

RENTAL LEASE AGREEMENT

**Property: 33 Lookout Mountain Drive, Lake George NY 12845
(Green Harbour Association)**

Landlord:

Denton Taylor
270 5th Street, Apt. 3F
Brooklyn NY 11215
718-999-9999
denton@speakeasy.net

Tenant:

Michael Sample
5 Sample Drive
Sample NJ 07900

Lease Date: 00/00/200x

Lease term to begin: 00/00/200x • Lease term to end: 00/00/200x •

Rent: \$\$\$\$\$\$ • Security Deposit: \$\$\$\$\$\$

Payment due with lease: \$\$\$\$\$\$ • Balance due \$\$\$\$\$\$ • Date balance due: 00/00/200x

Number of occupants: 1-6. Linens furnished for 6

Number of occupants: x • Number of vehicles: 2

1. USE: Property may be used by the maximum number of overnight occupants as described above. Property may be used for residential purposes only. Tenant will not sublet or assign lease to others.
2. POSSESSION: Landlord shall not be liable for failure to give possession on the beginning date of the term. Ending date shall remain unchanged. Landlord will notify Tenant when possession is available. Landlord's maximum liability under this clause will be to return pro-rated part of Rent for term when Landlord was unable to give possession.

3. **SECURITY:** Provided Tenant has abided by lease terms, Landlord shall return security deposit to Tenant at address above thirty days after lease ends, or when landlord has received all telephone and cable TV bills incurred during tenant occupancy, whichever comes first. Landlord will withhold, and tenant agrees to pay, long distance telephone bills and pay-per-view movies. Tenant also agrees to pay damages caused by Tenant other than normal wear and tear. In the event charges for phone, cable, and damages exceed security deposit, Landlord will bill Tenant and Tenant agrees to pay such additional charges.
4. **CANCELLATION:** This lease is non-cancellable. Should Tenant, for whatever reason, be unable to take possession of premises, Landlord agrees to attempt to rent the unit to another party. If Landlord fails to rent unit, Landlord will keep rental money and return security deposit. If Landlord rents unit for less than the agreed rent, Landlord will refund difference between actual rent and rent paid by Tenant. If Landlord rents unit for the same or greater rent than stated in the lease, Landlord will refund entire rent paid by tenant.
5. **DAMAGE:** Tenant must immediately inform Landlord of any fire or other damage to the property.
6. **ASSOCIATION RULES:** No glass or alcoholic beverages are permitted at the pool or beach area, or at the tennis courts, or in other common areas. No trailers, boats, motorcycles, commercial or recreational vehicles are allowed to be stored on property unless garaged. Automobiles are to be parked in garage when practical. Garage door is to remain open for ingress and egress only. No major repairs to automobiles or other machinery are to be made on the driveway or other parts of the Property. Noise, music, etc., is to be kept to a level that will ensure that all neighbors have the right to "peaceful enjoyment" of their units. Smoking allowed on deck only. No activities by Tenant shall result in the emission of noxious or offensive orders. No "clothes lines" may be erected. Pets, if allowed by this lease, must be quiet, leashed, and cleaned up after. Refuse is to be disposed of in dumpsters furnished for that purpose. Please recycle. No flammable or hazardous substances are to be stored on the property. Windows and doors are to be closed and locked at all times when no adults are on Property. Children under the age of sixteen are to be accompanied by an adult at all times when in the beach or pool areas.

7. BOATS: Tenant is entitled to exclusive use of Dock # 23, which can hold a boat 20' long. Boats may not exceed 20' in length. Landlord is not responsible for damage to or loss of boat regardless of cause.
8. INSTRUCTIONS: Landlord has placed appliance and grill instructions in envelope above refrigerator. Landlord has placed instructions for audio-video equipment at bottom of audio rack. Tenant agrees to read and obey instructions.
9. DEFAULT: Should Managing Agent or Board of Directors notify Landlord that Tenant is not in agreement with terms of this lease, or by-laws, Landlord will immediately notify Tenant. If Tenant fails to immediately correct default, Landlord reserves the right to cancel lease and evict Tenant. In this case no refunds will be given.
10. REPRESENTATIONS: Tenant has read and understands this lease. All agreements between Landlord and Tenant are contained in this lease. Any modifications to this lease can only be contained in a duly signed and executed Addendum.
11. CLOSING: Please be neighborly. Contact the Landlord with any questions. And enjoy your Green Harbour vacation!

Executed this day by

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