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| **RESIDENTIAL APARTMENT LEASE AGREEMENT** **THIS APARTMENT LEASE AGREEMENT (hereinafter "Agreement") is entered into, this February 8, 2006 by and between:  The Lessor:** James Smith of 1234 Washington BlvdDetroit, Michigan48226 (Hereinafter "Landlord") **and the Lessee:** Betty Kirkson of 1555 Broadway StDetroit, Michigan48226 (Hereinafter "Tenant") **In regards to the Property:** #407 1234 Main StreetDetroit, Michigan48226 (Hereinafter "Apartment") The Landlord and Tenant do hereby agree to abide by the terms set out in this Agreement. The terms of this Agreement are as follows:1. **THE APARTMENT**In consideration of the rent payment to be paid by Tenant and of the other covenants and agreements herein contained, the Landlord rents to Tenant the Apartment.  Tenant shall use the Apartment only for residential purposes. Tenant shall not use or allow the use of the Apartment in any way that interferes with other tenants' use and enjoyment of the Apartment or neighboring property. Tenant shall not use the Apartment for any illegal or improper use. Additionally, the Tenant shall comply with all Zoning Ordinances, Protective Covenants and Deed Restrictions. The Tenant agrees that the Apartment shall be a non-smoking environment. No smoking is allowed anywhere in the Apartment. The Tenant agrees that no pets of any kind shall be allowed in the Apartment. Failure to abide by this paragraph will result in immediate eviction without prior notice and forfeiture of all prepaid rent and deposits. Parking is not available with the Apartment.
2. **PAYMENT SCHEDULE AND DETAILS**The Tenant agrees to pay a Monthly rate of Six Hundred Ninety Nine dollars ($699 USD). Payment shall be made in the form of Cash, on or before: Last day of each month during the entire length of this Agreement. Payments shall be made at: 1234 Washington Blvd, Detroit Michigan, 48226, or at such other place as the Landlord and Tenant agree upon.
3. **LENGTH OF AGREEMENT**This Agreement shall begin March 28, 2006 and will remain in effect until May 26, 2007 unless renewed or extended pursuant to the terms herein and shall be based on a Monthly term.
4. **TENANT RESPONSIBILITIES**The Tenant shall comply with all obligations imposed upon tenants by applicable provisions of building, housing, and health codes; maintain the Apartment in good condition during the entire length of this Agreement and shall neither cause nor allow any abuse of the facilities therein.  The Tenant shall inform the Landlord of any condition that may cause damage to the Apartment. If the Apartment, or any part of the Apartment, is partially damaged by fire or other casualty not due to the negligence or willful act of the Tenant or an agent of the Tenant, the Apartment will be immediately repaired by the Landlord and there will be an abatement of rent corresponding with the time during which the Apartment was untreatable. Upon the termination or expiration of this Agreement the Tenant shall redeliver the property, amenities, furniture, appliances and any other applicable aspects of the Apartment, in as good condition as at the commencement of the Agreement or as may be put in during the Agreement. Reasonable wear and tear from use and obsolescence to the Apartment shall be accepted. Furthermore, the Landlord retains a Landlords Lien on all personal property placed upon the premises to secure the payment of rent and any damages to the Apartment.
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