

Residential Lease

Clause 1. Identification of Landlord and Tenant

This agreement is entered into between Cabe Coshy / Tricia Trish Gunderson [Tenant] and Clifford Kip Cutler [Landlord]. Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at 726 Olivia St. together with the following furnishings and appliances:

Rental of the premises also includes _____

Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and the following minor children: _____

Occupancy by guests for more than N/A is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

Clause 4. Term of the Tenancy

The term of the rental will begin on 12-1-2011, and end on When ever.

If Tenant vacates before the term ends, Tenant will be liable for the balance of the rent for the remainder of the term.

Clause 5. Payment of Rent.

Regular month rent

Tenant will pay to Landlord a monthly rent of \$ 1500.00, payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid to Clifford Cutler at _____ or at such other place as Landlord designates.

Delivery of Payment.

Rent will be paid:

- ☐ by mail, to Whatever
☐ in person, at Where ever

Form of payment.

Landlord will accept payment in these forms:

- ☐ personal check made payable to Clifford Cutler
☐ cashier's check made payable to Same
☐ credit card
☒ money order
☒ cash

Clause 21. Authority to Receive Legal Papers

The Landlord, any person managing the premises, and anyone designated by the Landlord are authorized to accept service of process and receive other notices and demands, which may be delivered to:

- ☐ The Landlord, at the following address: _____
- ☐ The manager, at the following address: _____
- ☐ The following person, at the following address: _____

Clause 22. Additional Provisions

Additional provisions are as follows:

Clause 23. Validity of Each Part

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

Clause 24. Grounds for Termination of Tenancy

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is grounds for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

Clause 25. Entire Agreement

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

12-1-2011 Clifford Kip Cutler Owner of Property
Date Landlord or Landlord's Agent Title

827 Fleming St.
Address

Key West Fl. 33040 305-731-7596
City State Zip Code Phone

12-1-2011 X [Signature] (850) 339-7208
Date Tenant Phone

12-1-2011 X [Signature] (570) 850 2103
Date Tenant Phone

Date Tenant Phone