

THIRTY PLUS HOLDINGS, LLC

P.O. Box 437
Granville, Ohio 43023

This lease agreement made this _____ day of _____ in Columbus, Ohio, Franklin County is between Thirty Plus Holdings, LLC (hereinafter called landlord) and the undersigned tenant(s). Landlord leases to the tenant(s), and the tenant(s) lease from the landlord, a residential unit located at _____ under the following conditions:

The initial term of this lease shall be _____ weeks, beginning _____

The rent shall be _____ per month, sent to the above address and made payable by check or money order only to Thirty Plus Holdings, LLC. Tenant agrees to pay \$25 for each dishonored check.

Landlord acknowledges a receipt of _____ as a deposit. Tenants pay all utilities unless otherwise stated above.

The deposit is to indemnify owner against damage to the property and the tenant(s) fulfillment of the conditions in this agreement. Deposit (not 1st months' rent) will be returned to tenants within 30 days after the residence is vacated if:

- a. Lease term has expired or agreement has been terminated by both parties
 - b. All monies due have been paid by tenant to landlord
 - c. Residence is not damaged and is left in its original condition, normal wear and tear expected; and
 - d. Landlord is in receipt of copy of paid final bills on all utilities and professional carpet cleaning (see #3)
 - e. Deposit will not be returned if tenant leaves before lease time is completed. Tenant may not apply the deposit to any of the rent payment; however, landlord reserves the right to do so should any rent go unpaid during the lease agreement.
1. **Rental Payment** is due no later than the 3rd of the month (postmarked) or will be paid with a late fee of \$100.00 by the 14th of the month. Thereafter is a \$10.00 fee per day for any rent that has not been paid by the 14th. Any rent not received by the 14th could be construed as breach of contract and eviction procedures could begin.
 2. **Sub Leasing** is allowed for the tenant if tenant cannot fulfill the obligations of this lease, provided the other tenants agree to the new tenant and an application and signed lease is executed by the new tenant. Generally, the former tenant is no longer obligated to the lease and will forfeit the right to the security deposit; however each situation will be treated on a case by case basis. It is obvious that any help that the tenants can provide to find a new tenant will only expedite the situation.
 3. **Move-Out** All tenants should move out and have the keys back to the landlord no later than 12:00 P.M. on the last day of the lease. If tenant would like to return keys prior to the last day, the tenant will have no obligation to the said property. Carpets are to be professionally cleaned and a copy of the invoice given to landlord when keys are returned or carpets will be cleaned at a minimum cost of \$100 which shall be charged to the tenants. There will be a \$25.00 fee for any keys not returned. **Any personal property left after the last day of the lease will be considered abandoned, and any necessary fees for its removal will be assessed.**

