

In Addition it is Agreed:

- 7. Tenant shall not lease, sublease or assign the premises without the prior written consent of the Landlord (but this consent shall not be withheld unreasonably).
- 8. Landlord may enter the premises at reasonable times for the purpose of inspection, maintenance or repair, and to show the premises to buyers or prospective tenants. In *all* instances, except those of emergency or abandonment, the Landlord shall give Tenant reasonable notice (at least one day) prior to such an entry.
- 9. Tenant agrees to occupy the premises and shall keep the same in good condition, reasonable wear and tear excepted, and shall not make any alterations thereon without the written consent of the Landlord.
- 10. Landlord agrees to maintain regularly the building and grounds in a clean, orderly and neat manner. Landlord further agrees upon notice by Tenant to complete within a reasonable time all necessary repairs, including those of appliances and utilities, which are furnished with the premises.
- 11. Tenant agrees not to use the premises in such a manner as to disturb the peace and quiet of other tenants in the building. Tenant further agrees not to maintain a public nuisance and not conduct business or commercial activities on the premises.
- 12. Tenant shall, upon termination of this agreement, vacate and return dwelling in the same condition that it was received, less reasonable wear and tear, and other damages beyond the Tenant's control.
- 13. In a dispute between Landlord and Tenant which gives rise to any action in court, the losing party will pay the court costs and reasonable attorney fees of the successful party.
- 14. Additional Terms: _____

We, the undersigned, agree to this Rental Agreement:

Landlord:

 Signature(s)

 Date

Tenant:

 Signatures(s)

 Date