

WEEKLY LEASE AGREEMENT

The Parties. This agreement, entered into on this, 26 Aug, 23 by and between Pauline Brown (“Lessee”), with the mailing address of 9683 Gwinnett Ct E , Mobile , Alabama , 36695 and Keith Ladner (“Lessor”), with the mailing address of na , na , na , 36695 hereby agree to the following:

I. Term. The term of this Agreement shall commence on 1 Sep, 23 and shall continue or terminate according to this Agreement’s provisions.

II. Premises. The Premises is located at 9683 Gwinnett Ct E , Mobile , Alabama , 36695 (“Premises”).

III. Rent. The weekly rental fee shall be \$ 200 payable every 1 Sep, 23 at 5:00am .Late payments will constitute a late payment of \$ 100 and will be paid on top of the weekly rental fee.

IV. Security Deposit. The Lessee shall pay \$ 100 (“Security Deposit”) to the Lessor for the faithful performance of the terms and conditions of this Agreement. The Security Deposit shall be returned within End of lease less any damages and unpaid rent. The Security Deposit shall be accompanied by an itemized list of deductions.

V. Occupants. The following occupants shall be allowed to live with the Lessee in the Premises:

The occupants are required to perform according to the terms and conditions of this Agreement.

VI. Utilities and Services. The following utilities and services shall be provided by the Lessor and Lessee respectively:

The Lessee shall ensure that hazardous, highly flammable, toxic, radioactive, or volatile materials are disposed of properly to ensure the safety of other lessees and occupants.

VII. Appliances and Furnishings. The Lessor shall provide the following appliances and furnishings:

Appliances and furnishings not mentioned above are the Lessee's responsibility.

VIII. Parking. The Lessee shall be given one (1) parking space upon their vehicle registration. A parking fee of \$_____ shall be paid by the Lessee.

IX. Repairs, Maintenance, and Alterations. The Lessor shall be responsible for the repairs and maintenance of the following repairs and/or maintenance of the following:

Repairs and maintenance not previously mentioned shall be the Lessee's responsibility. Prior written notice should be given to the Lessor for any repairs or maintenance. The Lessee will not be allowed to make any alterations to the Premises without the written consent of the Lessor.

X. Condition of the Premises. Both the Lessor and the Lessee have conducted a thorough inspection of the Premises and accepts it in its "as is" condition. The Lessee indemnifies the Lessor of any found damages.

XII. Pets. The Lessee shall be allowed to have pets on the Premises as long as a written notice from the Lessor is obtained. A pet fee of \$_____ will be charged to the Lessee. The Lessee shall contain the pet in a leash, a fence, or a carrier, and the Lessee shall be responsible for all the damages caused by the pet to other lessees, occupants, and to the Premises itself. The Lessee shall shoulder all the expenses needed to bring the Premises to its original condition. A service animal is not considered a pet.

XIII. Assignment. The Lessee shall not be allowed to transfer the rights and interests of the Premises without the written consent of the Lessor.

XIII. Subletting. Subletting shall only be allowed if a written consent from the Lessor is provided. A permitted sublease will not grant automatic permission for the next sublessee.

XIV. Right of Entry. The Lessor shall have the right to enter the Premises in reasonable hours provided that a written notice is provided prior. The Lessor may show the Premises to prospective lessees or purchasers and may conduct repairs and maintenance. The Lessor will not need to provide written notice when it comes to emergencies.

XV. Access. Upon the execution of this Agreement, the Lessor shall provide all tools of access to the Lessee, such as keys to the Lessee. The Lessee shall not make any duplicate copies of keys without the prior written consent of the Lessor.

XVI. Guests. The Lessees and its occupants are the only lawful dwellers of the Premises. The Lessee's guests are only allowed to stay in the Premises for a maximum of 48 hours. If the guests intend to stay for more than 48 hours, written consent shall be obtained from the Lessor.

XVII. Smoking Policy. The Lessee shall only be allowed to smoke in designated smoking areas. If the Lessee is caught smoking outside of the designated area, a fee of \$_____ shall be paid by the Lessee to the Lessor.

XVIII. Indemnification. The Lessee agrees to indemnify and hold harmless the Lessor of liens and encumbrances and damages to persons and Premises occurring during the term of this Agreement.

XIX. Notices. All notices arising out of this Agreement shall be forwarded to the following addresses:

XX. Sale of Premises. Should the Lessor plans to sell the Premises, the Lessee shall be given a 60 days' written notice to vacate the Premises anytime.

XXI. Termination. If the Lessee has violated any provision of this Agreement, the Lessor shall provide a grace period of _____ to remedy the said violation. If the Lessee has not remedied the violation within the grace period, the Lessor may terminate this Agreement. Repeated violations shall constitute immediate termination of this Agreement.

XXII. Governing Law. This Agreement shall be governed by the laws of the State of Alabama .

XXIII. Lead-Based Paint. For properties built before 1978, the Lessor should provide a leaflet containing the dangers of lead-based paint.

This Agreement has been entered into this 26 Aug, 23 .

Signature: _____

Lessee: _____

Signature: _____

Lessor: _____