

1. This lease is entered into the \_\_\_\_\_ day of \_\_\_\_\_, 2020 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 **32 Madbury Rd, 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 July 15th, 2020 (11:00AM) to June 30th, 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

