

**RENEWAL
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. 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, range hood, dishwasher, garbage disposal, heat/air conditioning units and all plumbing unit/fixtures necessitated by reason other than the neglect or misuse of same by Tenant.

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