

Case 13-748 1121 Whitehead Rental Lease between Andrea Ayres "Landlord" & Nick Doetsch "Renter 224-627-3315" Photographs taken by code compliance officer Leonardo Hernandez

S LEASE (the "Lease") dated this 14th day of May, 2013

TWEEN:

Andrea Ayres of 1125 Whitehead St. Key West, FL 33040
(the "Landlord")

OF THE FIRST PART

- AND -

Nick Doetsch of 1121 Whitehead, Key West FL 33040
(the "Tenant")

OF THE SECOND PART

07/03/2013

Reasonable number of pets or animals are allowed to reside on the Premises, or if a description of the Landlord, this privilege is denied, or if the pet damage the Premises, or if cause problems or interfere with the use and enjoyment of the Premises for the Landlord, the Landlord may revoke this privilege upon 7(30) days notice.

Parking space is not provided under the terms of this Lease and no vehicle may park on the Premises.

The Tenant agrees and acknowledges that the Premises have been designated as a smoke-free environment. The Tenant and members of Tenant's household will not smoke anywhere in the Premises nor permit any guests or visitors to smoke in the Premises.

The Landlord has supplied and the Tenant agrees to use and maintain in reasonable condition, a sewer and sewer excepted, the furnishings noted in the inspection report completed before the Tenant possession of the Premises.

Term
The term of this Lease is a periodic tenancy commencing at 12:00 noon on June 14, 2013, and continuing on a month-to-month basis until the Landlord or the Tenant terminates this tenancy. Any notice to terminate this tenancy must comply with the Act.

Rent
Subject to the provisions of this Lease, the rent for the Premises is \$1,200.00 per month (the "Rent").

The Tenant will pay the Rent on or before the fifteenth of each and every month of the term of this Lease to the Landlord at 1125 Whitehead Street, Key West FL 33040, or at such other place as the Landlord may later designate.

The Tenant will be charged an additional amount of \$100.00 per month, for any late Rent.

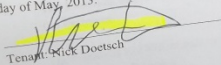
Security Deposit
On execution of this Lease, the Tenant will pay the Landlord a security deposit of \$1,200.00 (the "Security Deposit").

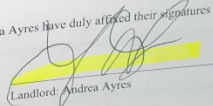
07/03/2013

...the last 30 days of this Lease, the Landlord or the Landlord's agents will have the right to place the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Premises.

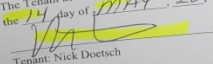
Time is of the essence in this Lease. Every calendar day except Saturday, Sunday or U.S. national holidays will be deemed a business day and all relevant time periods in this Lease will be calculated in business days. Performance will be due the next business day, if any deadline falls on a Saturday or a national holiday. A business day ends at five p.m. local time in the time zone in which the Property is situated.

IN WITNESS WHEREOF Nick Doetsch and Andrea Ayres have duly affixed their signatures on this day of May, 2013.


Tenant: Nick Doetsch


Landlord: Andrea Ayres

The Tenant acknowledges receiving a duplicate copy of this Lease signed by the Tenant and the Landlord on the 14th day of MAY, 2013.


Tenant: Nick Doetsch

07/03/2013

