim, deduction or a grace period whatsoever.
59 Tenant agrees to pay (check all that apply) \$ _____ for each month that Rent remains unpaid
60 after due date; \$ _____ for each day that Rent remains unpaid after due date as a late
61 charge. This provision is in addition to all other rights and remedies provided by this Lease and shall not affect
62 Landlord's right to declare Tenant in default for failure to pay any sum when due. All Rent shall be payable to
63 _____

64 at _____
65 (Number, Street, City, State and Zip Code) or at such other place as Landlord may from time to time direct.
66

67 **Check this Box only if the following is to apply.** Tenant hereby authorizes Landlord to electronically
68 withdraw from Tenant's Account (hereinafter defined) monthly payments of Rent during the Term. Tenant
69 shall notify Landlord of the name and address of the bank, credit card or financial institution in which Tenant's
70 account (the "**Account**") is located and the number of the Account, and execute authorization forms
71 acceptable to effectuate the payment of Rent as above provided. Tenant shall retain sufficient amounts in the
72 Account for monthly withdrawals throughout the Term. If Tenant desires to change the Account to another
73 financial institution, Tenant shall give Landlord prior Notice thereof and execute authorization forms to enable
74 Landlord to electronically withdraw Rent as above provided, without hiatus.
75

76 5. **SECURITY DEPOSIT.** Upon execution of this Lease Tenant shall deliver the sum of (*not to exceed two (2)*
77 *months in Missouri; in Kansas one (1) month unfurnished; one and one-half (1-1/2) months furnished and*
78 *additional one-half (1/2) month with pets Rent*) _____ Dollars (\$ _____)
79 (the "**Security Deposit**") to (**check one**) Landlord or Landlord's property manager to be held for the Term
80 as security for Tenant's performance of its obligations as herein specified. Landlord may withhold from the
81 Security Deposit such amounts as are reasonably necessary to (**a**) remedy Tenant's default in the payment of
82 Rent; (**b**) restore the Premises to its condition at the commencement of the Term, ordinary wear and tear
83 excepted; or (**c**) compensate Landlord for actual damages sustained as a result of Tenant's failure to give
84 adequate Notice to terminate this Lease pursuant to law or the terms hereof; and as may otherwise be permitted
85 by applicable law. Within thirty (30) calendar days after termination of the Lease, Landlord shall either return the
86 full amount of the Security Deposit or furnish to Tenant a written itemized (within fourteen (14) calendar days in
87 Kansas) list of the damages for which the Security Deposit or any portion thereof is withheld (along with the
88 balance thereof, if any) as required by §535.300 RSMo. in Missouri and K.S.A. §58-2550 in Kansas. Refund may
89 be made by one check, jointly payable to all known persons and entities constituting the Tenant. Such refund
90 check and any itemization of damages may be mailed to one Tenant only. The Security Deposit does not
91 constitute liquidated damages and nothing herein shall limit Landlord's right to recover actual damages in excess
92 thereof, or permit Tenant to apply any portion thereof in lieu of payment of any Rent due under this Lease. The
93 Security Deposit (and any prepaid Rent or other deposit hereunder) may be held in an interest bearing account.
94 Any interest earned shall be paid to Landlord (or its property manager if and as so designated from time to time).
95 If Landlord conveys its interest under this Lease the Security Deposit may be turned over to Landlord's grantees
96 or assigns. In such case Tenant hereby releases Landlord from any liability and shall look solely to such grantee
97 or assign with respect to the Security Deposit.

SELLER/ SELLER/ Initials Initials BUYER/ BUYER/
LANDLORD LANDLORD TENANT TENANT

98 6. **USE RESTRICTIONS.** Tenant agrees that the Premises shall be used and occupied as a residence only, in
99 compliance with all zoning and any other applicable laws, and shall not be used for any other purposes without
100 Landlord's prior written consent. Nothing in this paragraph shall prohibit Tenant from hosting reasonable numbers
101 of guests for limited periods of time. Tenant agrees that no more than _____ (__) persons per bedroom shall
102 occupy the Premises. All adult occupants shall agree in writing to be bound by the terms of this Lease. Any
103 proposed adult occupant of the Premises who has not signed this Lease shall be subject to Landlord's application
104 procedures and reported to Landlord prior to such party taking occupancy. Landlord may reject a proposed
105 additional occupant for any lawful reason.
106

