

GREAT NORTHERN RENTALS

LONG TERM RENTAL AGREEMENT

Agreement is hereby made between Great Northern Rentals, hereinafter "Management", and Applicant, hereinafter called "Tenant". Management agrees to rent to Tenant home located at * (hereinafter referred to as "rental"), under the following conditions:

Term: This agreement shall commence on _____ and terminate on _____. Tenant agrees to pay rent IN ADVANCE in monthly installments on the 28th day of each and every month during the continuance of said term.

If payment is not received by Management on or before the 28th day of the month in which it is due, or if any check in payment of rent is returned to Management as unpaid, a delinquency charge of \$25 plus \$5 per day shall be added to such monthly rental installment until said installment is paid in full.

Payments: Rent payments shall be made payable to Great Northern Rentals and shall be payable by depositing same in the United States Mail, postage prepaid thereon and addressed to: Great Northern Rentals, P.O. Box 843, Gaylord, Michigan 49734.

Security Deposit: Tenant agrees to deposit with Management the sum equal to one-month's rent as security for the faithful performance of all the covenants, conditions and agreements of the lease. Said deposit shall be returned after termination of this lease, less any amount owed by the Tenant to the Landlord for any purpose whatsoever and said deposit is not to be credited against the last month's rent.

You must notify Management in writing within ten days after you move of a forwarding address where you can be reached and where you will receive mail. Failure to provide a forwarding address within 10 days of vacating said property shall relieve Great Northern Rentals of sending you an itemized list of damages and the penalties adherent to that failure.

To assist you in complying with this provision, please send any correspondence or communications to the same party and address given herein for rent payments. The Tenant's security deposit is held in Northwestern Savings Bank & Trust and shall not be comingled with Management's other funds.

Character of Occupancy: The Tenant covenants and agrees to use said premises as living quarters and for the residence of said named Tenant and immediate family when applicable and no other persons, and for no other purposes whatsoever.

Overnight Guests are limited to two consecutive nights and not more than four nights in any one rental period within written permission of Management. The number of overnight guests at any one time is to be limited to two unless written permission is given by Management.

Utilities: The utilities to which Management provides are: *. Telephone and all other utilities shall be paid by the Tenant, and shall be entered and maintained in the Tenant's name. Management shall not be liable for damages for the failure of source of supply, acts of God, or failure by any act or cause beyond its control.

Vehicles: Tenant agrees to park all vehicles in space(s) designated by Management. Vehicles are not to be stored, repaired, set on blocks or left by Tenant without written permission by Management. Any vehicle not in use regularly and on the premises will be removed within 24-hours of written notification to Tenant by Management. If vehicle(s) is/are not removed as requested by Management, Tenant will be held in breach of this lease.

Joint Liability: In the event this instrument shall be executed on behalf of Tenant by more than one person, the liability of the persons so signing shall be joint and several, and a judgment entered against one shall be no bar to an action against the others. The covenants, conditions and agreements contained in this lease shall bind and inure to the benefit of Management and Tenant and their respective heirs, assigns, distributes, executors, administrators, successors and, except as otherwise provided in this lease, assigns.

In the event it is the desire of Tenant to remove from the lease from liability one or more of the persons signing this lease and to replace said persons with others, and Management consents thereto, then the striking of the person to Management's copy of this lease shall be conclusive presumption of Management's consent to the release of the removed person from all liability to Management except as to matters for which a deduction was made from the Security Deposit prior to the change of persons and the signature of the replacing person shall be a conclusive presumption of that person's acceptance and agreement to joint and several liability with the other persons signing as Tenant for all the covenants and agreements of this lease.

Subleasing: The Tenant covenants and agrees not to sublet or assign his/her leasehold interest in whole or in part, without the express written consent of Management.

Care and Maintenance of Premises: Tenant covenants and agrees not to cause or permit any trash accumulation, waste, misuse or neglect of the premises or of any furnishings therein provided by Management. Tenant shall pay for all damages so caused by anyone during the term of the tenancy and deliver up the premises and furnishings in the same condition as when taken, reasonable wear and tear and damages by fire or natural disaster alone excepted. Tenant covenants and agrees to maintain the lawn, cut grass, remove snow, clean the exterior and maintain the lawn and walks in a pleasant and safe condition.

