

LEASE AGREEMENT
Morris Apartments

THIS AGREEMENT, made and entered into this _____ day of _____, 20____ at Laramie, Albany County, Wyoming by and between Wayne W. Stuchlik d/b/a Morris Apartments (hereinafter referred to as Lessor) and _____ hereinafter referred to as Lessee (s).

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the terms, covenants, and conditions hereinafter mentioned to be faithfully kept and performed by lessee(s), and for the rental hereinafter stated, Lessor does hereby lease, let, and demise unto the Lessee(s) the premises located and situated at _____ at Laramie, Albany County, Wyoming.

To have and to hold the above described premises, with appurtenances, unto Lessee(s) from the ____ day of _____, 20__, and to continue for a term of _____ months, _____, being the last day of this lease; or, with prior agreement, on a month to month basis with a minimum of 30 days written notice of intent required of either party to terminate this agreement.

For and in consideration of this demise, Lessee(s) do hereby covenant and agree to and with the Lessor as follows:

1. To pay Lessor as rental for the premises stated above the sum of _____ (\$_____). Said rental to begin on the above stated date and shall be paid in advance installments of _____ (\$_____) **ON OR BEFORE the first day** of each successive calendar month thereafter for the term of this agreement. Lessee(s) further expressly agree that if the rent above mentioned or any part thereof shall be unpaid after ten (10) days after the due date thereof, or if default shall be made in any of the covenants or agreements herein contained to be kept and performed by said Lessee(s), it shall and may be lawful for the Lessor to declare this agreement terminated, and to enter into said premises and every part thereof, either with or without process of law

2. To pay all charges levied, assessed, and charged against the premises for all utilities, including but not limited to TV, telephone, gas, electric, which may accrue during the term of this agreement and to put such utilities in Lessee(s) name upon execution hereof.

3. Lessee(s) agree to deposit the sum of _____ (\$_____) to be held by Lessor. If the premises subject to this agreement are returned to Lessor in good condition in accordance with this Agreement upon termination of this lease, and the premises are clean and no damage has been done, the deposit shall be returned to Lessee(s) by mail within one month of their vacating the premises. **If any cleaning is needed or damage done, Lessor may have such cleaning or repairs as are appropriate accomplished, and deduct the cost thereof from deposit, returning the balance, if any, to Lessee(s).**

In the event any rental remains due and owing from Lessee(s) to Lessor, Lessor may apply said deposit toward the payment of said rental. If any utility or other bills attributable to Lessee(s) use of the premises remain unpaid, Lessor may apply said deposit to the payment of said obligations. Lessee(s) shall be responsible to see that the carpeting on the premises is cleaned before vacating the premises subject to this lease.

4. Lessee(s) expressly grant Lessor or workmen employed by Lessor the right to enter the premises whenever necessary in the interest of the building Lessee(s), attempting to contact the Lessee(s) prior to entrance. Lessor agrees no other persons or person shall be allowed entry unless upon specific instructions of the Lessee(s).
5. (a) Lessee(s) agree to have no pets _____

(b) Lessee(s) request permission to have pets_____

Lessee(s) agree to deposit the sum of_____(\$_____)
for pet.

Lessee(s) may not have pets unless prior written approval has been obtained and a pet deposit paid to Lessor. Any approved pet shall not be under the age of one year. Lessee(s) shall not allow any pet to relieve themselves in the yard area. Lessee(s) agree to be responsible for all repairs and damage caused by pet. Lessee(s) shall have no more than one pet unless prior written approval has been obtained.