107 7. **JOINT LIABILITY.** Each adult occupant at the Premises is deemed a Tenant hereunder and shall be jointly and
108 severally liable for all obligations of and sums due from the Tenant under this Lease. A violation by any person
109 constituting the Tenant is deemed a violation by all. Each such Tenant shall be fully responsible for the actions of
110 all other Tenants and all guests, invitees, employees, agents, occupants or other persons located at the Premises
111 at any time. Landlord may, but shall not be obligated to, proceed directly against any one or more person
112 constituting the Tenant without waiving any right or remedy Landlord may have against any other Tenant. No
113 discharge of any Tenant, in bankruptcy, insolvency proceeding or otherwise, shall in any way or to any extent
114 discharge or release any other Tenant from any liability or obligation hereunder. Delivery of Notice to any adult
115 occupant shall constitute Notice to all Tenants.
116

117 8. **PREMISES CONDITION.** Tenant has inspected the Premises (and within five (5) calendar days prepared a
118 written inventory signed by both parties in Kansas as required by K.S.A. §58-2548) prior to execution of this
119 Lease and, unless and except as may be otherwise noted below regarding Landlord's Work, shall accept and take
120 possession on the commencement date in its "as-is" condition. If Landlord shall fail for any reason to put Tenant
121 in possession, with all of Landlord's Work completed (*if required*), within five (5) calendar days after the scheduled
122 commencement date, then Tenant's sole right and remedy shall be to either **(a)** terminate this Lease by delivering
123 Notice to Landlord prior to delivery of possession as aforesaid; or **(b)** receive an abatement of Rent until
124 possession is so delivered to Tenant. Tenant agrees to keep the Premises in at least as good order, condition
125 and repair as when received, free from any debris, trash or filth, and to not do anything to create a danger of fire
126 or cause an increase in rates or cancellation of insurance. Tenant shall notify Landlord immediately of any repairs
127 needed that, if left unattended, would result in damage to the Premises, such as water leakage, roof damage, wall
128 cracks and/or holes, termite or insect damage, etc. Landlord shall keep and maintain the foundation, exterior
129 walls and roof of the building in which the Premises are located and the utilities and structural portions of the
130 Premises in good repair and habitable condition, except that any repairs required to be made by reason of the
131 negligence, willful misconduct or neglect of Tenant (or others as described in Section 7) shall be Tenant's sole
132 responsibility. Landlord may choose to make such repairs and Tenant shall reimburse Landlord for the cost
133 thereof together with interest thereon at the rate equal to three percent (3%) in excess of the publicly announced
134 prime rate of U.S. Bank, N.A. (or its successors), but not to exceed the highest rate permitted by applicable law
135 (the "**Default Rate**") from the date of expenditure by Landlord until the date of reimbursement by Tenant.
136 Landlord shall not be required to make any other improvements or repairs of any kind upon the Premises. The
137 parties specifically acknowledge and agree that: **(check one)** Landlord or Tenant shall be responsible to
138 maintain the lawn (*if any*) at the Premises (or cause the same to be maintained); and Landlord or Tenant
139 shall be responsible for removal of snow and ice (or cause the same to be removed).
140

141 (*If the following is not applicable, insert "N/A" or "Not Applicable"*) "**Landlord's Work**" is limited to the following
142 items (*if any*) which (*unless otherwise specified*) shall be completed prior to the scheduled commencement date
143 of the Term: _____
144 _____
145 _____

