

Premises	Date of Lease	Term of Lease		Monthly Rent	Security Deposit	Pet Charge
Unit no. _____ Keys # _____ Given _____		Beginning	Ending 12:00 (noon)	Date pd:	Date pd:	Date Pd:
						Pet Deposit Date Pd:



Residential Lease

This document has legal consequences. If you do not understand it, consult your attorney.

1 **THIS RESIDENTIAL LEASE** ("**Lease**") is made and entered into by and between
2 _____ ("**Landlord**")
3 and _____ ("**Tenant**").

4 For and in consideration of the undertakings and obligations of the parties hereto, it is hereby agreed as follows:

5 **1. LEASE.** Landlord hereby leases to Tenant, upon the terms and conditions herein set forth, certain premises (the
6 "**Premises**") located at: (Check box if description attached)

7 _____
8 **Street Address** **City** **State** **Zip Code** **County**
9 together with such personal property and furnishings as are set forth here (or check box if schedule attached): _____

10 _____
11 (If any parking space(s) is/are included as part of the Premises, identify below by checking and completing all that apply):

12 Attached Garage Offsite location (identify) _____

13 Number of Spaces = _____ Reserved Unreserved Other (Describe) _____

14 **Note:** If any separate charges or fees (in addition to Monthly Rent set forth herein) are to apply with respect to parking or
15 otherwise, then the parties should specify such in the "Special Agreements" section of this Lease.

16 **2. TERM.** (Check applicable box and complete information to specify whether a fixed term or month-to-month lease)
17 This paragraph, if used, shall bind the parties to a fixed lease term commencing on _____, 20_____
18 and terminating at 12:00 p.m. (noon) on _____, 20_____ (the "**Term**").

19 This paragraph, if used, shall bind the parties to a lease term from month to month, commencing on
20 _____, 20_____ and continuing month to month until terminated by Landlord or Tenant, by giving
21 the other party at least thirty (30) days' Notice of termination before the next Monthly Rent payment date (the "**Term**").

22 **3. RENEWAL OPTION** (If the following is not applicable, insert "zero," "0," "N/A" or "Not Applicable")

23 Tenant shall have the right to extend the Term for _____ additional period(s) of (check one, as applicable) _____
24 (_____) years; or _____ (_____) months, each, commencing on the expiration of the then current Term (i.e., expiration

25 of the initial Term with respect to commencement of the first extension period; expiration of the first extension period with
26 respect to commencement of the second extension period, etc.) of this Lease. Such right shall be deemed effectively
27 exercised only if Tenant gives Landlord Notice thereof at least _____ days (ninety (90) days if none stated) prior to the
28 expiration of the then current Term and only if Tenant is not in default at the time of such exercise. All terms and
29 provisions of this Lease shall apply during the extension Term(s), except that Monthly Rent payable pursuant to the Lease
30 shall be increased (but in no event decreased) as follows: _____

31 Tenant's failure to exercise its right to extend the Term (if more than one (1) extension option is permitted hereby) shall
32 cause all rights to future extensions to lapse. It is expressly understood that the right to extend granted herein is personal
33 to the person(s) expressly named as the initial Tenant in this Lease and shall not inure to the benefit of any successor,
34 assignee or subtenant of Tenant's interest under this Lease.

35 **4. RENT.** Tenant agrees to pay an amount ("**Monthly Rent**") of _____ Dollars
36 (\$ _____) per month, payable in advance on the _____ day of each month during the Term of this Lease. The
37 first full month's Monthly Rent (together with per diem Monthly Rent if the Term commences other than on the _____

38 day of the month) shall be paid upon execution of this Lease. Any parking charges, and any other fees or amounts to be
39 paid by Tenant to Landlord pursuant to the terms of this Lease (other than Monthly Rent) are collectively referred to as
40 "**Additional Charges.**" Additional Charges shall be due and payable no earlier than thirty (30) days after Notice thereof is
41 delivered to Tenant (unless otherwise specified). Monthly Rent and Additional Charges are collectively referred to as
42 "**Rent**". All Rent shall be paid on or before the date when due without set-off, counterclaim, deduction or a grace period
43 whatsoever. Tenant agrees to pay (check all that apply): \$ _____ for each month that Rent remains unpaid
44 after the due date; \$ _____ for each day that Rent remains unpaid after due date, as a late charge. This

45 provision is in addition to all other rights and remedies provided by this Lease and shall not affect Landlord's right to
46 declare Tenant in default for failure to pay any sum when due. All Rent shall be payable to
47 _____ at _____ (Number, Street,

48 City, State and Zip Code) or to such other person and at such other place as Landlord may from time to time direct.
49 There will be a _____ Dollar (\$ _____) service charge on all returned checks. If

50 any check delivered to Landlord by Tenant is returned for insufficient funds, then Landlord may refuse payment by check
51 thereafter and may require Tenant to make payment by cashier's check, money order, wire transfer or certified funds.

Check this Box only if the following is to apply. Tenant hereby authorizes Landlord to electronically withdraw from Tenant's Account (hereinafter defined) monthly payments of Rent during the Term. Tenant shall notify Landlord of the name and address of the bank, credit card or financial institution in which Tenant's account (the "**Account**") is located and the number of the Account, and execute authorization forms acceptable to effectuate the payment of Rent as above provided. Tenant shall retain sufficient amounts in the Account for monthly withdrawals throughout the Term. If Tenant desires to change the Account to another financial institution, Tenant shall give Landlord prior Notice thereof and execute authorization forms to enable Landlord to electronically withdraw Rent as above provided, without hiatus.

5. SECURITY DEPOSIT. Upon execution of this Lease Tenant shall deliver the sum of (*not to exceed two (2) months of Monthly Rent*) _____ Dollars (\$ _____) (the "**Security Deposit**") to (*check one*)

Landlord or Landlord's property manager to be held for the Term as security for Tenant's performance of its obligations as herein specified. Landlord may withhold from the Security Deposit such amounts as are reasonably necessary to (**a**) remedy Tenant's default in the payment of Rent; (**b**) restore the Premises to its condition at the commencement of the Term, ordinary wear and tear excepted; or (**c**) compensate Landlord for actual damages sustained as a result of Tenant's failure to give adequate Notice to terminate this Lease pursuant to law or the terms hereof; and as may otherwise be permitted by applicable law. Within thirty (30) days after termination of the Lease, Landlord shall either return the full amount of the Security Deposit or furnish to Tenant a written itemized list of the damages for which the Security Deposit or any portion thereof is withheld (along with the balance thereof, if any) as required by §535.300 RSMo. Refund may be made by one check, jointly payable to all known persons and entities constituting the Tenant. Such refund check and any itemization of damages may be mailed to one Tenant only. The Security Deposit does not constitute liquidated damages and nothing herein shall limit Landlord's right to recover actual damages in excess thereof, or permit Tenant to apply any portion thereof in lieu of payment of any Rent due under this Lease. The Security Deposit (and any prepaid Rent or other deposit hereunder) may be held in an interest bearing account. Any interest earned shall be paid to Landlord (or its property manager if and as so designated from time to time). If Landlord conveys its interest under this Lease the Security Deposit may be turned over to Landlord's grantees or assigns. In such case Tenant hereby releases Landlord from any liability and shall look solely to such grantee or assign with respect to the Security Deposit. In addition to and separate from the Security Deposit, an amount equal to _____ Dollars (\$ _____) (*if not applicable, insert "zero" or "N/A"*) shall be charged upon the expiration or earlier termination of this Lease for a professional cleaning of the carpets and flooring at the Premises.

6. USE RESTRICTIONS. Tenant agrees that the Premises shall be used and occupied as a residence only, in compliance with all zoning and any other applicable laws, and shall not be used for any other purposes without Landlord's prior written consent. Nothing in this paragraph shall prohibit Tenant from hosting reasonable numbers of guests for limited periods of time. Tenant agrees that no more than _____ (_____) persons per bedroom shall occupy the Premises. All adult occupants shall agree in writing to be bound by the terms of this Lease. Any proposed adult occupant of the Premises who has not signed this Lease shall be subject to Landlord's application procedures and reported to Landlord prior to such party taking occupancy. Landlord may reject a proposed additional occupant for any lawful reason.

7. JOINT LIABILITY. Each adult occupant at the Premises is deemed a Tenant hereunder and shall be jointly and severally liable for all obligations of and sums due from the Tenant under this Lease. A violation by any person constituting the Tenant is deemed a violation by all. Each such Tenant shall be fully responsible for the actions of all other Tenants and all guests, invitees, employees, agents, occupants or other persons located at the Premises at any time. Landlord may, but shall not be obligated to, proceed directly against any one or more person constituting the Tenant without waiving any right or remedy Landlord may have against any other Tenant. No discharge of any Tenant, in bankruptcy, insolvency proceeding or otherwise, shall in any way or to any extent discharge or release any other Tenant from any liability or obligation hereunder. Delivery of Notice to any adult occupant shall constitute Notice to all Tenants.

8. PREMISES CONDITION. Tenant has inspected the Premises prior to execution of this Lease and, unless and except as may be otherwise noted below regarding Landlord's Work, shall accept and take possession on the commencement date in its "as-is" condition. If Landlord shall fail for any reason to put Tenant in possession, with all of Landlord's Work completed (*if required*), within three (3) days after the scheduled commencement date, then Tenant's sole right and remedy shall be to either (**a**) terminate this Lease by delivering Notice to Landlord prior to delivery of possession as aforesaid; or (**b**) receive an abatement of Rent until possession is so delivered to Tenant. Tenant agrees to keep the Premises in at least as good order, condition and repair as when received, free from any debris, trash or filth, and to not do anything to create a danger of fire or cause an increase in rates or cancellation of insurance. Tenant shall notify Landlord immediately of any repairs needed that, if left unattended, would result in damage to the Premises, such as water leakage, roof damage, wall cracks and/or holes, termite or insect damage, etc. Landlord shall keep and maintain the foundation, exterior walls and roof of the building in which the Premises are located and the utilities and structural portions of the Premises in good repair and habitable condition, except that any repairs required to be made by reason of the negligence, willful misconduct or neglect of Tenant (or others as described in Section 7) shall be Tenant's sole responsibility. Landlord may choose to make such repairs and Tenant shall reimburse Landlord for the cost thereof together with interest thereon at the rate equal to three percent (3%) in excess of the publicly announced prime rate of U.S. Bank, N.A. (or its successors), but not to exceed the highest rate permitted by applicable law (the "**Default Rate**") from the date of expenditure by Landlord until the date of reimbursement by Tenant. Landlord shall not be required to make any other improvements or repairs of any kind upon the Premises. The parties specifically acknowledge and agree that (*check one*) Landlord or Tenant shall be responsible to maintain the lawn (*if any*) at the Premises (or cause the same to be maintained); Landlord or Tenant shall be responsible for removal of snow and ice (or cause the same to be removed); and Landlord or Tenant shall be responsible for extermination of rodents and insects; provided, however, that Landlord shall be responsible for the treatment of any wood destroying insects.

(*If the following is not applicable, insert "N/A" or "Not Applicable"*) "**Landlord's Work**" is limited to the following items (*if any*) which (*unless otherwise specified*) shall be completed prior to the scheduled commencement date of the Term:

121 **9. SURRENDER OF POSSESSION.** Upon expiration or earlier termination of the Term of this Lease, Tenant shall
122 surrender possession of the Premises in as good order, condition and repair as when received, ordinary wear and tear
123 excepted, shall remove all personal property and debris, clean the Premises thoroughly and, if needed, have the carpet
124 cleaned by a professional cleaning company. Tenant shall reimburse Landlord for any repairs or cleanup that is
125 necessary and not completed by Tenant prior to surrendering possession of the Premises.

126 **10. NO ASSIGNMENT/SUBLETTING.** Tenant shall not assign this Lease or sublease the Premises or any portion
127 thereof to any other person or entity without Landlord's prior written consent.

128 **11. DRUGS.** Illegal drug trafficking or use or possession of illegal drugs is a violation of law and this Lease, subjecting
129 Tenant to immediate termination of this Lease and to all applicable penalties, including those provided under §441.710 *et*
130 *seq.* R.S.Mo. If Tenant or any other person uses or is involved in the use, possession or distribution of illegal drugs while
131 in, on or about the Premises, such shall be just cause for eviction.

132 **12. UTILITIES.** Tenant shall pay all utilities, including connection fees, that are separately metered for the Premises when
133 due, except for: _____.

134 **13. QUIET ENJOYMENT/ACCESS.** Landlord will permit Tenant to quietly and peaceably hold, occupy and enjoy the
135 Premises during the Term without unreasonable interference by Landlord, provided that Tenant is not in default hereof,
136 and provided further that Landlord or its designated agent(s) shall have the right (but no obligation) at all reasonable times
137 upon prior Notice (except if an emergency) to inspect the condition of the Premises, determine if Tenant is complying with
138 all terms hereof, make necessary or desirable repairs, and to show the Premises to prospective tenants or buyers.

139 **14. LANDLORD LIABILITY/INDEMNITY.** Landlord (and its property manager if any is so designated from time to time)
140 shall not be liable to Tenant, Tenant's guests or any other occupant or person at the Premises, for any injury, damage or
141 other loss to any person or property caused by Tenant or any other occupant or person, including but not limited to theft,
142 burglary, assault, other crimes, fire, ice, water, wind, rain, smoke, acts of God or force majeure or any other cause,
143 excluding only Landlord's (or its property manager's) willful misconduct or extreme and reckless indifference and
144 disregard for safety and rights of others, it being specifically acknowledged however that Landlord shall have absolutely
145 no duty or responsibility of any kind with respect to safety or security at the Premises. Subject thereto, Tenant agrees to
146 indemnify and hold Landlord (and its property manager, if any) free and harmless from any and all liability for injury to or
147 death of any person, or for damage of any property, arising from the use and occupancy of the Premises or by the act or
148 omission of any person, including costs of defense and reasonable attorneys fees. Tenant shall report any criminal
149 incident in or near the Premises to Landlord, and if requested shall fill out a report and participate in any investigation
150 Landlord may undertake. Should Landlord establish any security procedures or policy, Tenant shall abide by the same.

151 **15. INSURANCE.** During the Term, Tenant shall maintain general liability insurance coverage and if requested, shall
152 provide proof of coverage prior to taking possession. Tenant shall maintain insurance on Tenant's own personal property
153 if Tenant desires this coverage. Tenant acknowledges that loss of or damage thereto will not be covered by the proceeds
154 of any insurance maintained by Landlord and hereby releases Landlord from any and all claims for loss, damage or
155 inconvenience. Landlord will maintain fire and extended homeowners/hazard casualty replacement coverage and liability
156 insurance covering the building in which the Premises is located during the Term. Landlord and Tenant hereby waive all
157 rights each may have against the other on account of any loss or damage occasioned to the person or property of
158 Landlord or Tenant, the Premises or its contents, arising from any risk which is insured against by Landlord or Tenant (to
159 the extent of such insurance proceeds, but also including the amount of any deductible), and the parties each, on behalf
160 of their respective insurance companies insuring the property of either Landlord or Tenant against any such loss, waive
161 any right of subrogation that it may have against Landlord or Tenant, as the case may be.

162 **16. CASUALTY.** If the Premises are rendered partially uninhabitable by fire or other casualty, Rent shall be equitably
163 reduced until such time as the Premises are wholly habitable or this Lease is terminated. If Landlord does not elect to
164 terminate this Lease, then Landlord shall proceed without undue delay to render the Premises wholly habitable, and if not
165 finished within one month after the date of damage or loss, then Tenant shall have the option of terminating this Lease
166 immediately thereafter by giving to Landlord Notice of termination. If the Premises are totally destroyed or rendered
167 wholly uninhabitable, then at the option of either party, this Lease shall terminate upon Notice to the other and any
168 prepaid Rent shall be refunded to Tenant together with any unexpended portion of the Security Deposit. If the parties do
169 not elect to terminate, then Rent shall be wholly abated until the Premises is repaired and fit for occupancy.

170 **17. DEFAULT.** If Tenant shall fail to make any payment of Rent on or before when the same is due, or to comply with any
171 other term, covenant or agreement herein contained, Tenant shall be in default hereof and Landlord shall have the option
172 to pursue any one or more right or remedy provided for herein without Notice or demand whatsoever, which rights and
173 remedies shall be in addition to, and not in lieu of, any other rights and remedies provided for at law or in equity, including
174 but not limited to those set forth at §441.065 RSMo if Tenant abandons the Premises. No failure to exercise, nor any
175 delay in exercising any right or remedy hereunder by Landlord shall operate as a waiver thereof, nor shall any single or
176 partial exercise by Landlord of any such right or remedy preclude any other or further exercise thereof or any other right.
177 Waiver by Landlord of any default, breach or failure of Tenant under this Lease shall not be construed as a waiver of any
178 subsequent or different default, breach or failure. No endorsement or statement on any check or any letter accompanying
179 any payment be deemed an accord and satisfaction. Landlord may accept such payment without prejudice to or waiver of
180 Landlord's right to recover the balance due or pursue any other right or remedy with respect to any breach by Tenant.
181 Any payment received by Landlord shall be applied *first* to payment of any costs and expenses of reletting the Premises
182 by Landlord following a breach hereof by Tenant, including without limitation attorneys' fees, advertising fees, brokerage
183 fees and the costs of any such cleaning, repairs, renovation, remodeling, redecoration, alterations and changes in the
184 Premises; *second*, to the payment of any Additional Charges or other indebtedness (other than Monthly Rent) due from
185 Tenant hereunder; and *third*, to the payment of Monthly Rent due and payable hereunder. If after applying any such
186 payment there remains a deficiency, Tenant shall immediately pay such deficiency to Landlord along with interest thereon
187 at the Default Rate until fully paid.

188 **18. HOLDING OVER.** If Tenant remains in possession of the Premises after the expiration or sooner termination of the
189 Term without Landlord's written consent, such holding over shall constitute a default hereof and, without limiting any other
190 right or remedy of Landlord at law or in equity, create and be deemed to be a tenancy at sufferance, terminable without
191 Notice of any kind except as may be required in accordance with law, but subject to all other terms of this Lease insofar

192 as the same may apply to such a tenancy, except that Tenant shall pay, in addition to all other charges payable by Tenant
 193 hereunder, for each day that Tenant holds over, Monthly Rent at an amount equal to two (2) times the rate (on a per diem
 194 basis) of Monthly Rent herein provided to be paid during the last month of the Term. Landlord's receipt of holdover Rent
 195 shall not relieve Tenant of liability to Landlord for damages resulting from Tenant's holdover.

196 **19. ENFORCEMENT/ATTORNEY FEES.** If Landlord enforces any provision of this Lease through court action, then in
 197 addition to any damages or equitable relief, Tenant will pay Landlord's costs and expenses of litigation, including court
 198 costs and reasonable attorney fees. The provisions of this Section shall survive any termination of this Lease.

199 **20. NOTICES.** Unless otherwise specifically provided herein or under applicable law, any notice, consent, approval,
 200 request, waiver, demand or other communication (collectively, "Notice") required under this Lease to be given by or on
 201 behalf of either party to the other shall be in writing and may be given by mailing such Notice by registered or certified
 202 mail return receipt requested, addressed to Landlord (or Property Manager on its behalf if so indicated), or to Tenant (as
 203 the case may be), at the address set forth on the signature page of this Lease. Notice to Tenant may also be effectively
 204 delivered to the Premises following initial occupancy thereof by Tenant. Notice to either party may also be sent via other
 205 means (including personal delivery, courier or messenger service or otherwise as permitted or required under applicable
 206 law, such as posting or legal publication). Any such Notice shall be deemed to have been duly given when actually
 207 received by the intended recipient (or as otherwise provided under applicable law). Refusal to accept service of a Notice
 208 shall constitute delivery of the Notice. A party may designate a new address for purposes of payment of Rent or delivery
 209 of Notice hereunder by giving at least fifteen (15) days' advance Notice thereof to the other party in the manner provided
 210 above.

211 **21. RULES AND REGULATIONS.** The following Rules and Regulations (and as the same may be revised or
 212 supplemented from time to time by Landlord upon Notice to Tenant) shall be additional covenants and agreements on the
 213 part of Tenant. Failure to comply with or observe any Rules and Regulations shall be deemed a violation by Tenant of
 214 this Lease.

215 • Tenant shall keep the Premises and any common areas provided for Tenant use in connection with the Premises,
 216 including halls, stairways, elevators, yard, sidewalks, driveways, recreation and parking areas, free from trash, debris or
 217 filth, and shall not permit toys, bicycles, scooters, skates, charcoal grills or other items to be or remain in such common
 218 areas, but shall be stored in the Premises or such other place which Landlord may provide. Tenant shall not interfere with
 219 the use and enjoyment of any such areas by Landlord or any other tenant.

220 • Garbage, trash, waste and debris shall be kept in the kind of container, placed in the areas, and prepared for
 221 collection in the manner and at the times and places specified by Landlord. If Landlord designates a service to pick up
 222 such items, Tenant shall use the same at Tenant's cost. Landlord may require Tenant to contract directly for such service
 223 with a designated service provider. Food stuffs, garbage and refuse shall be stored and removed from the Premises in
 224 leak proof containers. Tenant shall clean and remove any evidence of such leakage at its expense.

225 • Automobiles and motorcycles (which must be operable, licensed and insured) of Tenant and all family members,
 226 guests, invitees, agents or employees, shall be parked in regular parking places, if provided, and in no other place. No
 227 trailer, boat or recreational vehicle of any kind shall be parked or stored at any place on or around the Premises without
 228 Landlord's prior written approval. Vehicle repairs of any kind shall not be permitted on the Premises.

229 • Tenant shall not make any alterations to the Premises, and shall not paint, wallpaper, decorate or otherwise change
 230 the Premises in any manner, including but not limited to installing any nails, screws or other devices for hanging pictures
 231 or other items on or from the walls or woodwork, without Landlord's prior written consent.

232 • Tenant shall not play any musical instrument or mechanical device or work with power tools in such manner as to
 233 disturb Landlord or neighbors. Tenant shall not allow loud, disturbing noises or voices by Tenant or Tenant's family,
 234 guests, invitees, agents or employees.

235 • Tenant shall not place or cause to be placed or permit anywhere in or about the Premises any sign, advertisement
 236 or announcement whatsoever, without Landlord's prior written consent.

237 • Plumbing fixtures shall be used for the purposes intended only. Cloths, cardboard, grease or other materials not
 238 designed for disposal in this manner shall not be placed in or disposed of in any plumbing fixture. Tenant shall be liable
 239 for any costs or repair by reason of such misuse.

240 • Tenant shall not alter, replace or add locks upon any door or window without Landlord's prior written consent, and
 241 shall return any and all keys, fobs, passcards and garage openers to Landlord upon termination of this Lease. Landlord
 242 agrees to change locks upon written request of Tenant and payment in advance of all applicable locksmith or other
 243 contractor service fees.

244 • Waterbeds are prohibited without Landlord's written approval and certificate of insurance before move-in.

245 • Tenant shall not use, generate, manufacture, produce, store, release, discharge or dispose of on, under, from or
 246 about the Premises any flammable or hazardous substances other than customary cleaning supplies and solvents
 247 typically used in connection with residential properties.

248 • Tenant shall ensure that the air conditioner compressor is kept clean and free of debris at all times, and that all
 249 filters are changed regularly (at least every 3 months).

250 • Tenant shall be responsible to inspect all smoke detectors, fire extinguishers and other safety devices and ensure
 251 they are maintained in good working order, including but not limited to the replacement of all batteries when needed.

252 **22. RIDERS.** The following attached Riders hereto and incorporated herein as part of this Lease (*check all that apply*)

253 **Option to Purchase** (Check A or B):

254 **A.** Lease does not provide option to purchase

255 **B.** Option to Purchase (*RES-3000*) is attached

256 **Other Rider:** _____

257 **Pet Addendum** (Check A or B):

258 **A.** Lease does not allow for animals of any kind

259 **B.** Pet Addendum (*RES-3020*) is attached

260 **Other Rider:** _____

261 **23. ENTIRE AGREEMENT/MODIFICATION.** This Lease and any attachment(s) hereto (if any) constitute the entire
262 agreement between the parties and there are no other understandings, written or oral, relating to the subject matter
263 hereof. This Lease may not be changed, modified or amended, in whole or in part, except in a writing signed by Landlord
264 (or its property manager if and as may be designated from time to time by Notice form Landlord) and any adult occupant
265 constituting Tenant (which shall be binding on all other persons and entities, if any, constituting the Tenant hereunder).

266 **24. LEAD-BASED PAINT DISCLOSURE.** Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint
267 Hazards (DSC-3000) (check one) IS IS NOT attached to this Lease and signed by Landlord, Tenant and Broker(s).

268 **25. SIGNATURES.** This Lease may be executed in multiple counterparts, each of which shall be deemed an original, but
269 all of which shall constitute one and the same instrument. For purposes of executing this Lease, a document signed
270 and/or transmitted by any electronic form deemed valid in accordance with the Missouri Uniform Electronic Transactions
271 Act, including but not limited to by facsimile machine, digital signature or a scanned image, such as a pdf via e-mail, is to
272 be treated as an original signature and document.

273 **26. GOVERNING LAW/CONSTRUCTION.** This Lease shall be construed in accordance with the laws of the State of
274 Missouri and the United States of America. The terms "Landlord" and "Tenant" may be either singular or plural
275 masculine, feminine or neuter gender, according to whichever is evidenced by the signatures below. Section captions in
276 this Lease are intended solely for convenience of reference and will not be deemed to modify, place any restriction upon,
277 or explain any provision of this Lease. If any one or more provision contained in this Lease shall for any reason be held to
278 be invalid, illegal or unenforceable in any respect, then such invalidity, illegality or unenforceability shall not be deemed to
279 terminate this Lease or to affect any other provision hereof, but rather this Lease shall, to the fullest extent permitted by
280 law, remain in full force and effect and be construed as if such invalid, illegal or unenforceable provision(s) had never
281 been contained herein; provided, however, that such provision(s) may be referred to in order to determine the intent of the
282 parties.

283 **27. PRINCIPAL(S) INVOLVED.** (Check one, none or both, if and as may be applicable)
284 Landlord Tenant is a licensed real estate broker or salesperson and is a principal party in this transaction.

285 **28. BROKER COMPENSATION.** Except as may be specifically set forth in the "Special Agreements," Section 35 of this
286 Lease, any real estate commission or other compensation due to the undersigned (the "Broker(s)") will be paid by (check
287 one, neither or both, as applicable) Landlord Tenant, pursuant to separate agreement. Landlord and Tenant each
288 represent to the other that the Broker(s) identified in Section 29 below, is (are) the only real estate broker(s) involved in
289 this Lease. Each party shall indemnify, defend and hold harmless the other party to this Lease from any loss, liability and
290 damage, including without limitation prevailing party fees and costs incurred by the other party, that arises from this
291 transaction as a result of any claim made by any other person purporting to act on behalf of such party. The provisions of
292 this Section shall survive expiration or termination of this Lease.

293 **29. BROKERAGE RELATIONSHIP.** By signing below, Landlord and Tenant confirm their receipt of the Broker
294 Disclosure Form prescribed by the Missouri Real Estate Commission, and that disclosure of the undersigned licensee(s)
295 brokerage relationship, as required by law or regulation, was made to the Landlord and/or Tenant or their respective
296 agents and/or transaction brokers (as the case may be), by said undersigned licensee(s), no later than the first showing of
297 the Premises, upon first contact, or immediately upon the occurrence of any change to their relationship.

298 **Licensee assisting Tenant is a:** (Check appropriate box) 306 **Licensee assisting Landlord is a:** (Check appropriate box)
299 **Tenant's Limited Agent** (acting on behalf of Tenant) 307 **Landlord's Limited Agent** (acting on behalf of Landlord)
300 **Landlord's Limited Agent** (acting on behalf of Landlord) 308 **Tenant's Limited Agent** (acting on behalf of Tenant)
301 **Dual Agent** (acting on behalf of both Landlord and Tenant) 309 **Dual Agent** (acting on behalf of both Landlord and Tenant)
302 **Designated Agent** (designated to act on behalf of Tenant) 310 **Designated Agent** (designated to act on behalf of Landlord)
303 **Transaction Broker Assisting Tenant** (not acting on 311 **Transaction Broker Assisting Landlord** (not acting on
304 behalf of either Landlord or Tenant) 312 behalf of either Landlord or Tenant).
305 **Subagent of Landlord** (acting on behalf of Landlord)

313 By signing below, the licensee(s) confirm making timely disclosure of its brokerage relationship to the appropriate parties.

314 _____
315 **Broker's Firm Assisting Tenant (and MLS ID No.)** **Broker's Firm Assisting Landlord (and MLS ID No.)**
316 By (Signature) By (Signature)
317 Licensee's Printed Name: _____ Licensee's Printed Name: _____
318 Date: _____ Date: _____

319 **30. FRANCHISE DISCLOSURE.** Although one or more Broker may be a member of a franchise, the franchisor is not
320 responsible for the acts of said Broker(s).

321 **31. LEASE INFORMATION.** Permission is hereby granted by Landlord and Tenant for Broker(s) to provide information about
322 this Lease, including but not limited to rental rates, Term and Premises address, to any multi-listing service, local Association or
323 Board of REALTORS®, its members, member's prospects, appraisers and other professional users of real estate data.

324 **32. ANTI-TERRORISM.** Each party hereto represents and warrants to each other and to Broker(s) that such party is not,
325 and is not acting directly or indirectly for or on behalf of any person or entity, named as a Specially Designated National
326 and Blocked Person (as defined in Presidential Executive Order 13224) or with whom you are prohibited to do business
327 under anti-terrorism laws, and agrees to deliver a certificate to that effect which contains its tax identification number.

328 **33. TIME IS OF THE ESSENCE.** Time is of the essence in performance of the obligations of the parties under this
329 Lease. All references to a specified time shall mean Central Time. Unless specified otherwise herein, a "day" is defined
330 as a 24-hour calendar day, seven (7) days per week.

331 **34. SUBMISSION OF LEASE.** Negotiation and submission of an offer to either party for signature does not constitute an
332 option to lease or reservation of space. Neither Landlord nor Tenant shall be bound until the last party to sign this Lease
333 has delivered a fully executed copy to the other party.

334 **35. SPECIAL AGREEMENTS.**

335 _____
336 _____
337 _____

338 **IN WITNESS WHEREOF,** the parties have entered into this Lease as of the last date set forth below their respective
339 signatures *(Add additional signature pages if needed)*.

340 **Note:** All adult occupants at the Premises are deemed a Tenant and must sign this Lease. Failure to do so shall be a
341 default hereof. Notice delivered to the Notice Address set forth at below left (or as subsequently directed by a Notice from
342 Tenant) shall be deemed delivery of Notice to all Tenants.

343 **TENANT:**

344

345 Print Name _____	<input type="text"/>
346 Notice Address _____	Print Name _____
347 _____	Date _____
348 Phone _____	_____
349 E-mail _____	Print Name _____
350 Fax _____	Date _____
351 Pager _____	_____
352 Date _____	_____
353 Print Name _____	Print Name _____
354 Date _____	Date: _____

355 **LANDLORD:**

356 *(Sign here if Landlord is to sign this Lease and*
357 *receive the Security Deposit and all Rent and*
358 *Notices in Landlord's Name)*

359

360 _____

361 Print Name _____

362 Address _____

363 _____

364 Phone _____

365 E-mail _____

366 Fax _____

367 Date _____

368

369 _____

370 Print Name _____

371 Date _____

PROPERTY MANAGER:

(Sign here if Property Manager is to sign this Lease and
receive the Security Deposit and all Rent and Notices
on behalf of Landlord)

Property Manager's Firm Name
(as authorized agent of Landlord)

By

Print Name _____

Title _____

Address _____

Phone _____

E-mail _____

Date _____

Approved by legal counsel for use exclusively by current members of Missouri REALTORS®, Columbia, Missouri 65205. No warranty is made or implied as to the legal validity or adequacy of this Lease, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Lease be made.

Last Revised 12/31/13.

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