

MILLER CORNERS LEASE AGREEMENT

THIS AGREEMENT, entered into this _____ day of _____, 20____.
By and between Miller Corners, LLC, hereinafter Lessor, and

_____, hereinafter Lessee.

Witnesseth: That for and in consideration of the payment of the rents and the performance of the covenants contained on the part of the Lessee, said Lessor does hereby demise and let unto Lessee, and Lessee hires from Lessor those premises described as and located at:

1950 Highway 138, Mercer TN 38392

For a tenancy from month-to-month commencing on the _____ day of _____ 20____, and a monthly rental of THREE HUNDRED dollars (\$300.00) per month in advance on the 1st day of the month, on the following Terms and Conditions:

1. **Occupant.** The said premises shall be occupied by no more than ____ adults and ____ child or children for a period of _____.
2. **Pets.** No pets shall be brought into the premises without the prior written consent of the Lessor.
3. **Ordinances and Statutes.** Lessee shall comply with all statutes, ordinances, and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises.
4. **Repairs or Alterations.** Lessee shall be responsible for damages caused by his negligence and that of his family or invitees and guests. Lessee shall not paint, paper or otherwise redecorate or make alterations to the premises without the prior written consent of the Lessor. All alterations, additions or improvements made to the premises with the consent of Lessor shall become the property of Lessor and shall remain upon and be surrendered with the premises.
5. **Upkeep of Premises.** Lessee shall keep and maintain the premises in a clean and sanitary condition at all times, and upon the termination of the tenancy shall surrender the premises to Lessor in as good condition as when received, ordinary wear and damage by the elements excepted.
6. **Assignment and Subletting.** Lessee shall not assign the Agreement or sublet any portion of the premises without subsequent consent of Lessor.
7. **Utilities.** Lessee shall be responsible for the payment of all utilities and services, and for the maintenance and adjustment of the heating and air-conditioning system and of the well that is located on the property.

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8. **Default.** If Lessee shall fail to pay rent when due, or perform any term hereof, after not less than three (3) days written notice of such default given in the manner required by law, Lessor at her option, may terminate rights of Lessee hereunder, unless Lessee, within said time, shall cure such default. If Lessee abandons or vacates the property, while in default of payment of rent, Lessor may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law.
9. **Security.** A security deposit in the amount of FIVE HUNDRED dollars (\$500.00) will be required prior to Lessee's moving into the premises. This deposit shall secure the performance of the Lessee's obligation hereunder, and Lessor may, but shall not be obligated to, apply all or portions of said deposit because of Lessee's obligations hereunder. Any balance remaining upon termination shall be returned to Lessee. Lessee shall not have the right to apply the security deposit in payment of last month's rent.
10. **Right of Entry.** Lessor reserves the right to enter the demised premises at all reasonable hours for the purpose of inspection, and whenever necessary to make repairs and alterations to the demised premises. Lessee hereby grants permission to Lessor to show the demised premises to prospective purchasers, mortgagers, tenants, workmen, or contractors at reasonable hours of the day.
11. **Deposit of Refunds.** The balance of FIVE HUNDRED (\$500.00) dollars from the deposit may, but shall not be obligated to, be refunded within two weeks from date possession is delivered to Lessor, together with a statement showing any charges made against such deposits by Lessor.
12. **Termination.** This Agreement and the tenancy hereby granted may be terminated at any time following the completion of one year's tenancy, by either party hereto giving to the other party not less than one full month's prior notice in writing.
13. **Attorney's Fees.** The prevailing party in an action brought for the recovery of rent or other moneys due or to become due under this lease or by reason of a breach on any covenant herein contained or for the recovery of the possession of said premises, or to compel the performance of anything agreed to be done herein, shall be awarded all of the costs in connection therewith, including, but not by way of limitation, reasonable attorney's fees.

14. Additional Terms and Conditions.

Stove/oven will be included with the rental of the house. Tenant must furnish his own refrigerator, and washer/dryer.

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate the day and year first above written.

Signed in the presence of:

Miller Corners, LLC
Lessor

Witness

Lessor Signatory

Witness

Lessee

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act for the applicable Landlord Tenant Statute or code of this state of Tennessee.

Remit all payments to: Mary P. Bowen
Miller Corners, LLC
6423 Shelby View Drive, Suite 112
Memphis TN 38134