

LEASE AGREEMENT

THIS LEASE is made this 15 day of November, 2022, between [REDACTED], agent for D AND D RENTALS, party of the first part (hereinafter referred to as "lessor") and [REDACTED] (hereinafter referred to as "lessee(s)").

Lessor agrees, in consideration of the rents and covenants hereinafter set out, to lease to lessee(s) the following described property:

600 El Dorado Drive, Apt. B
Hutchinson, Kansas

This lease shall be for a term of twelve months (12 months), to commence the 1st day of December, 2022, at the monthly rate of \$650.00 (Six Hundred and Fifty Dollars) each month. Rent payments shall be made payable to: [REDACTED]; and are to be mailed to:

[REDACTED]

The first full month's rent is due on or before the 1st day of December, 2022, in the amount of \$650.00; thereafter rent shall be due on or before the 1st day of each month, in the amount of \$650.00 and the full monthly amount will be payable on the first day of each month thereafter for the term of this lease. Lessee(s) shall be responsible for the payment of electricity, gas, and water, and shall have the electrical, gas, and water service placed in the name of the lessee(s) at the time of possession of the premises. Lessee shall be responsible for lawn care.

Lessee(s) hereby agrees to lease said described property for the term set out and agrees to pay lessor said rent and abide by all covenants herein. The party who is Lessee(s) shall be jointly and severally liable for all obligations arising from this contract. Rent paid later than five days after the first of the month must be accompanied by a \$25.00 late fee. Late rent must be paid by cash or money order.

Lessee(s) further agrees to pay a deposit in the amount of \$650.00 paid on move in, to be returned in full upon termination of the lease after allowable deductions pursuant to K.S.A. 58-2550, if any.

The following agreements are binding on the Lessor and Lessee(s) respectively:

- (a) No pets allowed on the premises at any time.

- (b) No disturbing noise, parties, or music on the premises or parking area.**
- (c) Rent must be paid by the first of each month.**
- (d) Lessee(s) is liable for all damages to the apartment and its equipment, excluding normal wear and tear.**
- (e) Lessor agrees to keep the apartment and the appliances furnished by the lessor in habitable and operating condition.**
- (f) The premises will be used for no unlawful purposes or used for any purpose deemed a fire hazard by the insurance company carrying insurance on the premises.**
- (g) Lessee(s) shall not leave any rubbish, refuse, or waste outside the building except for regularly scheduled garbage pickup.**
- (h) No tabs, screws, or brackets shall be driven into or attached to the walls, woodwork, or ceilings. Lessor will furnish instructions for the appropriate method of hanging pictures.**
- (i) Only non-stick or non-adhesive shelf linings are permitted.**
- (j) Lessee(s) agrees to clean laundry facilities after use and not leave belongings in the laundry room when not using the facilities. Lessee(s) also agrees that the laundry facilities shall be used only for Lessee's belongings. (NOT APPLICABLE TO DUPLEX UNITS)**
- (k) Lessee(s) shall not allow another person to occupy the unit, except for visits, without the written consent of Lessor.**
- (l) No permanent improvements shall be added without the written consent of Lessor.**
- (m) This agreement shall not be assignable by Lessee(s).**
- (n) Tenant acknowledges the premises are in a habitable condition and promise to leave the premises in as good a condition as when they move in.**
- (o) Tenant agrees to report any necessary repairs or other problems to [REDACTED] as follows:**

Evenings and weekends:
Other times:

[REDACTED]

D and D Rentals gives notice to the tenant that houses built prior to 1978 may have been painted with a lead base paint and/or could possibly have asbestos or some other hazardous material therein. Tenant acknowledges receipt of this notice by signing this lease and give up any action, claim or right against D an D Rentals or the owners of the premises caused by any such hazardous materials to the tenant or any other occupant thereof.

The tenant agrees to notify D and D rentals of any anticipated absence from the premises in excess of 10 days and said notice shall be no later than the first day of the extended absence. Should the tenant abandon the property and leave behind personal property, such personal property will be disposed of in accordance with K.S.A. 58-2564.

The failure of D and D Rentals to strictly enforce any of the terms of this lease shall not constitute of be construed as a waiver or relinquishment of lessor's rights.

This lease contains the entire agreement of the parties and neither party is bound by any representations or agreements of any kind except as herein noted.

Buying, selling or using any illegal drugs or substances is a violation of the law and lease and cause for immediate termination of the lease and to all applicable penalties in Section 881 of the Federal Drug Enforcement Act.

[REDACTED] 11-15-22 [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]