_____		Initials	_____		Initials
SELLER/ LANDLORD	SELLER/ LANDLORD			BUYER/ TENANT	BUYER/ TENANT

- 146 **9. SURRENDER OF POSSESSION.** Upon expiration or earlier termination of the Term of this Lease, Tenant shall
 147 surrender possession of the Premises in as good order, condition and repair as when received, ordinary wear and
 148 tear excepted, shall remove all personal property and debris, clean the Premises thoroughly and, if needed, have
 149 the carpet cleaned by a professional cleaning company. Tenant shall reimburse Landlord for any repairs or
 150 cleanup that is necessary and not completed by Tenant prior to surrendering possession of the Premises.
 151
- 152 **10. NO ASSIGNMENT/SUBLETTING.** Tenant shall not assign this Lease or sublease the Premises or any portion
 153 thereof to any other person or entity without Landlord's prior written consent.
 154
- 155 **11. DRUGS.** Illegal drug trafficking or use or possession of illegal drugs is a violation of law and this Lease,
 156 subjecting Tenant to immediate termination of this Lease and to all applicable penalties, including those provided
 157 under §441.710 *et seq.* R.S.Mo. (in Missouri) If Tenant or any other person uses or is involved in the use,
 158 possession or distribution of illegal drugs while in, on or about the Premises, such shall be just cause for eviction.
 159
- 160 **12. UTILITIES.** Tenant shall pay all utilities, including connection fees, that are separately metered for the Premises
 161 when due, except for: _____.
 162
- 163 **13. QUIET ENJOYMENT/ACCESS.** Landlord will permit Tenant to quietly and peaceably hold, occupy and enjoy the
 164 Premises during the Term without unreasonable interference by Landlord, provided that Tenant is not in default
 165 hereof, and provided further that Landlord or its designated agent(s) shall have the right (but no obligation) at all
 166 reasonable times upon prior Notice (except if an emergency) to inspect the condition of the Premises, determine if
 167 Tenant is complying with all terms hereof, make necessary or desirable repairs, and to show the Premises to
 168 prospective tenants or buyers.
 169
- 170 **14. LANDLORD LIABILITY/INDEMNITY.** Landlord (and its property manager if any is so designated from time to
 171 time) shall not be liable to Tenant, Tenant's guests or any other occupant or person at the Premises, for any
 172 injury, damage or other loss to any person or property caused by Tenant or any other occupant or person,
 173 including but not limited to theft, burglary, assault, other crimes, fire, ice, water, wind, rain, smoke, acts of God or
 174 force majeure or any other cause, excluding only Landlord's (or its property manager's) willful misconduct or
 175 extreme and reckless indifference and disregard for safety and rights of others, it being specifically acknowledged
 176 however that Landlord shall have absolutely no duty or responsibility of any kind with respect to safety or security
 177 at the Premises. Subject thereto, Tenant agrees to indemnify and hold Landlord (and its property manager, if
 178 any) free and harmless from any and all liability for injury to or death of any person, or for damage of any
 179 property, arising from the use and occupancy of the Premises or by the act or omission of any person, including
 180 costs of defense and reasonable attorney's fees. Tenant shall report any criminal incident in or near the Premises
 181 to Landlord, and if requested shall fill out a report and participate in any investigation Landlord may undertake.
 182 Should Landlord establish any security procedures or policy, Tenant shall abide by the same.
 183
- 184 **15. INSURANCE.** During the Term, Tenant shall maintain Tenant/Renters insurance coverage and if requested, shall
 185 provide proof of coverage prior to taking possession. Tenant shall maintain insurance on Tenant's own personal
 186 property if Tenant desires this coverage. Tenant acknowledges that loss of or damage thereto will not be covered
 187 by the proceeds of any insurance maintained by Landlord and hereby releases Landlord from any and all claims
 188 for loss, damage or inconvenience. Landlord will maintain fire and extended homeowners/hazard casualty
 189 replacement coverage and liability insurance covering the building in which the Premises is located during the
 190 Term. Landlord and Tenant hereby waive all rights each may have against the other on account of any loss or
 191 damage occasioned to the person or property of Landlord or Tenant, the Premises or its contents, arising from
 192 any risk which is insured against by Landlord or Tenant (to the extent of such insurance proceeds), and the
 193 parties each, on behalf of their respective insurance companies insuring the property of either Landlord or Tenant
 194 against any such loss, waive any right of subrogation that it may have against Landlord or Tenant, as the case
 195 may be.

