**SHORT TERM LEASE/RENTAL**

**AGREEMENT**

This Lease/Rental Agreement is effective \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(insert start date) , by and between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, (Lessor/Landlord and address) and\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.(Tenant/Lessee/Renter and address) The parties agree as follows:

**1. PREMISES.** Landlord, in consideration of the lease/rental payment(s) provided in this

 Lease/Rental Agreement, leases/rents to Tenant space consisting of:

1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (list space or rooms)
2. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (list space or rooms)
3. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (list complete facility if total building)

 at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. (Location of church or

 building)

**2. TERM.** The lease/rental term is \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (list day(s) or months not to exceed 2)

 beginning \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (start date) and terminating on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

 (Ending date)

**3. LEASE/RENTAL PAYMENTS: Lessee/renter** agrees to pay, without demand, to

 Lessor/Landlord, rent for the above listed space the sum of $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for

 the term of the agreement. Said rent to be paid as follows:

1. $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ upon execution of this agreement.
2. $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. (date)

**4. SECURITY DEPOSIT:** Prior to commencement of the term, **Lessee/renter** will deposit with

 the **Lessor** the sum of $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ said amount to be held as security for

 faithful performance by **Lessee/renter** of the terms thereof. **Lessor** may use the security

 deposit to pay for amounts owed by **Lessee/renter** including damages.

**5. QUIET ENJOYMENT: Lessor** covenants that on paying the rent and in performance of the

 covenants herein contained, the **Lessee/renter** shall peacefully and quietly have, hold and

 enjoy the premises for the agreed term.

**6. USE OF PREMISES:** The approved use of the leased/rented space shall be used exclusively

 for:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. (note the use)

**7. MAINTENANCE:** The Lessee/renter shall maintain the premises in a clean condition at all

 times. Upon termination of this agreement, the **Lessee/renter** shall surrender the Premises

 in as good condition as when received. The **Lessee/renter** agrees to clean space and

 return in condition received or pay a cleaning fee of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**8. DAMAGE TO PREMISES:** If the leased/rented **Premises**, or any part thereof, becomes

 partially damaged by any casualty not due to **Lessee’s** negligence or willful act, the

 **Premises** shall be promptly repaired by the **Lessor/renter**, and to the extent to which the

 leased/rented **Premises** shall be repaired to the original condition as leased/rented.

**9. CONDITION OF PREMISES:** Subject to **Lessor/Lessee (renter)** inspection, which shall occur

 prior to **Lessee’s/renter’s** commencement to tenancy, **Lessee/renter** stipulates that he/she

 has examined the leased **Premises** including the grounds and all buildings and

 improvements and that they are, at the time of this agreement, in good order, repair and in

 a safe, clean tenantable condition.

**10. UTILITIES.** The **Lessee/renter** and the **Lessor** agree that the utilities well be provided for as

 follows:

 All utilities costs are included in the rent.

 Utilities are provided at the additional cost above rent. The utilities cost will be

 $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. The bill will be prorated by the

 number of days of the total bill for the billing period and the percent of space used.

**11. DISPLAY OF SIGNS:** The **Lessee/renter** can have outside temporary signage during the time

 of use. This includes 2 hours before the use. At the end of use, all signage must be

 removed. All temporary signage must meet all local and county signage ordinances.

**12. LIABILITY INSURANCE:** The **Lessee/renter** shall maintain liability insurance for its

 operations on the Premises occupied in a total aggregate sum of at least $1,000,000.00.

 **Lessee/renter** shall deliver appropriate evidence to **Lessor** as proof that adequate

 insurance is in force and issued by companies reasonably satisfactory to **Lessor. Lessor**

 shall be named as an additional insured in such policies. **Lessor** shall receive advance

 written notice from the insurer prior to any termination of such insurance policies.

**13. DANGEROUS MATERIALS: LESSEE/RENTER** shall not keep or bring or have on the

 **Premises** any article or thing of dangerous, flammable, or explosive character that might

 substantially increase the danger of fire on the **Premises**, or that might be considered

 hazardous by a responsible insurance company, unless prior written consent of **Lessor** is

 obtained, and proof of adequate insurance protection is provided by **Lessee/renter** to

 **Lessor.**

**14. COMPLIANCE WITH REGULATIONS: Lessee/renter** shall promptly comply with all laws,

 ordinances, requirements, and regulations of the federal, state, county, municipal and

 other authorities, and the fire insurance underwriters. However, **Lessee/renter** or **Lessor,**

shall not by this provision be required to make any repairs or alterations to the Premises to

 accommodate either party to fulfil this Lease/Rental Agreement. Either party can elect to

 cancel this Agreement without any penalty.

**15. ASSIGNABILITY/SUBLETTING: Lessee/renter** may not assign or sublease any interest in the

 Premises.

**16. REPAIRS:** The **Lessor** shall be responsible for all repairs of the Premises not due to

 **Lessee’s/renter’s** misuse or negligence.

**17. EXTENSIONS OF LEASE OR RENTAL PERIOD:** No extensions of the Agreement shall be

 allowed without prior written agreement of the Parties.

**18. SEVERABILITY:** If any portion of this Lease/Rental Agreement shall be held to be invalid or

 unenforceable for any reason, the remaining provisions shall continue to be valid and

 enforceable.

**19. DEFAULT:** If any default is made in the payment of rent/lease, or any part thereof, at the

 times hereinbefore specified, or any default is made in the performance of or compliance

 with any other terms or conditions hereof, this Agreement, at the option of the **Lessor**,

 shall terminate and be forfeited. **Lessee/renter** shall be given notice of any default or

 breach, and termination of this Agreement. The **Lessee/renter** shall have three (3) days

 of receipt of such notice to correct the default or breach or has taken action reasonably

 likely to effect such correction within a reasonable time.

**20. BINDING EFFECT:** The provisions of this Lease/rental Agreement shall be binding upon and

 insure to the benefit of both parties and their respective legal representatives, successors,

 and assigns.

**21. NOTICE:** Notices under this Agreement shall not be deemed valid unless given or served in

 writing via certified mail, or national courier service with proof of delivery, addressed as

 stated at the top of page one (1) in this Agreement.

**LANDLORD/LESSOR LESSEE/RENTER**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature Signature

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name Print Name

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Title Title

**WITNESS:** (If needed)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature Signature

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name Print Name