



SUB SAHARA RENTAL SUITES MONTH TO MONTH LEASE

_____, referred to as
LANDLORD, and _____,
referred to as TENANT, agree:

LANDLORD rents the following premises to TENANT under the terms
and conditions stated herein:

on a month to month tenancy. The TENANCY may be terminated by
either party giving thirty (30) days prior notice of move out date

TENANT shall pay rental in the amount of
\$_____ on the 1st day of each month. There will be a
\$15 late fee incurred if LANDLORD receives rent after the 15th of
the month. TENANT shall also submit \$_____ as a
security deposit which shall be held and returned to the TENANT
once the property has been inspected and no damages are present.

The premises shall be solely used by TENANT as a residence and
TENANT shall not engage in any business, or in any hazardous
activity which may increase the fire hazard on the premises.

The TENANT has examined the premises, and that they are in good
order and condition.

TENANT shall not assign or sublease the premises unless prior
written approval is granted by the LANDLORD. TENANT further
agrees not make any alterations to the building or premises without
the prior written consent of the LANDLORD. TENANT shall not
abandon the premises.

In the event that the TENANT is absent from the premises for more than 30 days, or in the event that TENANT explicitly abandons the premises the LANDLORD shall have the option to re-rent the premises or deem the action to be an anticipatory repudiation of the contract and bring an action for any rental unpaid, or for the entire term.

The TENANT shall occupy the premises in accordance with all laws and regulations pertaining thereto. TENANT shall return the premises to the LANDLORD at the termination of tenancy in the same condition as received, ordinary wear and tear excepted.

Unless with the prior consent of the LANDLORD TENANT shall not keep any pets or animals.

This lease shall terminate in the event that the premises are destroyed, other than negligence of the TENANT, or upon taking of the property under legal authority of eminent domain.

In all other regards, this lease shall be subject to the terms of the landlord and tenant law related to furnished dwellings of the state of _____.

Dated: _____

TENANT

Dated: _____

LANDLORD