Initials	
SELLER/ LANDLORD	SELLER/ LANDLORD

Initials	
BUYER/ TENANT	BUYER/ TENANT

- 196 **16. CASUALTY.** If the Premises are rendered partially uninhabitable by fire or other casualty, Rent shall be equitably
 197 reduced until such time as the Premises are wholly habitable or this Lease is terminated. If Landlord does not
 198 elect to terminate this Lease, then Landlord shall proceed without undue delay to render the Premises wholly
 199 habitable, and if not finished within one month after the date of damage or loss, then Tenant shall have the option
 200 of terminating this Lease immediately thereafter by giving to Landlord Notice of termination. If the Premises are
 201 totally destroyed or rendered wholly uninhabitable, then at the option of either party, this Lease shall terminate
 202 upon Notice (five (5) calendar days in Kansas) to the other and any prepaid Rent shall be refunded to Tenant
 203 together with any unexpended portion of the Security Deposit. If the parties do not elect to terminate, then Rent
 204 shall be wholly abated until the Premises is repaired and fit for occupancy.
 205
- 206 **17. DEFAULT.** If Tenant shall fail to make any payment of Rent on or before when the same is due, or to comply
 207 with any other term, covenant or agreement herein contained, Tenant shall be in default hereof and Landlord shall
 208 have the option to pursue any one or more right or remedy provided for herein without Notice or demand
 209 whatsoever, which rights and remedies shall be in addition to, and not in lieu of, any other rights and remedies
 210 provided for at law or in equity, including but not limited to those set forth at §441.065 RSMo in Missouri and
 211 K.S.A. §58-2565 in Kansas if Tenant abandons the Premises. No failure to exercise, nor any delay in exercising
 212 any right or remedy hereunder by Landlord shall operate as a waiver thereof, nor shall any single or partial
 213 exercise by Landlord of any such right or remedy preclude any other or further exercise thereof or any other right.
 214 Waiver by Landlord of any default, breach or failure of Tenant under this Lease shall not be construed as a waiver
 215 of any subsequent or different default, breach or failure. No payment by Tenant or receipt by Landlord of a lesser
 216 amount than the Rent herein stipulated shall be deemed to be other than on account of the earliest stipulated
 217 Rent, nor shall any endorsement or statement on any check or any letter accompanying any payment be deemed
 218 an accord and satisfaction. Landlord may accept such payment without prejudice to Landlord's right to recover
 219 the balance due or pursue any other remedy, or in any way waiving Landlord's rights with respect thereto or any
 220 other breach.
 221
- 222 **18. HOLDING OVER.** If Tenant remains in possession of the Premises after the expiration or sooner termination of
 223 the Term without Landlord's written consent, such holding over shall constitute a default hereof and, without
 224 limiting any other right or remedy of Landlord at law or in equity, create and be deemed to be a tenancy at
 225 sufferance, terminable without Notice of any kind except as may be required in accordance with law, but subject
 226 to all other terms of this Lease insofar as the same may apply to such a tenancy, except that Tenant shall pay, in
 227 addition to all other charges payable by Tenant hereunder, for each day that Tenant holds over, Rent at an
 228 amount equal to two (2) times in Missouri and one and one-half (1-1/2) in Kansas the rate (on a per diem basis) of
 229 Rent herein provided to be paid during the last month of the Term. Landlord's receipt of holdover Rent shall not
 230 relieve Tenant of liability to Landlord for damages resulting from Tenant's holdover.
 231
- 232 **19. ENFORCEMENT/ATTORNEY FEES.** If Landlord enforces any provision of this Lease through court action, then
 233 in addition to any damages or equitable relief, Tenant will pay Landlord's costs and expenses of litigation,
 234 including court costs and (in Missouri) reasonable attorney fees. The provisions of this Section shall survive any
 235 termination of this Lease.
 236
- 237 **20. NOTICES.** Unless otherwise specifically provided herein or under applicable law, any notice, consent, approval,
 238 request, waiver, demand or other communication (collectively, "**Notice**") required under this Lease to be given by
 239 or on behalf of either party to the other shall be in writing and may be given by mailing such Notice by registered
 240 or certified mail return receipt requested, addressed to Landlord (or Property Manager on its behalf if so
 241 indicated), or to Tenant (as the case may be), at the address set forth on the signature page of this Lease. Notice
 242 to Tenant may also be effectively delivered to the Premises following initial occupancy thereof by Tenant. Notice
 243 to either party may also be sent via other means (including personal delivery, courier or messenger service or
 244 otherwise as permitted or required under applicable law, such as posting or legal publication). Any such Notice
 245 shall be deemed to have been duly given when actually received by the intended recipient (or as otherwise
 246 provided under applicable law). Refusal to accept service of a Notice shall constitute delivery of the Notice. A
 247 party may designate a new address for purposes of payment of Rent or delivery of Notice hereunder by giving at
 248 least fifteen (15) calendar days' advance Notice thereof to the other party in the manner provided above.

		Initials	Initials	
SELLER/ LANDLORD	SELLER/ LANDLORD			BUYER/ TENANT

249 **21. RULES AND REGULATIONS.** The following Rules and Regulations (and as the same may be revised or
250 supplemented from time to time by Landlord upon Notice to Tenant) shall be additional covenants and
251 agreements on the part of Tenant. Failure to comply with or observe any Rules and Regulations shall be deemed
252 a violation by Tenant of this Lease.

