

MONTH-TO-MONTH LEASE AGREEMENT

This Lease Agreement ("Lease") is entered by and between _____ ("Landlord") and _____ ("Tenant") on the ____ of _____, 20____ ("Date"). Landlord and Tenant collectively may be referred to as the "Parties." This Lease creates joint and several liabilities in the case of multiple Tenants. The Parties agree as follows:

PREMISES: Landlord hereby leases the premises located at _____ City of _____, State of _____, (the "Premises") to Tenant.

LEASE TERM: The Lease will start on ____ of _____, 20____ and will continue as a month-to-month tenancy. To terminate tenancy the Landlord or Tenant must give the other party a written ____ day notice of Lease non-renewal. If the Tenant plans to terminate on or after the first (1st) day of payment for a given month, the rent shall be pro-rated accordingly. If the Tenant does not provide the Landlord with a written said notice, they shall forfeit their full deposit amount.

LEASE PAYMENTS: Tenant agrees to pay Landlord for use of the Premises in the amount of \$_____ each month in advance on the ____ day of with payment to be made by _____.

If the Lease Term does not start on the ____ day of the month or end on the last day of a month, the first and last month's rent will be prorated accordingly.

LATE CHARGES: Rent is due on the ____ of each month. If any or all of the rent is not received by the ____ of the month, \$____ per day will be charged as late fees until full rental payment is received. If rent is not received by the ____ of the month, Tenant will be considered in breach of the Lease Agreement and eviction proceedings will be initiated.

INSUFFICIENT FUNDS: Tenant agrees to pay a charge of \$_____ for each check given by Tenant to Landlord that is returned to Landlord for lack of sufficient funds (NSF).

SECURITY DEPOSIT: At the signing of this Lease, Tenant shall deposit with Landlord, in trust, a security deposit of \$_____ as security for the performance by Tenant of the terms under this Lease and for any damages caused by Tenant, Tenant's family, agents and visitors to the Premises during the term of this Lease. Landlord may use part or all of the security deposit to repair any damage to the Premises caused by Tenant, Tenant's family, agents and visitors to the Premises. However, Landlord is not limited to the security deposit amount and Tenant remains liable for any balance. Tenant shall not apply or deduct any portion of any security deposit from the last or any month's rent. Tenant shall not use or apply any such security deposit at any time in lieu of payment of rent. If Tenant breaches any terms or conditions of this Lease, Tenant shall forfeit any deposit, as permitted by law.