

The parties to this agreement are:

The Landlord:

Name: Unitarian Universalist Church of Tippecanoe County

Address: 333 Meridian Street

West Lafayette, IN 47906

Phone 765-743-8812, Email: office @uuctc.org

The Tenant:

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Email: _____

Property Landlord rents to Tenant is

Room(s) _____, _____, _____ 333 Meridian Street, West Lafayette, IN 47906

The term of this lease shall be _____ commencing on: ____ (day) of _____ (month) ____ (year) until ____ (day) of _____ (month) ____ (year). This lease shall automatically self-extend under the same terms and conditions as the initial lease and shall continue in full force and effect from month- to -month unless and until otherwise terminated.

The rent shall be \$ _____ / month payable on the _____ day of every month, in advance, so long as this lease is in force. All payments are to be made by check or money order and cash shall be acceptable. Landlord acknowledges receipt of the First Month's rent of \$ _____, and a Security Deposit of \$ _____, for a total payment of \$ _____. All payments are to be made payable to Unitarian Universalist Church of Tippecanoe County.

Security Deposit: Upon the execution of this Agreement, Tenant shall deposit with Landlord the sum of _____ Dollars (\$ _____)

SECURITY DEPOSITS: The total of the above deposits shall secure compliance with the terms and conditions of this agreement and shall be refunded to Tenant within _____ days after the premises have been completely vacated less any amount necessary to pay OWNER; a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) cost for repair of damages to premises, and e) any other amount legally allowable under the terms of this agreement. A written accounting of said charges shall be presented to Tenant within _____ days of move-out. If deposits do not cover such costs and damages, the Tenant shall immediately pay said additional costs for damages to Landlord.

Furniture is provided by the Tenant.

Alterations: No substantial alterations, addition or improvement shall be made by Tenant in or to the rental space without the permission of Landlord in writing. Such consent shall not be unreasonably withheld, but may include the Tenant's agreeing to restore the dwelling unit to its prior condition before moving out.

Locks: Tenant shall not change, alter, replace or add new *locks without written consent of Landlord*. Any locks so permitted to be installed shall become property of the Landlord and shall not be removed by Tenant. The Tenant shall promptly give a duplicate key to any such changed, altered, replaced or new lock to Landlord.

Noise: Tenant agrees not to allow on his/her premises any excessive noise or other activity which disturbs the peace and quiet of other tenants in the building. Landlord agrees to prevent other tenants and other persons in the building or common areas from similarly disturbing Tenant's peace and quiet.

Subleasing: Tenant shall not assign this agreement or sublet the dwelling unit without the written consent of Landlord. Such consent shall not be withheld without good reason.

Termination: Upon termination of this agreement, Tenant shall vacate the premises, remove all personal property belonging to him/her and leave the premises as clean as she/he found them, normal wear and tear and damage by unavoidable casualty excepted, and return all keys to Landlord immediately upon vacating. The Tenant agrees that any personal property left in or about the premises after the Tenant has vacated shall be considered abandoned property, and the Landlord may sell or otherwise dispose of same without liability to the Tenant.

Permission for Landlord to Enter Rental Space: Tenant agrees to allow landlord or its agents to enter the dwelling upon reasonable advance notice in order to inspect the premises, to exterminate for pests, to make repairs or to show the premises to prospective tenants, purchasers, mortgagors or their agents. The Tenant will not be unreasonable in denying entry. Landlord may also enter the premises without prior consent if it appears to have been abandoned by the Tenant or in case of emergency, and as otherwise permitted by law or court order.

Maintenance of Dwelling: The Landlord agrees to maintain the premises in a structurally sound condition.

Renters Insurance: Tenant is encouraged to carry renters insurance on personal belongings.

Destruction of Premises: If the premises are rendered uninhabitable by fire, flood or other natural disaster during the term of this agreement, this agreement shall be thereupon terminated.

Notification of Termination: Landlord shall not terminate this lease except for serious or repeated breach of tenant's obligations hereunder. In cases of nonpayment of rent, Landlord may terminate the tenancy by a 14-day written notice to vacate. In all other cases, Landlord may terminate the tenancy by a 30-day written notice to vacate. Notwithstanding the foregoing, the Landlord may immediately terminate this Lease for any act or conduct of the Tenant, guest which entitles the Landlord to evict or enjoin the Tenant

Changes: No changes or additions to this lease shall be made except by written agreement between Landlord and Tenant. This lease represents the entire agreement between Landlord and Tenant.

WHEREFORE, We, the undersigned, agree to this Lease, by signing two copies (one to be kept by Tenant and one by Landlord).

LANDLORDS

(date of signature) (signature)

(date of signature) (signature)

Tenants:

(date) (signature)

(date) (signature)