- 253 • Tenant shall keep the Premises and any common areas provided for Tenant use in connection with the
254 Premises, including halls, stairways, elevators, yard, sidewalks, driveways, recreation and parking areas,
255 free from trash, debris or filth, and shall not permit toys, bicycles, scooters, skates, charcoal grills or other
256 items to be or remain in such common areas, but shall be stored in the Premises or such other place
257 which Landlord may provide. Tenant shall not interfere with the use and enjoyment of any such areas by
258 Landlord or any other tenant.
- 259 • Garbage, trash, waste and debris shall be kept in the kind of container, placed in the areas, and prepared
260 for collection in the manner and at the times and places specified by Landlord. If Landlord designates a
261 service to pick up such items, Tenant shall use the same at Tenant's cost. Landlord may require Tenant
262 to contract directly for such service with a designated service provider. Food stuffs, garbage and refuse
263 shall be stored and removed from the Premises in leak proof containers. Tenant shall clean and remove
264 any evidence of such leakage at its expense.
- 265 • Automobiles of Tenant and all family members, guests, invitees, agents or employees, shall be parked in
266 regular parking places, if provided, and in no other place. No trailer of any kind shall be parked or stored
267 at any place on or around the Premises without Landlord's prior written approval.
- 268 • Tenant shall not make any alterations to the Premises, and shall not paint, wallpaper, decorate or
269 otherwise change the Premises in any manner, including but not limited to installing any nails, screws or
270 other devices for hanging pictures or other items on or from the walls or woodwork, without Landlord's
271 prior written consent.
- 272 • Tenant shall not play any musical instrument or mechanical device or work with power tools in such
273 manner as to disturb Landlord or neighbors. Tenant shall not allow loud, disturbing noises or voices by
274 Tenant or Tenant's family, guests, invitees, agents or employees.
- 275 • Tenant shall not place or cause to be placed or permit anywhere in or about the Premises any sign,
276 advertisement or announcement whatsoever, without Landlord's prior written consent.
- 277 • Plumbing fixtures shall be used for the purposes intended only. Cloths, cardboard, grease or other
278 materials not designed for disposal in this manner shall not be placed in or disposed of in any plumbing
279 fixture, Tenant shall be liable for any costs or repair by reason of such misuse.
- 280 • Tenant shall not alter, replace or add locks upon any door or window without Landlord's prior written
281 consent, and shall return all keys to Landlord upon termination of this Lease. Landlord agrees to change
282 locks upon written request of Tenant and payment in advance of all applicable locksmith or other
283 contractor service fees.
- 284 • Waterbeds are prohibited without Landlord's written approval and certificate of insurance before move-in.
- 285 • Tenant shall not use, generate, manufacture, produce, store, release, discharge or dispose of on, under,
286 from or about the Premises any flammable or hazardous substances other than customary cleaning
287 supplies and solvents typically used in connection with residential properties.
- 288 • Tenant shall ensure that the air conditioner compressor is kept clean and free of debris at all times, and
289 that all filters are changed regularly (at least every 3 months).
- 290 • Tenant shall inspect smoke alarms monthly and replace batteries when needed

291
292 **22. RIDERS. Check A or B below to indicate all items (if any) attached hereto and incorporated herein.**

293 **Option to Purchase:**

- 294 A. Lease does not provide option to purchase
- 295 B. Option to Purchase

Pet Addendum:

- A. Lease does not allow for animals of any kind
- B. Pet Addendum

296
297 **23. ENTIRE AGREEMENT/MODIFICATION.** This Lease and any attachment(s) hereto (if any) constitute the entire
298 agreement between the parties and there are no other understandings, written or oral, relating to the subject
299 matter hereof. This Lease may not be changed, modified or amended, in whole or in part, except in a writing
300 signed by Landlord (or its property manager if and as may be designated from time to time by Notice form
301 Landlord) and any adult occupant constituting Tenant (which shall be binding on all other persons and entities, if
302 any, constituting the Tenant hereunder).

