

Instrument #: 2024-001323
04/10/2024 11:18:03 AM Total Pages: 2
COL LEASE
Recording Fee: \$12.00 Transfer Tax: \$0.00
Natalie Steffener, Recorder, Des Moines County Iowa



Recorder's Cover Sheet

TITLE OF DOCUMENT: Rental Agreement

Preparer Information:
(name, address, phone number)

Gregory Johnson - 319-372-2532
516 7th St
77. Madison, IA, 52627

Taxpayer Information:
(name, address)

Return Address:
(name, address)

Judge Cousins
3308. ~~Car~~ Rock Spring Rd
Burlington, IA 52601

Grantor(s):

Grantee(s):

Legal description:
(or page number location)

RENTAL AGREEMENT

IT IS AGREED by and between Kenneth Dix, Landlord, and Judy A. Cousins and Peggy Beverage, Tenants:

Landlord hereby rents to Tenants and Tenants hereby lease from Landlord the premises situated in Des Moines County, Iowa and locally described as 3308 Rock Spring Road, Burlington, Iowa 52601 on the following terms:

1. TERM. The term will begin October 1, 2021 and will end October 1, 2051 or at Tenants' deaths, whichever first occurs. It is the intention of the parties that Tenants will have the right to lease the premises for the duration of their lives, notwithstanding Landlord's death or circumstances beyond Tenants' control.

2. RENT. Tenants will pay to Landlord as rent the sum of \$200.00 per month, in advance, on the 1st day of each month during the term of this lease and any renewals thereof.

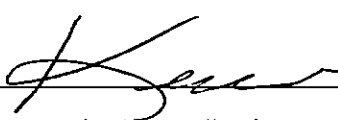
3. ASSIGNMENT AND SUBLETTING. Tenants shall not assign or sublet this rental agreement, without the written consent of Landlord.

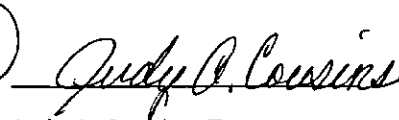
4. NONPAYMENT OF RENT. In addition to Landlord's other remedies provided by law, if rent is not paid when due, and Tenants fail to pay rent within three (3) days after notice by Landlord of nonpayment and the Landlord's intention to terminate this Rental Agreement if the rent is not paid within that period of time, then Landlord may terminate this Rental Agreement.

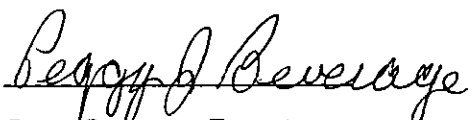
5. UTILITIES. Tenants are responsible to pay for all utilities serving the premises.

6. COMPLIANCE WITH THE LAW. Nothing herein contained shall be construed as waiving any of Landlord's or Tenants' rights under the law. In all respects, the terms and provisions of this Rental Agreement are to be construed to comply with all requirements of the law. If any term or provision of this Rental Agreement is determined to be invalid pursuant to law, such invalid term or provision shall be severed from the agreement and the remainder of the contract shall continue in full force and effect as though the invalid term or provision was not contained herein.

Dated this 8th day of September, 2021.


Kenneth Dix, Landlord


Judy A. Cousins, Tenant


Peggy Beverage, Tenant