

RESIDENTIAL LEASE AGREEMENT

THIS RESIDENTIAL LEASE AGREEMENT ("Lease") is made this ___ day of _____, _____, by and between Count and Pour ("Landlord"), and _____, ("Tenant"), for the occupancy of the Premises described below.

In consideration of the mutual promises and covenants set forth below, as well as other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. REAL PROPERTY AND TERM OF OCCUPANCY. Landlord hereby leases to Tenant _____ (hereinafter the "Premises"), for the term of _____ commencing at _____ a.m./p.m. (at noon if not otherwise indicated) on _____ and expiring at 11:59 a.m. on _____ (the "Term").

2. USE OF PREMISES. The Premises will be used by Tenant as a private residential dwelling and for the Tenant and Tenant's children and no other purpose. The Premises will be occupied by no persons other than persons who have signed this Lease as Tenant and such persons' children under the age of 18. Tenant and Tenant's children under the age of 18 are identified below.

NAME	AGE and BIRTH DATE if under 18
_____	_____
_____	_____
_____	_____
_____	_____

3. RENT. Tenant agrees to pay as rent (the "Rent") the total sum of \$ _____, due and payable in advance, without notice, demand, or offset, in monthly installments of \$ _____, as follows: If the Term begins on a day other than the first day of a calendar month, Rent for the first month shall be prorated according to the number of days during which the Tenant will occupy the Premises during such month. If the Term ends on a day other than the last day of a calendar month, Rent for the last month shall be prorated according to the total number of days during which the Tenant will occupy the Premises during such month.

Rent for the first month is due when Tenant signs this Lease. Rent for each month thereafter shall be due on the first day of such month. Rent shall be paid to Count and Pour at 14547 Indian Run Road, Glade Spring, VA 24340 or the locked drop-box at 289 Edmond Drive, Abingdon, VA.

If Rent is not received before the 6th day of a calendar month, Tenant shall pay as additional rent a late fee of \$50 for each such month. The purpose of this late fee is to compensate Landlord for the expense of processing a delinquent account.

All Rent payments shall be applied first to past due Rent and other charges owing under this Lease. The remaining portion of such payments, if any, shall be applied to current Rent. Failure to pay the Rent pursuant to the terms of this Lease is a default under this Lease.

4. BAD CHECKS. Tenant agrees to pay as additional rent a charge of \$15 for each check returned for insufficient funds. This charge will be in addition to any late fee that may be due. If any of Tenant's checks are returned to Landlord for insufficient funds, Landlord shall thereafter at any time have the option of requiring that all subsequent rent payments for the remainder of the term be made in cash, or by cashier's check, certified check or money order.

5. SECURITY DEPOSIT. Tenant agrees to pay the sum of \$ _____ as a security deposit, which sum is equal to one month Rent (the "Security Deposit"). This sum is due when Tenant signs this Lease. The Security Deposit will be held by Landlord to secure Tenant's full compliance with the terms of this Lease. During the Term, until 30 days prior to the termination or expiration of this Lease, if Landlord determines that any deduction is to be made from the Security Deposit for charges arising under this Lease or by law, Landlord will give written notice to Tenant of such deduction and the reason for such deduction within 30 days of the date on which Landlord makes such deduction. Tenant agrees to pay Landlord such sums as may be necessary to restore the Security Deposit to the amount set forth above.

Within 30 days after the termination of this Lease, Landlord may apply the Security Deposit to offset any damages Landlord has sustained due to Tenant's failure to (a) maintain the Premises, (b) surrender possession of the Premises thoroughly cleaned and in good condition (reasonable wear and tear excepted), but grease accumulation and unreasonable marks, holes, nicks or other injury to walls, ceiling, floors or appliances will not be considered ordinary wear and tear (hereinafter "Reasonable Wear"), and otherwise in compliance with reasonable conditions as may be set forth in Rules and Regulations which may be established by the Landlord from time to time, or (c) fully comply with the terms of this Lease. Any remaining balance shall be applied to unpaid Rent. Landlord shall provide Tenant with an itemized written accounting, showing all such deductions and the reasons for such deductions. Within thirty (30)

Please initial: Landlord _____ Tenant _____

days after termination of this Lease, Landlord shall give or mail to Tenant the Security Deposit or its balance. The Security Deposit shall bear any interest required by law. Tenant shall give Landlord written notice of Tenant's new address before Tenant vacates the Premises.

Landlord shall maintain itemized records of all deductions from the Security Deposit for a period of one (1) year from the date of such deduction. Such records may be inspected by Tenant or his authorized agent or attorney.

