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LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into on the 9 day of February, 2019, by and between Jennifer Muskopf and Ian Whitmarsh, both of 739 Alcatraz Ave. Oakland CA. 94609 (collectively "Lessee"), and C Noel Sweeney, (collectively "Lessor").

For Three thousand dollars (\$3,000) and other good and valuable consideration, the Lessor hereby lets and leases unto the Lessee the certain and premises, subject to the following terms and conditions:

1. Premises. Lessor hereby leases to the Lessee the premises located at 443 Grow Rd. Johnson, Vermont 05656 (the "Premises").

2. Term. The term of this Lease shall commence June 15, 2019, and terminate on July 30, 2019.

3. Rent. Lessee shall pay Three thousand dollars (\$3,000) for the rental term, which shall be paid \$1,166.67 upon signing of this lease. \$1,166.67 will be paid by April 1, 2019 and \$1166.66 to be paid by May 1, 2019 .

4. Security Deposit. Lessor requires a \$500.00 security deposit from the Lessee. Security Deposit will be returned within 14 days of the end of lease minus any damage repair cost and exit clean a price that will be determined by condition of property at time of departure.

5. Utilities. Lessee shall be responsible for paying when billed all electric and heat bills over \$80.00 during the term of this Lease. Lessor shall be responsible for any and all road and driveway repairs.

6. Acceptance of the Premises. Lessee shall, at their own expense and at all times, maintain the Premises in a clean and sanitary condition and shall surrender the same at the termination hereof, in as good condition and repair as received, normal wear and tear excepted. Lessor shall be responsible for keeping up and maintaining the structural condition and all utility services of the Premises.

7. Default. In the event that Lessor or Lessee shall prevail in any legal action brought by either party to enforce the terms hereof or relating to the Premises, the prevailing party shall be