

**LEASE AGREEMENT**

THIS LEASE AGREEMENT ("Lease") is made and entered by and between Daniel McCrack ("Landlord") and Tiarra Cleveland ("Tenant").

**WITNESSETH:**

1. **Demised Premises.** For and in consideration of Tenant's performance of the terms, conditions, and covenants hereinafter set forth, Landlord demises and leases to Tenant, and Tenant does hereby accept from Landlord the land, structures, and improvements located at 262 S Osborn ("Property").

2. **Term.** The Lease shall commence on OCT 15, 2015 and expire on SEPT 30, 2016 ("Term"). If Tenant remains in possession of the Property with the consent of Landlord after the expiration of the Term, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions contained herein, except that such tenancy shall be terminable upon thirty (30) days written notice served by either party. Upon the termination of the tenancy, whether upon or after the expiration of the Term, Tenant shall surrender the Property in as good a state and condition as it was at the commencement of this Lease, reasonable use and wear and tear thereof and damages by the elements expected.

3. **Rent.** The total rent for the Term is the sum of \$ 7,200.00, which is payable on the 1<sup>st</sup> day of each month of the Term ("Due Date"), without demand, in equal installments of \$ 600.00 ("Rent"). If Landlord does not receive the Rent from Tenant within three (3) days after the Due Date, Landlord may, at Landlord's sole option and discretion, charge Tenant a late fee of \$35.00. Tenant shall pay the Rent to Landlord by remitting the Rent to Landlord at the address for Landlord that is contained in Paragraph 31 of this Lease.

4. **Security Deposit.** Upon execution of this Lease, Tenant shall deposit with Landlord the sum of \$ 500.00 as security for any damage caused to the Property during the Term. Such deposit shall be returned to Tenant, without interest, and less any set off for damages to the Property upon termination of this Lease.