

**Kenbrook Village**  
**Lease Agreement**

Owner: Kenbrook Village Co. (P.L.L.)                      Date: \_\_\_\_\_, \_\_\_\_\_

Tenant: \_\_\_\_\_    Address: \_\_\_\_\_

Tenant: \_\_\_\_\_    Term: \_\_\_\_\_ to \_\_\_\_\_

Unit Type: \_\_\_\_\_

This Agreement, executed by and between the parties above named regarding the captioned property as of the date above set forth, and to be in effect for the Term above prescribed, shall further subject to the following covenants, terms, and conditions:

1. Total rent for the Term shall be payable, in advance, in equal monthly installments of \$ \_\_\_\_\_ each, on or before the first day of each month to **Kohr Royer Griffith, Inc. Agent, 1480 Dublin Road, Columbus, Ohio 43215.**
2. The term hereof shall automatically be renewed for the successive terms of one year unless (a) Tenant gives Kohr Royer Griffith, Inc. written notice of intention not to renew at least thirty (30) days in advance of the termination of this, or any successive term, or (b) Kohr Royer Griffith, Inc. gives Tenant written notice to vacate said apartment, or written notice of intention to change the total rent or any other terms of this Agreement, at least thirty (30) days in advance of the termination of this, or any successive agreement.
3. Tenant shall occupy the apartment for the purpose of a private residence only, shall have full control thereof together with the appliances, fixtures, and appurtenances contained therein, and in the use and occupancy thereof, shall exercise reasonable care, and agrees to reimburse Owner for any damage done to the apartment or contents, ordinary wear and tear excepted.
4. Owner shall perform services necessary to the maintenance and repair of the appliances and fixtures supplied by owner together with correction of any defects in or failure of performance of plumbing, heating, sewer, electric, water or gas systems upon prompt notice from Tenant of the need for such maintenance and repair, but liability to persons or property of any kind and description due to malfunction of these systems is assumed by Tenant, who agrees to save and hold Owner harmless for any demands, claims or causes of action arising there from. Tenant shall reimburse Owner for any cost of any repairs caused by negligent or careless use of premises.
5. Tenant shall comply with all lawful orders of public authorities as well as the rules and regulation of Owner promulgated for the mutual benefit of all residents of Kenbrook Village as set forth in the Resident Guide, and as may be set forth in the future by the Management.
6. Tenant shall not keep dogs, cats or other objectionable pets in or on the above premises.
7. Tenant shall not, without prior written approval of the Owner, make any alterations, additions or improvements to the interior or exterior of the apartment by way of decorating, partitioning, or otherwise.
8. Owner shall not be liable for, and Tenant shall assume for himself, his guest or invitees, the risk of injury to persons and of damage to or loss of any personal property, including vehicles placed in or about the apartment or elsewhere on the premises of Owner, and caused by theft, vandalism, negligent acts of others not the Owner or it's agents, fire, windstorm, water damage or similar hazards.
9. Tenant agrees to pay Kohr Royer Griffith, Inc., Agent, 1480 Dublin Road, Columbus, Ohio 43215 monthly for natural gas, water, sewer, storm water, municipal fixed water/sewer charges and other related water/sewer charges and natural gas charges to the apartment, plus a modest service charge to compensate the meter reading company for its meter reading and billing costs. Water/sewer service and natural gas service for the apartment will be measured by a meter provided by Owner. Water, sewer, storm water, municipal fixed water/sewer, natural gas, and other related charges will be calculated on the basis of the effective rate structures of the water utility and the gas utility providing service to Owner. Tenant shall contract and be responsible for all other utilities.
10. Tenant shall not regularly use more than one curb parking area in addition to the assigned carport. Sidewalks shall not be obstructed or used for any purpose other than for ingress and egress.
11. The security deposit of **\$400.00** shall at no time be applied by Tenant as rent or utility charges due hereunder, but shall hereafter be allocated as follows:
  - A) To be forfeited to Owner in the event Tenant vacates the apartment prior to the completion of the original Rental Period stated above in partial mitigation of damages for breach of this agreement.

- B) To be retained by Owner in full or in part, for repairs (including cleaning appliances) necessary to be made to the premises following occupancy by Tenant, ordinary wear and tear accepted.
- C) To be refunded to Tenant within 30 days after keys are returned to agent if all conditions of this agreement are satisfied.

12. There is a late charge of \$30 for payments (rent or utility) received after the 5<sup>th</sup> day of the month. There is an NSF fee of \$30 for any check returned to Agent's office unpaid.

13. Owner reserves the right to inspect the apartment and to enter the same to perform required maintenance services and reasonable times and at the convenience and with the consent of Tenant, which consent, shall not be unreasonably withheld. In addition, Owner reserves the right and Tenant shall permit the Owner, to show the apartment to prospective future tenants at any time following the delivery of the written notices prescribed for at Paragraph 2, such times to be established by appointment to accommodate all parties, and the consent of Tenant to such showings shall not be unreasonably withheld.

14. Tenant, keeping and performing the covenant terms and conditions hereof on his part to be kept and performed shall quietly have and enjoy the apartment during said rental period free from disturbance by owner.

15. Tenant acknowledges they have received a Move-In Form and Lead Disclosure Form and they shall be a part of this lease.

In Witness whereof, the undersigned have hereunto subscribed their names to duplicates hereof on the day and year first above written.

Receipt is hereby acknowledged for:

A) \$ \_\_\_\_\_ Security Deposit \_\_\_\_\_  
Tenant

B) \$ \_\_\_\_\_ Advance rent for  
 Month of \_\_\_\_\_ \_\_\_\_\_  
Tenant

C) \$ \_\_\_\_\_ Occupancy for

\_\_\_\_\_

KENBROOK VILLAGE CO. (P.L.L.)

BY: KOHR ROYER GRIFFITH, INC., its Agent

BY: \_\_\_\_\_  
 Representative

BY: \_\_\_\_\_  
 Representative