

9. Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature. *Tenant is strongly encouraged to purchase a tenant insurance policy for coverage of personal liability, premises medical coverage, additional living expense, and personal property (contents) coverage.*
10. To give thirty (30) day written notice by registered mail to Landlord prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection within that same period. The deposit is not permitted to be used as the last month's rent, and shall be returned within 30 days of lease termination, less any damages.
11. To clean up said premises upon vacating and restore said premises to the same condition as found upon taking occupancy, except normal wear and tear shall be accepted. A final walk through is strongly encouraged.
12. That the violation of any of the covenants of this agreement or the nonpayment of any rent due and unpaid shall be sufficient cause for eviction from said premises upon five (5) days written notice thereof by registered mail, hand delivery, or by tacking. If suit be brought to collect rent or damages, to cause eviction from said premises, or to collect the costs of repairs to or cleaning of said premises, Tenant agrees to pay all costs of such action, including reasonable attorney and filing fees.
13. All rent shall be paid in person or by mail to the address of _____
_____, or any other meeting place agreed upon between the Tenant and Landlord. Tenant further agrees to pay Landlord a return check fee of \$50 for a returned check for lack of sufficient funds, a "stop payment", or any other reason, plus applicable late fees mentioned above for nonpayment of rent.
14. Additional Provisions; Disclosures.

Each party hereto acknowledges receipt of a copy of this agreement.

As to Landlord this _____ day of _____, 20 ____.

LANDLORD ("Landlord"):

Sign: _____ Print: _____ Date: _____

As to Tenant, this _____ day of _____, 20 ____.

TENANT ("Tenant"):

Sign: _____ Print: _____ Date: _____

TENANT ("Tenant"):

Sign: _____ Print: _____ Date: _____

