

- 4) Tenant(s) shall be billed directly by the utility companies for water, natural gas, electricity, and other charges and the tenant(s) shall make payment to the utility companies.
- 5) The home and the premises shall be used only for private residential purposes and no business or commercial activity of any sort shall be conducted thereon.
- 6) Tenant(s) shall not permit the premises or any portion thereof to be used in such a manner as to (1) create or maintain a public nuisance, (2) violate any applicable Federal, State, or Local regulations or any immoral purposes, or (3) obstruct, interfere with or infringe upon the rights of other tenants or neighbors.
- 7) The tenant(s) shall not sublease under this agreement and assignment of said agreement shall be permitted only with the prior written consent of the landlord.
- 8) It is mutually understood and agreed that the property is leased in "as is" condition and no improvement or repairs will be made to the property prior to the commencement of this lease except _____

_____.

Tenant further agrees to keep the leased premises in substantially as good condition as when received by him/her and does further agree to pay for any repairs for damages to the leased premises, normal wear and tear excepted, and pursuant to this agreement does hereby deposit with the landlord the sum of _____ (\$ _____) dollars which is to be returned to tenant upon termination of the lease with out damage to the leased premises, otherwise to be retained by the landlord and applied to the cost of repairs.

- 9) Tenant does further promise and agree to hold landlord harmless and free of any liability what so ever for any personal injury or property damage occurring on the leased premises during the term of this lease.
- 10) Tenant shall be declared to be in default if he/she fails to perform or observe any of his/her obligations under this rental agreement, including his/her obligations to observe the rules and regulations which are made a part of this agreement. Default by the tenant entitles the landlord to immediately terminate this lease.
- 11) Time is of the essence of this Lease.

WITNESS our hands and seals this _____ day of _____, _____

Landlord: Iron City Enterprises

By: _____

Tenant(s): _____