

This agreement for the lease of the premises identified below is entered into by and between the Landlord and Tenant on the following terms and conditions:

TENANT: \_\_\_\_\_

LANDLORD: Barbara Tuck  
44805 San Benito Circle  
Palm Desert, Ca. 92260  
(760) 568-5876

PREMISE ADDRESS: 44805 San Benito Circle  
Palm Desert, Ca. 92260  
Back House- Master Bedroom

RENTAL TERM: \_\_\_\_\_ - \_\_\_\_\_

This rental agreement is for the stated term only and is not automatically renewable. The landlord and tenant must agree in writing to extend the agreement.

## This is a 6-Month lease

**Termination:** This Lease shall terminate upon expiration of the term or upon Tenant's default under this lease. Upon termination, and after notice for possession by Landlord, Tenant shall vacate the Property within five (5) days.

**Utilities:** The landlord shall be responsible for 2/3 of the electric bill, water, gas, trash, cable and internet. The Tenant shall be responsible for 2/3 of the electric bill. If the Tenant has neglected to pay 1/3 of the electric bill, the tenant surrenders any and all rights to reside at the premises and will vacate the premises within 30 days.

**Rent:** Rent amount will be **\$995.00 per month** due on or before the 1<sup>st</sup> of the month, if rent is not received within 5 days after the 1<sup>st</sup> of the month, there will be an additional \$25.00 fine paid in addition to the rent. If any checks are returned to us, a fee of \$20.00 will be assessed to cover our banking costs. Rent checks shall be made payable to the landlords, Barbara Tuck, and delivered to the landlord. **The tenant shall be severally liable for the full amount of all payments due under this agreement.**