

**LEASE AGREEMENT
(PLEASE PRINT OR TYPE)**

Between _____ Landlord

AND _____ Tenant.

Landlord leases and lets to Tenant for a term of _____

Commencing on _____ and ending on _____.

The following premises:

A condominium parcel consisting of Unit # _____, Building _____, BAYSHORE BATH & TENNIS CLUB, a condominium, together with exclusive right of use for Parking Space # _____, together with the undivided interests in the common elements and the limited common elements appurtenant hereto, according to the Declaration of Condominium thereof recorded in the Official Records Book 1794, Pages 1007 to 1009, inclusive, Public Records of Volusia County, Florida.

Together with the personal property (if any) described on the attached inventory.

A. TENANT PROMISES AND AGREES:

1. To pay, without demand, full term rent in the total sum of \$ _____ (payable in equal monthly installments of \$ _____ each) in advance on the 1st day of each month, to the Landlord or the Landlord's agent.
2. To pay security deposit for the performance of this lease in the amount of \$ _____ which sum does/does not include a garage door opener in the amount of \$25.00, building entrance (key fob) \$25.00 each and common area keys in the amount of \$75.00 each.
3. To pay all and every portion of the monthly electric bill.
4. To permit the undersigned Tenants **only** to reside in the use and leased premises.
5. To abide by all the Rules and Regulations of BAYSHORE BATH & TENNIS CLUB.
6. To permit Landlord or Landlord's agent to inspect the premises and personal property at reasonable hours.
7. To maintain the leased premises and personal property in the same condition as it exists at the commencement of this lease.
8. To pay for all repairs of the leased premises and personal property (and to pay the cost of replacing, in kind, all lost or missing personal property) occasioned by Tenants, use and occupancy, excepting as provided by B(3) below.
9. At the end of the lease term, to deliver the promised, including personal property, in the same good and commercially cleaned condition as it exists at commencement of Tenants' occupancy.
10. To **not permit** DOGS, CATS, BIRDS or any pet of any description within the leased premises.
11. To immediately report all damage of any description to Landlord or Landlord's agent.
12. To pay all phone installation and disconnect fees, together with deposit required, and to pay all the charges incurred by Tenant during the lease term.
13. **NOT TO** sub-lease or permit occupancy of the apartment in the absence of the Tenant.

B.I. LANDLORD PROMISES AND AGREES:

1. To pay mortgage (if any) of the leased premises, the monthly association assessment and the real and personal property taxes to the leased premises during the term of this agreement.
2. To permit Tenant quiet enjoyment of the premises so long as Tenant complies with the terms and provisions of this Agreement.
3. To pay for necessary repairs to the refrigerator, oven, magic hood, dishwasher, garbage disposal, heat/air conditioning units and all plumbing units/fixtures necessitated by reason other than the neglect or misuse of same by Tenant.

C. LANDLORD AND TENANT MUTUALLY AGREE

1. That Landlord's premises insurance does not and will not insure personal property owned by Tenant.
2. That Landlord shall and is hereby authorized to retain that portion of the security deposit as may be required to insure Tenant's compliance with this Agreement.
3. That Tenant and Landlord's Agent have made a thorough inspection of the premises and personal property on the date of this Agreement and have made and agreed to an inventory of the personal property and list of defects (if any). Such inventory and list of defects shall be used to determine Tenant's compliance with Paragraphs A(7) and A(9) above.
4. That during the term of this Lease, or if this Lease is extended or renewed for an additional period, the Tenant shall pay in addition to, at the same time, and in the same manner as the rent set forth in this lease any increase in the Landlord's monthly association assessment plus any increase in the annual real estate taxes on the premises.
5. The Landlord's Agent is _____ Phone # _____
Agent's Address _____
6. That all notices to Tenant shall be deemed made if delivered or mailed to:
Unit # _____
Bayshore Bath & Tennis Club
925-935 North Halifax Avenue
Daytona Beach FL 32118
7. By executing this Lease, the Tenant acknowledges that they have received and read the Rules and Regulations of Bayshore Bath & Tennis Club and will abide by them and any other rules and regulations that may be adopted from time to time by the Association.

Witness our hands and seals this ____ day of _____, 202___. Signed, sealed and delivered in the presence of:

_____	_____ (SEAL)
	LANDLORD
_____	_____ (SEAL)
(Witness)	LANDLORD
_____	_____ (SEAL)
(Witness)	TENANT
	_____ (SEAL)
	TENANT