6. Lessee(s) agree to provide the normal and usual maintenance, upkeep, and repair incidental to ordinary use and occupancy of the premises. Lessor shall pay for repairs on appliances unless the cause of repair is due to misuse or abuse by the Lessee(s), in such case the Lessee(s) will pay for cost of repair. **Lessee(s) agree to pay for repairs on washer and dryer or** obtain their own washer and dryer. **Lessee(s) further agree to keep their own walks, drives and steps free of snow and ice.**
7. Lessee(s) agree that no repairs, change of door locks, or other repairs or improvements shall be made on the leased premises without the express written consent of Lessor.
8. Lessee(s) agree that there will be no parties living in the premises except those expressly named on this agreement.
9. **Lessee(s) agree that they will be reasonably quiet so as not to disturb other occupants of the building, or the neighbors, understanding that should they not comply with this stipulation it is up to the discretion of the Lessor to declare this agreement terminated.**
10. Lessee(s) agree that neither they nor their visitors will drive or park motor vehicles on the lawn areas.
11. Lessee(s) understand and agree that Lessor will not be responsible for the loss or damage to lessee(s) property due to water damage, fire, theft or other casualty.
12. At the termination of this agreement, Lessee(s) shall deliver to Lessor all keys to the premises. Liability for rent shall continue until such keys are delivered.
13. If either party of this agreement shall be required to retain an attorney to enforce any covenant of this agreement, then the losing party shall pay to the other such costs, expenses, and attorney's fee as shall be incurred.
14. Lessee(s) agree not to assign this agreement in full or in part without the prior written consent of the Lessor, and any such attempt by or on the part of the Lessee(s) shall constitute a default hereof on the part of Lessee(s), shall entitle Lessor to immediately terminate this agreement and to such other remedies as herein provided for Lessee(s) default.
15. The lessee(s) agrees to use the premises rented to the lessee(s) by the Lessor as a residence only.
16. Lessee(s) must, at Lessee's expense, promptly and fully comply with all laws, orders, rules, requests and directives pertaining to the leased premises that are issued by governmental authorities, the Lessor's insurers, and similar authorities and agencies. Notices received by Lessee(s) from any authority or entity must be promptly delivered to Lessor.

17. Lessee(s) shall be responsible for the proper disposal of all household wastes. Lessee(s) agrees to promptly dispose of any household waste no less than once a week. Disposal of wastes shall be performed in compliance with all applicable laws, regulations, ordinances and policies of all governmental authorities having jurisdiction.

For and in consideration of the monthly rentals to be promptly paid as herein provided, and of the terms, covenants and conditions herein named to be fully and faithfully performed by the Lessee(s) , Lessor agrees as follows:

- a. To warrant Lessee(s) quiet and peaceful occupation of said premises subject to the terms hereof, provided all terms of this agreement are fully and faithfully kept and performed by the Lessee(s).
- b. To pay all real estate and general property taxes assessed against the premises or Lessor's personal property, situated thereon, in addition to water, sewage, and trash removal charges.
- c. Should Lessor elect to terminate this agreement as aforesaid, or in any other lawful way, Lessee(s) does hereby covenant and agree to peaceably surrender and deliver up the premises and property immediately upon termination of the agreement and should Lessee(s) remain in possession after three (3) days notice of such default, or after termination of this agreement, in any ways named herein, they shall be deemed guilty of forceable detainer of said lease under the statutes of the State of Wyoming, and shall be subject to eviction and removal, with or without process of law.
- d. In the event of the Lessee(s) default, Lessor's entry into said premises and taking possession thereof shall not relieve Lessee(s) of their obligation to make monthly rental payments in full as they fall due during the entire term of this agreement, except that if Lessors shall thereafter-rent the premises, then the prior lessee(s) shall no longer be liable for the rent.
- e. If the Lessor fails to enforce any term of this Lease Agreement, such failure by Lessor shall not be a waiver of any of the Lessor's rights. If a term in this Lease Agreement is determined to be illegal, then the rest of this Lease Agreement shall remain in full force and effect and shall be binding upon the Lessor and Lessee(s).

This agreement, its terms and conditions shall be binding upon and insure to the benefit of the respective parties hereto, their heirs, successors, and assigns.

WITNESS the hands of the parties hereto and the day and year first above written:

LESSOR _____

LESSEE _____

LESSEE _____

LESSEE _____

The following list is an account of items damaged prior to Lessee(s) occupancy:

