

Lead Properties Incorporated
P.O. Box 1300
Statesboro, GA 30459
Phone: (912) 856-1029

STATE OF GEORGIA
COUNTY OF BULLOCH

SUMMARY OF TERMS – ADDENDUM TO INCLUDE UTILITIES IN RENT

OWNER/LANDLORD: Lead Properties Incorporated

TENANT(S):

PROPERTY (LEGAL DESCRIPTION):

STREET ADDRESS:

LEASE TERM:

THIS AGREEMENT made and entered into this 1st day of January 2014 by and between LEAD PROPERTIES INCORPORATED, hereinafter referred to as “LANDLORD”, whose address is P.O. Box 1300, Statesboro, Georgia 30459 (Bulloch County) and the tenant(s) named above, hereinafter referred to as “TENANT”. Such lease agreement, as referenced above shall be modified to include utilities associated with the property as part of the lease agreement as described below.

-WITNESSETH-

Utilities and corresponding expenses will be covered by the Landlord, under certain agreements – as such, in this lease agreement: electricity, water, sewage, cable/satellite television service, internet service, trash pickup, and lawn maintenance will be provided as part of the lease agreement. These utilities will be covered by the Landlord, provided that they are used at reasonable levels. Excess electricity usage, excess water/sewage usage, and any itemized charges that are added to internet usage must be paid to the Landlord who will then remit the funds to the corresponding utility company. These excess charges must be paid to the Landlord within three (3) days of notification of the amount in excess. If utilities are found to be in excess of a reasonable amount for any three months or more of the entire lease period, then tenant(s) agrees to pay the excess to the landlord as stipulated above and pay Landlord an additional \$100.00 (One Hundred Dollar) fee for each occurrence to compensate the Landlord for the corresponding handling of these additional charges and settlement of the utility billing accounts.

ACKNOWLEDGEMENT

TENANT(S) HEREBY ACKNOWLEDGES THAT HE OR SHE HAS READ AND AGREE TO ABIDE BY THIS LEASE AGREEMENT, ALL ADDENDUMS HERETO, ALL EXHIBITS HERETO, THE RENTAL APPLICATION AND THE COMMUNITY POLICIES. TENANT(S) UNDERSTAND THAT THE COMMUNITY POLICIES MAY BE AMMENDED FROM TIME TO TIME AND ARE FOR THE PURPOSE OF PROTECTING THE PREMISES AND PROVIDING FOR THE SAFETY AND WELL BEING OF ALL OCCUPANTS OF THE COMMUNITY, AND AFFIRMS THAT TENANT(S) WILL, IN ALL RESPECTS, COMPLY WITH THE TERMS AND PROVISIONS OF THE LEASE AGREEMENT. TENANT ACKNOWLEDGES THAT THIS LEASE IS A LEGAL DOCUMENT AND IS INTENDED TO BE ENFORCEABLE AGAINST TENANT(S) AND ANY GUARANTOR IN ACCORDANCE WITH ITS TERMS AND CONDITIONS. TENANT(S) SHOULD SEEK COMPETENT LEGAL ADVICE IF ANY PORTION OF THIS LEASE AGREEMENT OR RELATED DOCUMENTS ARE NOT CLEAR OR OTHERWISE UNDERSTOOD BY TENANT(S).

Tenant Signature

Date

Tenant's Name Printed

Date