

RENTAL LEASE AGREEMENT

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

Landlord:
Denton Taylor
New York NY 10023
denton@speakeasy.net

Tenant:
Cell:

Lease Date: 01/13/2013

Lease term to begin: 08/10/2013 2 PM • Lease term to end: 08/17/2013 11 AM • Rent: \$2700.00 • Security Deposit to Landlord: \$100.00 Security Deposit to HOA on arrival: \$500 • Payment due with lease: \$100.00 • Balance due \$2700.00 • Date balance due: 05/15/2013. Number of occupants: 6. Linens furnished for 6. No Pets.

1. **USE:** Property may be used only by the occupants listed in Section 11. Property may be used for residential purposes only. Tenant will not sublet or assign lease to others. See section 11 for more details.
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 TO LANDLORD:** 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, charges for international phone calls 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.

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