

MOUNTAIN RIVER EAST CONDOMINIUM LEASE AGREEMENT

This Condominium Lease Agreement (this "Lease") is made effective as of _____ Date _____, by and between _____ ("Landlord"), and _____ ("Tenant").

The parties agree as follows:

PREMISES. Landlord, who is the registered owner of the residential condominium unit leases to Tenant, the property located at UNIT NUMBER _____, MOUNTAIN RIVER EAST CONDOMINIUMS, THORNTON NH (the "Premises"), in consideration of the lease payments provided in this Lease.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the Tenant to be paid, observed and performed, the Landlord hereby leases unto the Tenant the Property for use and occupation as a single family residence including the chattels and appliances now on the Property, upon the following terms and conditions:

TERM. The lease term will begin on _____ Date _____ and will terminate on _____ Date _____.

RENEWAL. Tenant may renew this Lease for ____ months per renewal term. Tenant shall give notice of intent to renew not less than 15 days prior to the expiration of the lease or current renewal term.

LEASE PAYMENTS. Tenant shall pay to Landlord monthly installments of \$ _____, payable in advance on the first day of each month, for a total lease payment of \$ _____. Lease payments shall be made to Landlord at _____, which address may be changed from time to time by Landlord. In the event that the commencement date of this Tenancy occurs on a date other than the first day of a month, the rent shall be pro-rated until the first day of the immediately succeeding month.

CONDOMINIUM ASSOCIATION. Landlord shall pay all mandatory fees, fines and dues to the MOUNTAIN RIVER EAST CONDOMINIUM ASSOCIATION ("The Association"). Landlord reserves the right to vote at all meetings of The Association.

SECURITY DEPOSIT. At the time of the signing of this Lease. Tenant shall pay to Landlord, in trust, a security deposit of \$ _____ to be held and disbursed for Tenant damages to the Premises or other defaults under this Agreement.

By signing this Lease agreement, the Tenant acknowledges that they have read, understood and agree to comply with all rules, terms and conditions in this Lease.

Landlord Name _____ Signature _____ Date _____

Tenant Name _____ Signature _____ Date _____

Tenant Name _____ Signature _____ Date _____