Initials		Initials	
SELLER/ LANDLORD	SELLER/ LANDLORD	BUYER/ TENANT	BUYER/ TENANT

- 303 24. **LEAD-BASED PAINT DISCLOSURE.** Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint
 304 Hazards (*check one*) IS IS NOT attached to this Lease and signed by Landlord, Tenant and Broker(s).
 305
- 306 25. **SIGNATURES.** This Lease may be executed in multiple counterparts, each of which shall be deemed an original,
 307 but all of which shall constitute one and the same instrument. For purposes of executing this Lease, a document
 308 signed and transmitted by facsimile machine or a scanned image, such as a pdf via e-mail, is to be treated as an
 309 original document.
 310
- 311 26. **GOVERNING LAW/CONSTRUCTION.** This Lease shall be construed in accordance with the laws of the state
 312 where the Premises are located. Section captions in this Lease are intended solely for convenience of reference
 313 and will not be deemed to modify, place any restriction upon, or explain any provision of this Lease. If any one or
 314 more provision contained in this Lease shall for any reason be held to be invalid, illegal or unenforceable in any
 315 respect, then such invalidity, illegality or unenforceability shall not be deemed to terminate this Lease or to affect
 316 any other provision hereof, but rather this Lease shall, to the fullest extent permitted by law, remain in full force
 317 and effect and be construed as if such invalid, illegal or unenforceable provision(s) had never been contained
 318 herein; provided, however, that such provision(s) may be referred to in order to determine the intent of the parties.
 319
- 320 27. **PRINCIPAL(S) INVOLVED. (Check one, none or both, if and as may be applicable)**
 321 Landlord Tenant is a licensed real estate broker or salesperson and is a principal party in this transaction.
 322
- 323 28. **BROKER COMPENSATION.** Except as may be specifically set forth in the "Special Agreements," Section 35 of
 324 this Lease, any real estate commission or other compensation due to the undersigned (the "**Broker(s)**") will be
 325 paid by (*check one, neither or both, as applicable*) Landlord Tenant, pursuant to separate agreement.
 326 Landlord and Tenant each represent to the other that the Broker(s) identified in Section 29 below, is (are) the only
 327 real estate broker(s) involved in this Lease. Each party shall indemnify, defend and hold harmless the other party
 328 to this Lease from any loss, liability and damage, including without limitation prevailing party fees and costs
 329 incurred by the other party that arises from this transaction as a result of any claim made by any other person
 330 purporting to act on behalf of such party. The provisions of this Section shall survive expiration or termination of
 331 this Lease.
 332
- 333 29. **BROKERAGE RELATIONSHIP.** Landlord and Tenant acknowledge the real estate licensee(s) involved in this
 334 transaction may be acting as agents of the Landlord, agents of the Tenant, Transaction Broker(s) or Disclosed
 335 Dual Agents (**Available only in Missouri**). The Licensee acting as an agent of the Landlord has a duty to
 336 represent the Landlord's interest and will not be the agent of the Tenant. Information given by the Tenant to a
 337 Licensee acting as an agent of the Landlord will be disclosed to the Landlord. The Licensee acting as an agent of
 338 the Tenant has a duty to represent the Tenant's interest and will not be an agent of the Landlord. Information
 339 given by the Landlord to a Licensee acting as an agent of the Tenant will be disclosed to the Tenant. A Licensee
 340 acting in the capacity of a Transaction Broker is not an agent for either party and does not advocate the interests
 341 of either party. A Licensee acting as a Disclosed Dual Agent (**Available only in Missouri**) is acting as an agent
 342 for both the Landlord and the Tenant, and when acting as a Disclosed Dual Agent, a separate Dual Agency
 343 Disclosure Addendum is required.
 344

345 **LANDLORD AND TENANT HEREBY ACKNOWLEDGE THE REAL ESTATE BROKERAGE RELATIONSHIPS**
 346 **BROCHURE HAS BEEN FURNISHED TO THEM, AND THE BROKERAGE RELATIONSHIPS WERE**
 347 **DISCLOSED TO THEM OR THEIR RESPECTIVE AGENTS AND/OR TRANSACTION BROKERS NO LATER**
 348 **THAN THE FIRST SHOWING, UPON FIRST CONTACT, OR IMMEDIATELY UPON THE OCCURRENCE OF**
 349 **ANY CHANGE TO THAT RELATIONSHIP.**

	Initials		Initials	
SELLER/ LANDLORD	SELLER/ LANDLORD	BUYER/ TENANT	BUYER/ TENANT	

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Licensee assisting Tenant is a:

(Check appropriate box)