4. **Pets** Animals, birds, or pets of any kind shall not be permitted inside the residential unit at any time unless the prior written approval of Management has been obtained. A \$200 non-refundable fee is required for pets as well as a signed pet addendum. Any pets found on the property without prior knowledge could lead to an eviction.
5. **Damage** caused by tenant or tenants guests during the period of this lease shall be the sole responsibility of the tenant. If repairs are not made in a timely manner, the landlord may fix damages, and will bill the tenant and/or guarantor for charges.
6. **Clean Up** It is understood that the lawn and all walkways are to remain clear of all debris and garbage. Additionally, the furnace and hot water tank closets are not to be used for storage as this is a fire hazard. Landlord will inspect the outside of the residence on the 15th of every month. Any debris not cleaned by tenants at that time will be cleaned by Management and tenants will be charged \$50 per incidence.
7. **Insurance** It is understood damages that are beyond the landlord's control, such as property defects, water damage, and theft could occur, and that the landlord shall not be held responsible for these acts. Furthermore, renters insurance should be purchased to protect the tenant against damage. Waterbeds will not be permitted without insurance or a \$100.00 deposit and authorization by landlord as to the location of where the waterbed is to be placed.
8. **Utilities** All utilities are paid for by the tenants, necessary and optional, including but not limited to telephone, cable, gas and electric, unless otherwise stated in this lease. Tenant agrees to and shall at all times keep the premises heated to at least 50 degrees Fahrenheit. In addition, tenant agrees to indemnify landlord for any and all damages resulting from tenant's failure to appropriately heat the premises and excessive (amount above normal) use of water due to the tenant failure to notify landlord of leaking faucets and toilets can be billed to the tenant.
9. **Non-Essential Appliances** It is the landlords choice to repair or replace (or not) non-essential appliances, specifically the dishwasher (if supplied), washer (if supplied), dryer (if supplied) and microwave (if supplied). These appliances are considered luxury items above and beyond what is necessary to comfortably live. Each situation will be examined separately and a decision made based upon the outcome of each specific situation.
10. **Entrance** Due to emergencies and tenant maintenance calls, the landlord, or landlord's agent, has the right to immediate entrance into the apartment. If the landlord needs to gain entrance for showing or maintenance unknown to the tenant, the landlord must give a 24 hour notice. **Note: Cleaning of your apartment is not necessary for a showing, but is strongly suggested for speedy rental and fewest amount of showings to inconvenience current tenants.**
11. **Smoke Detectors** that are U L approved have been installed in all units and should be in working order upon lease move-in. It is the obligation of the tenant after move-in to make sure that the smoke detectors stay in place and that the batteries properly function. **Smoking inside the premises is absolutely prohibited.** Each violation of this prohibition shall be deemed a separate violation, and each violation of this prohibition shall (a) be deemed a default of the lease by Tenant, and (b) cause Tenant to be immediately responsible for a cleaning fee of Five Hundred Dollars (\$500), which fee shall be due and payable within ten (10) days of Landlord providing written notification to Tenant of the violation.
12. **Appearance** Absolutely no signs, blankets, or clothing shall be observed from the exterior of the property. No furniture intended for interior use (cloth covered sofas or chairs) shall be used outside. The exterior is to remain free of garbage bags, alcoholic beverage containers, and other eye sores. The tenant also will not park cars with expired tags, work on cars, or park outside of designated parking areas. Tenants are responsible for snow and ice removal from porches and all

walk ways but the Landlord will maintain the yard and shrubbery. Tenants shall not paint, paper, or otherwise redecorate or make alterations to the premises without the landlord's prior written consent.

13. **Quiet Enjoyment** All tenants have the right to use their property for residential use and not to run a business or commit any illegal acts on premises. Every tenant also has the right to quiet enjoyment. Common courtesies of other tenants need to be respected.
14. **Renewal** approximately 9 months before expiration of current lease the landlord will ask for the signing of a new lease for the upcoming year, or a notice that the tenant will be moving out. At that time the landlord will start showing the property to perspective new tenants.
15. **Binding terms of the lease** This agreement and any attached addendum constitute the entire agreement between the parties and no oral statements shall be binding. It is the intention of the parties herein that if any part of this rental agreement is invalid, for any reason, such invalidity shall not void the remainder of the rental agreement.
16. **Holding Over** If tenants fail to vacate the premises upon expiration of the lease, tenants shall be month-to-month tenants subject to the same provisions and conditions of this lease, except that the rental rate shall be one hundred fifty percent (150%) of the rental rate stated in this lease or such lower amount as the landlord and tenant may agree upon.
17. **Additional Tenants** An additional charge of \$100.00 per month will be charged for any tenants residing at the premises longer than 10 days without permission of landlord.
18. **Joint and Several Liability** Each tenant agrees to be jointly and severally liable under this lease, such that each tenant is fully and independently liable for each of the tenants' obligations hereunder.

Thirty Plus Holdings, LLC
Member

Tenant Name/Email

Signature

Tenant Name/Email

Signature

Tenant Name/Email

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Tenant Name/Email

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Tenant Name/Email

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Tenant Name/Email

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