All repairs/replacements necessary as a result of Tenant's or Tenant's agent's waste, misuse or neglect of the premises shall be done promptly to minimize the effects of such waste, misuse or neglect so as to keep the premises in the same condition as when taken. In particular, but in no way limited to, the Tenant agrees to fix or repair any windows, walls, doors or fixtures broken by any means or any person during the course of the tenancy.

It is the responsibility of the Tenant to notify Management of any necessary repairs in writing within one week of contacting Management.

Alterations: Tenant shall make no alternations (including locks, bolts or latches), decorations, additions or improvements in or to the leased premises without Management's written prior consent. All alterations, additions or improvements upon the leased premises made by either party shall become the property of Management.

Use of Premises: Tenant will use the premises only for residential purposes and will not permit the premises to be used for any unlawful purpose, in violation of any law, code or regulation of any governmental unit, or for any purposes, which will disturb the inhabitants of the building or neighborhood. Tenant shall not permit the playing of radios, tapes, records, CDs, DVDs or musical instruments or the making of other sounds or noises, at levels loud enough to be heard by persons resident or adjacent or adjoining premises between the hours of 12 midnight and 8 a.m. Tenant agrees not to keep or use in or around said premises any inflammable liquid or explosives or any other item that will increase the insurance premiums on said premises. No sign, notice or any other lettering shall be exhibited, inscribed, painted, affixed, or exposed on or at any window or any part of the outside or inside of the unit without the prior written consent of Management. The water closets, basins and other plumbing fixtures shall not be used for any purpose other than for those for which they were designed; no sweepings, rubbish, rags or any other improper articles shall be thrown into them. Any damage resulting from misuse of such facilities shall be paid for by Tenant. No waterbeds allowed without written permission from Management.

Parties: Parties or gatherings of persons at these premises in excess of six persons must have written permission of Management and must conform to

conditions agreed to herein in Article 13. Lack of such notification or adherence to the conditions of this Lease will be headed as a breach of this Lease.

No Pets: It is expressly understood and agreed by Tenant that no animal or bird shall be kept in or about the premises without written consent of Management.

No Live Christmas Trees: It is expressly understood and agreed by the Tenant that there will be no live Christmas trees in the premises.

Access to Premises: Management shall have free access at all reasonable hours to the premises hereby leased for the purpose of examining same or exhibiting same to prospective buyers or tenants, or for making alterations or repairs on said premises which Management may desire to make.

Fire Damage: In the event of a happening which makes the premises hereby leased untenable, Management shall have the option to declare this lease void and of no further force or effect; Management may repair the premises and the obligation of the lease shall continue to be binding upon the Tenant from the date of completion or rehabilitation.

Condition of Premise: Tenant has examined, inspected and knows the condition of the leased premises, appliances and equipment thereto belonging and received same in good order and repair and Tenant hereby waives any objection to the condition of the premises, appliances and equipment.

Hold Over: At the termination of this lease for any reason, the Tenant shall yield up immediate possession to Management, and return the keys to the premises to Management. Failing to do so, Tenant shall pay for the whole time such possession is withheld.

Severability and Waiver: Invalidation of any of the provisions herein contained by judgment or court order or statute shall in no way affect any of the other provisions which shall remain in full force and effect; and one or more waivers of any covenant, condition, rule or regulation by Management shall not be construed as a waiver of a further breach of same.

Possession: Tenant shall not be entitled to possession of the dwelling leased herein, or any part thereof, until full payment of the security deposit and first period of rent has been made to Management, and until the premises have been vacated by the prior Tenant. If the Tenant shall be unable to enter into and occupy the premises hereby leased at the time above provided, by reason of the holding over of any previous occupant of said premises, or as a result of any cause or reason beyond the immediate and direct control and responsibility of Management, Management shall not be liable for any damages to the Tenant therefore, during such period as the Tenant shall be

unable to occupy said premises as hereinbefore provided, the rental therefore shall be abated.

Receipt Acknowledgement: Tenant acknowledges receipt of one copy of this Lease and two copies of a Commencement Inventory Checklist.

No waterbed shall be installed in the apartment unless Tenant's insurance policy is on file with Management. **Management shall be named as additional insured on said policy.**

Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act. If you have a question about the interpretation or legality of provisions of this agreement, you may want to seek assistance from a lawyers or other qualified person.

Renter/Applicant

Dated

Drivers' License Number

Great Northern Rentals

Dated