

HOUSE LEASE

This is a lease. It is a legal agreement between the Tenant and the Landlord to rent the house described below. The word Landlord as used in this lease means:

LAUREN CARLSON
24767 600TH AVE
CHOKIO, MN 56221 320-324-7430

The word Tenant as used in this lease means:

(List all persons who will live in the house)

This is a legal contract that can be enforced in court against the Landlord or the Tenant if either one of them does not comply with this lease.

- 1) Description of House:
The address of house is

13 E 2nd St., Morris

- 2) Term of Lease: This lease is for a term of one year, beginning on Dec 1 2015
and ending on Nov 30, 2016

- 3) Rent:

a). Amount: The rent for the house will be 950⁰⁰ month paid in advance.

b). Payment: The rent payment for each month must be paid before the first day of each month beginning on Dec 1 2015 at the landlords address. Landlord does not have to give notice to Tenant to pay the rent. Tenant understands landlord will not accept a partial payment of rent.

c). Responsibility for rent: Every tenant listed above is individually responsible for paying the full amount of rent owed

- 4) Quiet enjoyment: If Tenant pays the rent and complies with all other terms of this lease, Tenant may use the house for the term of the lease.

- 5) Use of House: The house must be used only as a private house to live in and for no other purpose. Tenant may not use the house for any unlawful activity. The Tenant may not use the house for any business, profession or trade.

6). Maintenance and Repair:

a). **By Landlord.** Landlord promises (1) that the House is fit for use as a residence; (2) to keep the house in reasonable repair during the term of the lease, except when the damage was caused by the intentional or negligent action of the Tenant or Tenant's guests; and (3) to maintain the House in compliance with the applicable health and safety laws except where the violation is caused by the Tenant or Tenant's guests

b). **By Tenant.** Tenant promises, at Tenants expense, to make all repairs and eliminate any violation of health and safety laws that result from the negligent, willful, malicious, or irresponsible conduct of the Tenant or Tenant's family, agent or guest. Tenant shall comply with all sanitary laws affecting the cleanliness, occupancy and preservation of the house, except where the landlord is required by law to comply with the sanitary laws.

7) Alterations: Tenant must obtain Landlord's prior written consent to install any paneling, flooring, partitions, or make alterations or to paint or wallpaper the house. Tenant must not change the heating, plumbing, ventilation, or air conditioning, without prior written consent of the Landlord.

8) Damage to House: If the house is destroyed or damaged not due to the fault of the Tenant or Tenant's guests, and the House is unfit for use as a residence, Tenant is not required to pay rent for the time the House that cannot be used. If the House is damaged or destroyed, Landlord may terminate the lease immediately and may decide not to rebuild or repair the House. If the damage was not caused by the Tenant or Tenant's guest and the Landlord cancels the lease, the rent shall be prorated up to the time of the damage.

9) Utilities: Tenant shall pay for all utilities. City Water, Sewer and Trash billed by Landlord bi-monthly

10) Right of Entry: Landlord and Landlords agents may enter the House at reasonable hours to repair or inspect the House and perform any work the landlord decides necessary. In addition, the Landlord may show the House to possible new Tenants at reasonable hours during the last thirty days of the lease term.

11) Assignment and Subletting: Tenant may not assign this lease, lease the house to any one else (sublet), sell this lease or permit any other person to use this House without the prior written consent of the Landlord. If Tenant does, Landlord may terminate this lease as described in paragraph 15 of this lease. Any assignment or

valid. Tenant must get Landlord's permission each time tenant wants to assign or sublet. Landlord's permission is good only for that specific assignment or sublease.

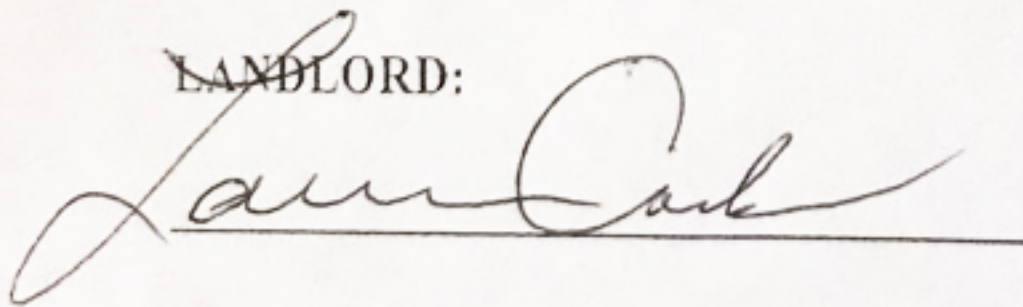
12). **Termination.** If Tenant wants to move out of the House when the lease term ends. Tenant must give Landlord prior written notice at least thirty days before the lease term ends.

13) **Surrender of Premises.** Tenant shall move out of the House when this lease ends. When Tenant moves out, Tenant shall leave the House in as good condition as it was when the lease started, with the exception of reasonable wear and tear.

14). **Abandonment.** If the tenant moves out of the House before the end of this lease, the Landlord may bring legal action to recover possession of the House. The Landlord may rent the House to someone else. Any rent received by Landlord for the re-renting shall be used first to pay the Landlord's expenses for re-renting the House and second to pay any amounts Tenant owes under this lease. Tenant shall be responsible for paying the difference between the amount of rent owed by the Tenant under this lease and the amount received by the Landlord from the new tenant together with any court costs and attorney's fees. If Landlord recovers possession of the House after Tenant moves out, then Landlord may consider Tenant's personal property in the House to also have been abandoned. Landlord may then dispose of the personal property in any manner the Landlord thinks is proper. Landlord shall not be liable to Tenant for disposing of the personal property.

15). **Default.** If Tenant does not pay the rent or other amounts when due or if the Tenant violates any term of this lease. Landlord may terminate this lease. If Tenant does not move out, Landlord may bring eviction action. If Tenant violates a term of this lease and Landlord does not terminate this lease or evict Tenant, Landlord may still terminate this lease and evict Tenant for any other violation of this lease.

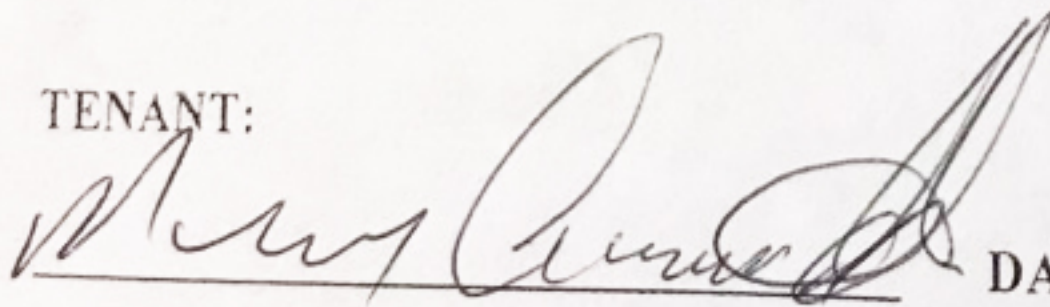
LANDLORD:



DATE

NOV 12, 2015

TENANT:



DATE

NOV 12 / 12 / 15