

LEASE AGREEMENT | PLAZA - UNIT# 300 WALNUT STREET DES MOINES IA 50309 |

DATE: _____ Lessee/Resident: _____

This lease agreement is a binding legal contract, hereinafter referred to as the "Agreement," made and entered into by and between lessor Iowa Rentals LLC, and Lessee/Resident named above, for an apartment at 300 Walnut, Des Moines.

WITNESSETH:

Property's address is: 300 Walnut Street, Des Moines, Iowa, Unit # _____ Reserved Parking # _____
Lessor is the fee owner of certain real property being, lying and situate in Polk County, Des Moines, Iowa, 50309.

WHEREAS, Lessee is desirous of leasing the Premises from Lessor on the terms and conditions as contained herein. The parties agree as follows:

1. LEASE TERM: Period of ____ Year. Start: _____ End: _____. Lessor leases to Lessee and Lessee leases from Lessor the above-described Premises together with any and all appurtenances thereto, for a term of 12 months, beginning _____, ending 12 midnight _____.

2. RENT AND PAYMENT: Payments are required electronically via ACH, auto draft from your designated account. The total rent for the term hereof is the sum of \$ _____ DOLLARS total (\$ _____) payable on the 1st day of each month of the term, in equal installments of _____ DOLLARS (\$ _____). The first and last installments _____ + _____ = _____ to be paid upon the signing/ execution of this Agreement. PAYMENT DUE AS FOLLOWS: Security deposit due immediately upon signing of the lease, the second installment to paid on _____. All such payments due to Iowa Rentals LLC from account designated by lessee, on or before the first day of each month. It is understood and agreed this lease is not confirmed nor considered fully executed until the initial deposit and required first rent are received by ACH draft to Iowa Rentals LLC. (Please complete below form, p. 5)

2 B. UTILITIES: For this apartment condo rental located at 300 Walnut, lessor pays: Heat, A/C, Basic Cable TV, Internet access, water, garbage disposal, common area dues, garage space fee, taxes. **Lessee Pays:** actual monthly electric. Tenant must activate electric service in own name prior to move-in for lease start. Call Midwest Power: 1 (888) 427-5632.

3. SECURITY/DAMAGE DEPOSIT Upon the due execution of this Agreement, Lessee shall deposit with Lessor the sum of \$ _____ DOLLARS receipt of which is hereby acknowledged by Lessor, as security for any damage caused to the Premises during the term hereof. Such deposit shall be returned to Lessee, without interest, and less any set off for damages to the Premises upon the termination of this Agreement.

4. USE OF PREMISES. The Premises shall be used and occupied by Lessee and Lessee's immediate family, consisting of _____, exclusively, as a private single family dwelling, and no part of the Premises shall be used at anytime during the term of this Agreement by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling. Lessee shall not allow any other person, other than Lessee's immediate family or transient relatives and friends who are guests of Lessee, to use or occupy the Premises without first obtaining Lessor's written consent to such use. Lessee shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

5. NON-SMOKING PROPERTY. This is a non-smoking Property. Absolutely No smoking inside the building or Premises.

6. ANIMALS. No Pets Allowed! Certified guide and service/support animals are an exception to this rule.

7. CONDITION OF PREMISES. Lessee stipulates, represents and warrants that Lessee has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean and tenantable condition.

8. NO ASSIGNMENT OR SUB-LETTING. Lessee shall not assign this Agreement, or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Lessor. A consent by Lessor to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of Lessor or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at Lessor's option, terminate this Agreement.

Agreed to, Accepted by: _____ (Initial here)

9. ALTERATIONS AND IMPROVEMENTS. Lessee shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Lessor. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Lessee shall, unless otherwise provided by written agreement between Lessor and Lessee, be and become the property of Lessor and remain on the Premises at the expiration or earlier termination of this Agreement.

10. NON-DELIVERY OF POSSESSION. In the event Lessor cannot deliver possession of the Premises to Lessee upon the commencement of the Lease term, through no fault of Lessor or its agents, then Lessor or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Lessor or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Lessee agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Lessor or its agents then this Agreement and all rights hereunder shall terminate.

11. HAZARDOUS MATERIALS. Lessee shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

12. UTILITIES. As noted in #2A above For this condo rental located at 300 Walnut, lessor pays: Heat, A/C, Basic Cable TV, Internet access, water, waste disposal, common area dues, property taxes. **Lessee Pays:** actual monthly electric.

13. MAINTENANCE AND REPAIR; RULES. Lessee will, at its sole expense, keep and maintain the Premises in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Landlord does not provide service nor provide consumables such as changing light bulbs, water filters, nor repair or replacement of blinds or curtains, paper products or other ordinary housekeeping maintenance items. Those are the responsibility of tenant/resident occupant. Lessee shall:

(a) **Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenant thereto which may be adopted or promulgated by the Condominium or Homeowners' Association (as well as Plaza HOA house rules if this rental is a condo that is part of an HOA such as The Plaza Homeowners Association that governs 300 Walnut Plaza building) having control over them;**

(b) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;

(c) Not leave windows or doors in an open position during any inclement weather;

(d) Not hang any laundry, clothing, sheets, etc. from any window, rail porch or balcony;

(e) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Lessor;

(f) Keep all air conditioning filters clean and free from dirt;

(g) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Lessee shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Lessee;

(h) At all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;

(i) Keep all radios, television sets, stereos, phonographs, etc. turned down to a level of sound that does not annoy or interfere with other residents;

(j) Deposit all trash, garbage, rubbish or refuse in the locations provided therefore and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;

14. DAMAGE TO PREMISES. In the event the Premises are destroyed or rendered wholly untenable by fire, storm, earthquake, or other casualty not caused by the negligence of Lessee, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Lessor and Lessee up to the time of such injury or destruction of the Premises, Lessee paying rentals up to such date and Lessor refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered untenable, the Lessor shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Lessor exercise its right to repair such untenable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Lessor as speedily as practicable, after which the full rent shall recommence and the Agreement continue according to its terms.

