

GREYSTONE DORMITORY
LEASE AGREEMENT
FALL 2010 - SPRING 2011

STATE OF ALABAMA
LEE COUNTY

(Two Pages)

This lease, made this _____ day of _____, 20____, by and between Greystone Dormitory, hereinafter called Lessor, and _____, hereinafter called Lessee, witnesseth:

Lessor does hereby let and lease to the Lessee the following premises in Auburn, Alabama, viz: Room _____ to be determined by management, 434 East Magnolia Avenue, Auburn, as a residence and not otherwise for and during the term of two semesters to wit: from the first day of the first semester in August 2010 to the last day of the spring semester, in May 2011. The dormitory is closed during the Thanksgiving break, Winter break, and the end of each semester at 5pm the day after the final exams end. The dormitory will open again when the next semester begins. The exact schedule for each semester may vary according to the approved Auburn University Schedule, and the dates included in this lease may change accordingly. Lessee may keep her belongings in the room at her own risk, but may not live in the dormitory when it is closed. If Lessee needs to move in before the semester starts, or stay in the dormitory when it is closed for university or job related activities she must obtain written approval from Lessor in advance and pay a fee of \$30 per day. If this lease is terminated prematurely, the lessee must remove her belongings from her room, and clean the room such that it is ready for the next tenant by the last day of the said semester. Lessor reserves the right to assign _____ more person(s) to the same room. Only Lessee and/or her roommate, if any, are allowed to be in the leased room between midnight and 7:30 am.

In consideration whereof Lessee agrees to pay Lessor in advance as rent for the same full sum of \$_____ per person payable in 2 installments in the amount of \$_____ on August 1, 2010 and January 1, 2011. All the said payments shall be made payable to Greystone Dormitory and handed to the property manager or mailed to 434 E. Magnolia Ave., Auburn, AL 36830, and post-marked no later than the due dates. There will be a late fee of \$25 plus \$3 per day for rent not received after the due dates until the rent is paid in full.

There is a non-refundable deposit of \$200 required at the time this lease is signed to hold the room designated on this lease. There will be no obligation on the part of the Lessor to hold such room until the designated deposit has been received. This deposit will be refunded within 30 days after completion of this lease (The last day of the Spring Semester). The schedule for deductions is specified in the attached house rules. The deposit will not be returned if this lease is broken or not completed. All matters regarding the return of the deposit are considered final 60 days after the end of the spring semester, in May 11, 2011. All claims, inquiries, and adjustments must be made within this time period.

If Lessee fails to pay rent on the due dates, or fails to maintain residence at the premises she has leased for the whole period for which she has signed a lease, all outstanding payments shall become due and payable immediately, and Lessor reserves the right to remove Lessee's belongings from the leased room and/or to assign the leased room to another person without further notice. There is no guarantee that another room is available for Lessee. Lessor reserves the right to enter Lessee's room to show Lessee's room to prospective tenants when prospect visit. In the event Lessee loses her roommate, Lessor reserves the right to assign the Lessee to another room, assign another roommate, or Lessee may, at Lessor's approval, upgrade her lease to a single occupancy room. Lessee agrees to abide by all laws, rules, and regulations related to the use of lease premises. Violation may result in the Lessee being required to vacate the premises with all outstanding payments becoming due immediately, as well as to pay all fines, and forfeit the deposit. Lessor reserves the right to enter Lessee's room at anytime to determine compliance with all safety and health regulations and provisions of public law, house rules, to allow maintenance work, or to conduct an inventory of dormitory property. Lessee's room may also be entered if there is any indication of danger to life, health, or property.

Lessee shall maintain the dormitory as a friendly and quiet place for studying and shall not make excess noise in or around the dormitory at any time. Lessee shall keep the leased premises in a sanitary condition. Lessee agrees to keep the area in and around rented premises free of trash/garbage and to place said trash/garbage in appropriate containers in her room or in the garbage cans in the backyard. Lessee shall restore common facilities such as the kitchen, laundry room, and bathrooms, etc. to a clean and organized condition after she uses them. All the dormitory residents are equally responsible for maintaining common areas and facilities on the premises in good and clean condition after. Lessee should have her own appropriate health insurance. Lessee agrees that Lessor shall not be liable for any damage, loss, or injury by any caused during Lessee's use of the leased premises and Lessee shall make no claim for any such loss, damage, or injury. Lessee understands that Greystone Dormitory is not liable for her personal property, and that renter's insurance is recommended. If the premises are made wholly untenable by and unexpected cause during the term of the lease, Lessor may revoke Lessee's privilege of using the premises temporarily and refund the pro-rated, unused amount of rent during the period when the premises remain untenable and Lessee does not stay on the premises. Lessee agrees not to hold Lessor liable for such circumstances. Without a written consent of the Lessor, no alterations, repairs, changes or improvements of any type are to be made by the Lessee in or to the premises hereby leased, except such as are necessary for the proper care and maintenance of the premises in an emergency. Authorized improvements made and paid by the Lessee in or to the premises shall remain after the lease expires. Pets and smoking are not allowed anywhere on the premises. Lessor reserves the right to restrict Lessee's use of alcoholic beverages on the premises. Lessee shall park her car in the designated parking space with a valid parking permit. Cars parked on lawns, yards, planted areas, and any unauthorized area may be wheel-locked or towed away at the car owner's risks and expense.

Lessee agrees to pay attorney's fees and all costs if it becomes necessary for Lessor to employ attorneys, file suits or employ collection of services to collect any of the rent agreed to be paid or to enforce performance of any of the provisions of the lease, and in the event any suit