

Short Lease Form

This lease made _____[year], between _____, as lessor, and _____, as lessee, witnesses:

Lessor leases to lessee _____[description of property leased], to be occupied by lessee as a _____ only, commencing _____[year], and ending _____[year], on the terms and conditions set forth.

Lessee agrees as follows:

1. To pay the lessor as rent for premises \$_____, payable in advance in equal monthly [or as the case may be] instalments on the first day of each and every month during the term hereof. The first instalment shall become due on first day of _____ next.
2. To keep premises in good repair at lessee's expense.
3. To use premises during term for no other purposes than specified above.
4. To permit lessor to have free access to premises to examine or exhibit same, or to make any necessary repairs or alterations of premises, and place "For Sale" and "To Rent" signs on premises.
5. Not to assign this lease, nor sublet premises, or any part thereof without written consent of lessor.
6. To leave premises, on expiration of lease, in good repair, necessary wear and tear excepted.
7. To permit lessor to take immediate possession if premises vacated by lessee during term of lease, and to permit lessor to relet premises and apply proceeds on lease, lessee remaining liable for unpaid balance of rent to extent of any deficiency from reletting.
8. To permit lessor to enter premises for default of _____ days in payment of any instalment of rent or for breach of any agreement of lessee contained herein.
9. At expiration of term of this lease, on _____[year], to deliver to lessor, lessor's agents or assigns, without any notice from lessor, possession of premises.

It is further provided as follows:

1. If premises are rendered unfit for use by fire or other casualty, lessor may either terminate lease or repair premises within _____ days.
2. The foregoing agreements shall inure to benefit of and be binding on the respective heirs, devisees, personal representatives, successors, and assigns of the parties hereto, except as herein otherwise provided.

In witness whereof, sublessor and sublessee have duly executed this sublease under seal on the day and year first above written.

Lessor

Date

Lessee

Date

STATE OF _____

COUNTY OF _____

Subscribed and sworn before me on this the ____ day of _____, 20__.
Witness my hand and seal.

My commission expires:

Notary Public