Agreed to, Accepted by _____
(Initial here)

15. INSPECTION OF PREMISES. Lessor and Lessor's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises. And for the purposes of making any repairs; additions or alterations as may be deemed appropriate by Lessor for the preservation of the Premises or the building. Lessor and its agents shall further have the right to exhibit the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of alterations or additions, but do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.

16. SUBORDINATION OF LEASE. This Agreement and Lessee's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Lessor, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

17. LESSEE'S HOLD OVER. If Lessee remains in possession of the Premises with the consent of Lessor after the natural expiration of the Agreement, a new tenancy from month-to-month shall be created between Lessor and Lessee which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing at _____ DOLLARS (\$_____) per month and except that such tenancy shall be terminable upon thirty (30) days written notice served by either party.

18. SURRENDER OF PREMISES. Upon the expiration of the term hereof, Lessee shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.

19. QUIET ENJOYMENT. Lessee, upon payment of all of the sums referred to herein as being payable by Lessee and Lessee's performance of all Lessee's agreements contained herein and Lessee's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.

20. INDEMNIFICATION. Lessor shall not be liable for any damage or injury of or to the Lessee, Lessee's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Lessee hereby agrees to indemnify, defend and hold Lessor harmless from any and all claims or assertions of every kind and nature.

21. DEFAULT. If Lessee fails to comply with any of the material provisions of this Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Lessor, or materially fails to comply with any duties imposed on Lessee by statute, within seven (7) days after delivery of written notice by Lessor specifying the non-compliance and indicating the intention of Lessor to terminate the Lease by reason thereof, Lessor may terminate this Agreement. If Lessee fails to pay rent when due and the default continues for seven (7) days thereafter, Lessor may, at Lessor's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Lessor at law or in equity or may immediately terminate this Agreement.

22. LATE CHARGE. In the event that any payment required to be paid by Lessee hereunder is not made within three (3) days of when due, Lessee shall pay to Lessor, in addition to such payment or other charges due hereunder, a "late fee" in the amount of Seventy Five DOLLARS (\$75.00).

23. ABANDONMENT. If at any time during the term of this Agreement Lessee abandons the Premises or any part thereof, Lessor may, at Lessor's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Lessee for damages or for any payment of any kind whatever. Lessor may, at Lessor's discretion, as agent for Lessee, relet the Premises, or any part thereof, for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor's right of reentry is exercised following abandonment of the Premises by Lessee, then Lessor shall consider any personal property belonging to Lessee and left on the Premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and Lessor is hereby relieved of all liability for doing so.

Agreed to, Accepted by _____
(Initial here)

24. ATTORNEY'S FEES. Should it become necessary for Lessor to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rents or gaining possession of the Premises, Lessee agrees to pay all expenses so incurred, including a reasonable attorneys' fee.

25. RECORDING OF AGREEMENT. Lessee shall not record this Agreement on the Public Records of any public office. In the event that Lessee shall record this Agreement, this Agreement shall, at Lessor's option, terminate immediately and Lessor shall be entitled to all rights and remedies that it has at law or in equity.

26. GOVERNING LAW. This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Iowa.

27. SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

28. BINDING EFFECT. The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

29. DESCRIPTIVE HEADINGS. The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Lessor or Lessee.

31. CONSTRUCTION. The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.

32. NON-WAIVER. No indulgence, waiver, election or non-election by Lessor under this Agreement shall affect Lessee's duties and liabilities hereunder.

33. MODIFICATION. The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.

IN WITNESS WHEREOF, the parties have caused these presents to be duly executed:

As to Lessor this ____ day of _____, 20 ____.

As to Lessee this ____ day of _____ 20 ____.

Witnesses:

Witnesses:

"Lessor" **IOWA RENTALS LLC**

"Lessee"

"Lessee"

RENT PAYABLE To: **IOWA RENTALS LLC**

Agreed to, Accepted by _____
(Initial here)

Important: Please complete page 5 below ↓

REQUIRED AUTHORIZATION FOR AUTOMATIC RENT PAYMENT PLAN

I/we hereby authorize Iowa Rentals LLC to initiate debit entries to my/our account indicated below, and the financial institution (hereinafter called "Bank") to debit the same to such account.

Account Information

Bank Name _____ Type of Account (Circle) Checking Savings

Bank Routing Number _____ Bank Account Number _____
See diagram below See diagram below

City, State Zip _____

A copy of a voided check must be attached to this form.

This Authority is to remain in full force and effect until Bank has received written notification from me (or either of us) of its termination in such time and in such manner as to afford the Bank a reasonable opportunity to act on it. After Customer has the right to stop payment of a debit entry by notification to Bank prior to charging account. After account has been charged, the customer has the right to have the amount of an erroneous debit immediately credited to the account by Bank up to 15 days following issuance of a bank statement or 45 days after posting, whichever occurs first.

(Your Name – Please Print)

(Social Security Number)

(Your Signature)

(Date)

Month Effective Date _____ Apartment Name _____ Apartment # _____

Lease Expiration Date _____ Amount \$ _____

Signature _____ Date _____

Attach a COPY of a Voided Check

3448
Date _____
Pay to the Order of _____ \$ _____

For _____
:091000019: 3564895891 : 3448

Routing Number Bank Account Number

Please scan and return this page with lease (5 pages total) to: info@homerentalsdesmoines.com