

**LEASE**

This Agreement, dated \_\_\_\_\_ between the Owner/Agent, \_\_\_\_\_  
\_\_\_\_\_, (Lessor), and \_\_\_\_\_, (Lessee)

hereto and forming a part here of:

A. The undersigned Lessor and Lessee(s), agree as follows:

1. The Lessor leases to the Lessee the dwelling unit located at \_\_\_\_\_  
\_\_\_\_\_.
2. The initial term of the Lease will be for one year beginning on \_\_\_\_\_ and ending 12 full  
calendar months after the start date. The renewal term shall be month-to-month.
3. Total contract rent of \$\_\_\_\_\_.
4. Said dwelling unit shall be occupied by not more than \_\_\_\_\_ adults and \_\_\_\_\_ children.
5. The Tenant has deposited \$\_\_\_\_\_ with the Landlord as a security deposit.
6. Utilities and Appliances

The tenant is responsible for the following utilities and appliances:

\_\_\_\_\_ Heating \_\_\_\_\_ Cooking \_\_\_\_\_ Electric \_\_\_\_\_ Water Heating \_\_\_\_\_ Public Water  
\_\_\_\_\_ Sewer \_\_\_\_\_ Trash Collection \_\_\_\_\_ Supply Refrigerator \_\_\_\_\_ Supply Range or Microwave

The owner is responsible for the following utilities and appliances:

\_\_\_\_\_ Heating \_\_\_\_\_ Cooking \_\_\_\_\_ Electric \_\_\_\_\_ Water Heating \_\_\_\_\_ Public Water  
\_\_\_\_\_ Sewer \_\_\_\_\_ Trash Collection \_\_\_\_\_ Supply Refrigerator \_\_\_\_\_ Supply Range or Microwave

7. The Lessor reserves the right to temporarily discontinue any or all services because of accidents, repairs,  
alterations or improvements or other times as is necessary due to strikes, riots, acts of God or other  
reasons resulting in the inability of the Lessor to furnish such services.
8. If the Lessor fails to fulfill any one of the conditions that are contained or specified in this Lease, it is  
lawful for the Lessee to cancel this Lease in accordance with the Laws of the State of New York without  
the security deposit being forfeited under the rental provision and term of this Lease.

B. The family/resident (Lessee) agrees:

1. Lessee shall observe all requirements and obligation imposed by this agreement relating to the use of the  
building, and comply with any regulations that are currently posted, will be posted in the future or  
delivered to the residents when and if they are necessary for the safe and sanitary operation of the  
building and the benefit and protection of all residents.

2. Lessee shall use reasonable care to keep his/her dwelling unit in such condition as to prevent health or sanitation problems from occurring. Lessee shall notify the Lessor as soon as he/she knows that repairs are needed to his/her dwelling unit or that there are unsafe conditions that could cause damage or injury, except for normal wear and tear. Lessee agrees to pay reasonable charges for the repairs of intentional or negligent damage to the leased premises caused by Lessee's family, dependents or guests.
3. Lessee shall not assign this agreement nor sublet all or part of the dwelling unit, or substitute or attempt to substitute any person or persons for any occupant to which the dwelling unit is rented to, without first obtaining the written consent of the Lessor. Such consent shall not be reasonably withheld.
4. Lessee shall not allow or commit any objectionable or disorderly conduct, noise or nuisances in dwelling unit by the Lessee, his/her guest or invitees that disturbs or interferes with the rights, comforts or conveniences of other residents.
5. Lessee shall not make any alterations or additions in or near the dwelling unit without first obtaining the written consent of the Lessor.
6. Lessee shall allow the Lessor to enter his/her apartment at any reasonable time to inspect, repair and/or maintain the dwelling unit, even though he/she may not be present.
7. Lessee agrees at the expiration of this Lease to peacefully surrender and deliver the apartment to the Lessor.

C. Should the Lessee fail to make any or all of the above-mentioned payments, or fail to fulfill any one of these conditions, it is lawful for the Lessor to cancel this Lease in accordance with the laws of the State of New York. However, the Lessee is responsible for rents to be paid and conditions to be followed by him/her for the term of the Lease.

D. The parties agree that the conditions and agreements contained in this Lease apply to the children and agents of the parties and that the Lessees are responsible for the rent and all the terms and conditions contained in this lease.

By: \_\_\_\_\_  
(Lessor)

By: \_\_\_\_\_  
(Lessee)

Date: \_\_\_\_\_

Date: \_\_\_\_\_