

1. This lease is entered into the _____ day of _____, 2019 between Fall Line Properties Inc., represented by PEB Management, hereinafter referred to as the Landlord and _____ Tenant Name _____, hereinafter referred to as the tenant/lessee with _____ Co-signer Name _____, as co-signer/guarantor. All obligations under this lease, including total rent and utilities, shall be binding upon each lessee and co-signer jointly and severally, their heirs, executors and assigns. It is recognized that the tenant is not fully employed, a full-time student, guaranteed by the co-signer.
2. The landlord agrees to rent and lease to the tenant a room/apartment located at **4 Main Street, Apartment # _____ Durham, NH** in Strafford County, described as follows: 3-bedroom apartment, to be shared with two (2) other authorized tenants.
3. The term of the lease shall be from June 1, 2020 (11:00AM) to May 23, 2021 (3:00 PM). The terms requires 12 full months of rental payment.
4. The tenant shall pay as rent the sum of \$ _____/month in accordance with the following payment schedule outlined below:

Installment 1: Summer Payment \$ _____
Installment 2: Semester 1 Payment \$ _____
Installment 3: Semester 2 Payment \$ _____

5. A security deposit of \$ _____ is required throughout the term of the lease. In **no** case is the security deposit considered rent. Deposit is acknowledged as security for full and faithful performance of this agreement by Tenant, all of which is refundable within 30 days from date of surrendering the premises, provided Landlord may retain all or a portion of the security deposit for the following: non-payment of rent, damage to property unless the damage is the result of normal wear and tear, bringing the property back to a level of cleanliness equal to when the tenants began tenancy, and expenses required to remove, store, and dispose of articles abandoned by Tenant.
6. A. The tenant shall pay the following utilities divided equally among all tenants in the living unit:
EverSource Electric
B. The Landlord will pay the following utilities:
Heat, hot water,
Internet
Tenants will maintain a minimum of 50 degrees F to protect property from freeze-ups.
C. Parking: is available to all tenants at a cost of \$ _____ for the term of this lease.

7. **Payments shall be made in check or cashier's check to: "Fall Line Properties, Inc." located at 32 Madbury Road, Durham, NH 03824.** Late payments for rent or utilities are subject to a 10% assessment. All unpaid utilities and other assessments, including attorney fees, shall be considered outstanding rent at the termination of the lease.
8. The landlord shall have the right to enter dwelling at any reasonable time to examine or exhibit the same and make repairs or alterations that may be necessary for the safety or preservation of the premises.
9. In the event the premises, or any part thereof, shall be destroyed by fire or other unavoidable casualty during the term of this lease, so that the same shall be rendered unfit for the habitation, then the rent outlined above, or a proportional part thereof according to the nature and extent of the damage sustained, shall be abated until the said premises shall have been put in proper condition for habitation by the landlord, or this lease shall thereby be terminated at the election of the landlord.
10. The tenant shall not sublease the said premises without the consent of the landlord and the filing of the appropriate sublease. Tenant may be subject to subleasing fee and/or early move-in fee.
11. The tenant shall not carry on any offensive trade business or make or permit any waste on said premises. The tenant shall peaceably deliver up the premises to the landlord at the termination of this lease in good

condition. The tenant shall be responsible for any undue breakage beyond normal wear and tear. Any items left behind will be discarded at the tenant's expense. Caution is advised when hanging items on the walls, using nothing larger than a thumb tack, no adhesives, nails, hooks, screws. This type of damage will not be classified as normal wear and tear. All/any alterations to premises must be approved by the landlord, including installation of ac units. Tenant will acquire appropriate bath and kitchen equipment (bath mats, shower curtains, and dish drainers) to prevent water damage. \$25 service charge/day for open windows and thermostat abuse during heating season. \$50 service charge for disconnected smoke alarms.

12. Any violation of the law, including disturbing the peace (excessive noise) leading to the use of a police officer will result in termination of the lease at the option of the landlord, with all financial obligations of this lease remaining in place until the landlord can find a replacement for evicted tenant.

13. The living unit has a social occupancy limit of six (6) people. Do not exceed this number with friends and guests. Assessments will be applied if management has to address social disturbances on the property. Unauthorized tenants, people residing in the property not under contract, will be charged the same rental rate as lessee, payable by lessees.

14. The premises shall be kept clean and quiet. All tenants agree to participate in house cleaning duties, emptying garbage, participate in municipal trash collection and recycling, clean common areas such as kitchens, bathrooms, living rooms, hallways, stairs and grounds. Tenant agrees to use a quality trash bag that can be tied for household trash. Tenants should use caution obtaining used furniture in relation to infestation. NH Law holds tenants responsible for the infestation of a living unit. Assessments will be applied to the improper management of tenants' trash/recyclables.

15. Tenants shall respect the rights and property of surrounding neighbors and fellow tenants. Parties, loud music, roughhousing are not allowed. Tenant and guarantor should be aware of NH law regarding the distribution of alcohol to others. The following items are not allowed on the premises: kegs of beer, pets, waterbeds, portable heaters, halogen lamps, alcohol bars, alcohol board games, foosball tables. No open flame devices, candles, or full time Christmas lighting. Smoking is not allowed in any of our buildings.

16. Parking is provided on-site. All cars on the property must be registered with landlord and show proper parking sticker. Violators of parking policy and other conditions of this lease could lose parking permit.

17. Lead Paint Warning: Housing built before 1978 may contain lead based paint. Lead paint, lead chips, dust can pose health hazards if not taken care of properly. Lead exposure is harmful to young children and pregnant women.

(signature)

Tenant

(signature)

Parent/Guarantor

GSS Box # _____

Home Address (please print)

Phone # _____

Parent Phone # _____

E-mail _____

Graduation Year _____

Parent E-mail _____

(Landlord signature)