- Tenant's Limited Agent** in Missouri and Tenant's Agent in Kansas (acting on behalf of Tenant)
- Landlord's Limited Agent** in Missouri and Landlord's Agent in Kansas (acting on behalf of Landlord)
- Dual Agent** (acting on behalf of both Landlord and Tenant in Missouri only)
- Designated Agent** (designated to act on behalf of Tenant)
- Transaction Broker Assisting Tenant** (not acting on behalf of either Landlord or Tenant)
- Subagent of Landlord** (acting on behalf of Landlord)
- Tenant** is NOT being represented

Licensee assisting Landlord is a:

(Check appropriate box)

- Tenant's Limited Agent** (acting on behalf of Tenant)
- Landlord's Limited Agent** in Missouri and Landlord's Agent in Kansas (acting on behalf of Landlord)
- Dual Agent** (acting on behalf of both Landlord and Tenant in Missouri only)
- Designated Agent** (designated to act on behalf of Landlord)
- Transaction Broker Assisting Landlord** (not acting on behalf of either Landlord or Tenant).
- Landlord** is NOT being represented

By signing below, the licensee(s) confirm making timely disclosure of its brokerage relationship to the appropriate parties.

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BROKERAGE

BROKERAGE

Licensee assisting Landlord Date

Licensee assisting Tenant Date

Landlord Date
Licensee's Printed Name

Tenant Date
Licensee's Printed Name

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30. FRANCHISE DISCLOSURE. Although one or more Broker may be a member of a franchise, the franchisor is not responsible for the acts of said Broker(s).

31. LEASE INFORMATION. Permission is hereby granted by Landlord and Tenant for Broker(s) to provide information about this Lease, including but not limited to rental rates, Term and Premises address, to any multi-listing service, local Association or Board of REALTORS®, its members, member's prospects, appraisers and other professional users of real estate data.

32. ANTI-TERRORISM. Each party hereto represents and warrants to each other and to Broker(s) that such party is not, and is not acting directly or indirectly for or on behalf of any person or entity, named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) or with whom you are prohibited to do business under anti-terrorism laws, and agrees to deliver a certificate to that effect which contains its tax identification number.

33. TIME IS OF THE ESSENCE. Time is of the essence in performance of the obligations of the parties under this Lease. With the exception of the term "banking days" or "business days", as used herein, a "day" is defined as a 24-hour calendar day, seven (7) days per week.

34. SUBMISSION OF LEASE. Negotiation and submission of an offer to either party for signature does not constitute an option to lease or reservation of space. Neither Landlord nor Tenant shall be bound until the last party to sign this Lease has delivered a fully executed copy to the other party.

35. SPECIAL AGREEMENTS. _____

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_____|_____|_____|_____|_____|_____|_____|_____|_____|_____|
SELLER/ SELLER/ Initials
LANDLORD LANDLORD

_____|_____|_____|_____|_____|_____|_____|_____|_____|_____|
Initials BUYER/ BUYER/
TENANT TENANT

404 **IN WITNESS WHEREOF**, the parties have entered into this Lease as of the last date set forth below their respective
405 signatures (Add additional signature pages if needed).

406
407 **Note: All adult occupants at the Premises are deemed a Tenant and must sign this Lease. Failure to do so shall be a**
408 **default hereof. Notice delivered to the Notice Address set forth at below left (or as subsequently directed by a Notice**
409 **from Tenant) shall be deemed delivery of Notice to all Tenants.**
410

411 **TENANT:**

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413
414 _____ Tenant _____ Date Tenant _____ Date
415 _____
416 _____ Print Name _____ Print Name
417
418 Notice Address: _____
419 _____ Tenant _____ Date
420 Phone: _____
421 Work Phone: _____ Print Name
422 Cell Phone: _____
423 Fax: _____ Tenant _____ Date
424 E-mail: _____
425 _____ Print Name
426

427 -----

428 **LANDLORD:**

429 (Sign here if Landlord is to sign this Lease and
430 receive the Security Deposit and all Rent and
431 Notices in Landlord's Name)

432
433
434 _____ Landlord _____ Date
435 _____
436
437 _____
438 Print Name
439 Address: _____
440 _____
441 Phone: _____
442 Cell Phone: _____
443 Fax: _____
444 E-Mail: _____
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PROPERTY MANAGER:

(Sign here if Property Manager is to sign this Lease and
receive the Security Deposit and all Rent and Notices
on behalf of Landlord)

_____ Property Manager's Firm Name
(as authorized agent of Landlord)
_____ Property Manager _____ Date
Title: _____
Address: _____
_____ Phone: _____
Cell Phone: _____
Fax: _____
E-mail: _____