If Landlord sells, assigns or otherwise transfers all of its interest in the Premises during the Term, Tenant agrees that Landlord may transfer the Security Deposit to the purchaser. Such purchaser shall be required to comply with the terms of this Lease. Upon written notice to Tenant of such transfer, the Landlord shall no longer have any obligations or responsibility to the Tenant under this Lease, and the new landlord will assume all obligations of Landlord under this Lease.

6. PARKING. Tenant is hereby granted a license to use two parking spaces for the purpose of parking motor vehicles during the term of this lease.

7. PETS. No dogs, cats or other animals shall be kept in or about the Premises by Tenant or Tenant's guests without Landlord's prior written consent, which may be withheld in the Landlord's sole and absolute discretion.

8. UTILITIES. Landlord agrees to provide, at Landlord's expense, water and sewer. Tenant agrees to provide, at Tenant's expense, all other utilities, including electricity, gas and telephone service.

9. ALTERATIONS AND IMPROVEMENTS. Tenant agrees that no alterations, installations, repairs or decoration (including painting, staining and applying other finishes) shall be done without Landlord's written consent. Such consent will not be unreasonably withheld. However, Landlord may require Tenant to return the Premises to its original condition when this Lease terminates or expires. In addition, Landlord may require that any change, alteration or improvements to the Premises will become a permanent part of the Premises which may not be removed upon the termination or expiration of this Lease. Such changes or improvements will include, but not be limited to, locks, light fixtures, shutters, built-in shelves or bookcases, wall-to-wall carpeting, flowers and shrubs.

10. INSPECTIONS AND ACCESS. Landlord and its representatives may enter the Premises to make inspections, repairs, decorations, alterations or improvements, and to show the Premises to prospective tenants, purchasers, mortgagees, workers and contractors and shall have the right to erect or place "For Sale" or "For Rent" signs thereon. Except in the case of an emergency or in the event that the giving of notice is impractical or impossible, Landlord shall give Tenant reasonable notice of Landlord's intent to enter and shall enter the Premises only at reasonable times.

11. BEFORE AND AFTER POSSESSION INSPECTION. Prior to Tenant taking possession of the Premises, the Landlord and Tenant will inspect the Premises and complete the Inspection and Walk-through report which is located on the signature page after the signature lines. The Tenant may, within five (5) days after taking possession of the Premises, provide Landlord with a written supplemental list of defects and damages to the Premises which it wants Landlord to fix, repair or replace and which, if they are reasonable and could have been overlooked at the prepossession walk-through, the Landlord will add to the Inspection and Walk-through report and they will then become the obligation of Landlord. After Tenant has been in possession for more than five (5) days, Landlord will no longer have any obligation to repair, fix or replace the Premises for matters existing on the date of possession.

12. COVENANTS BY LANDLORD. Landlord covenants and agrees to maintain all electrical, plumbing, heating, ventilating, air conditioning and other facilities and appliances, in good and safe working condition, subject to the covenants undertaken by Tenant in Section 14 below. Landlord further covenants and agrees to comply with applicable building and housing code requirements materially affecting the health and safety of the Tenant.

Landlord's failure to comply with the above requirements shall not give rise to a right in Tenant to terminate this Lease, unless Tenant has given Landlord written notice of the defective condition and Landlord has failed to repair or cure such condition within 21 days of Landlord's receipt of such notice.

Tenant may not terminate this Lease if Tenant, a member of Tenant's family or an invitee or guest of Tenant intentionally or negligently causes a defective condition. Such intentionally or negligently caused defective condition shall be repaired at Tenant's sole expense. Any termination by Tenant shall only be made in accordance with Section 23 of this Lease.

13. COVENANTS BY TENANT. Tenant covenants and agrees to (a) abide by all Landlord rules and regulations as may be applicable to the Premises, and imposed or changed from time to time; (b) keep the Premises clean and safe; (c) use all electrical, plumbing, heating, ventilating and air-conditioning facilities and appliances in a reasonable manner; and (d) conduct himself or herself and his or her children, and require guests to conduct themselves, in a manner that will not disturb Tenant's neighbors. Tenant shall not

(a) intentionally or negligently destroy, damage or remove any part of the Premises, (b) permit any person to intentionally or negligently destroy, damage or remove any part of the Premises, or (c) dispose of any paint, waste tires, petroleum or petroleum-based products, or pesticides or insecticides on the Premises.

Tenant shall not change or add locks without notifying Landlord immediately and providing Landlord with duplicate keys to such locks.

Upon the expiration or termination of this Lease, Tenant shall deliver the Premises in the condition the Tenant received the Premises except for Reasonable Wear. Tenant agrees to pay for all repairs and cleaning required as a result of extraordinary wear and tear.

During the Term, Tenant shall give Landlord prompt written notice of any defects in or damage to the Premises, and all equipment, appliances and fixtures attached to the Premises. In the event that further damage occurs between the time that Tenant discovers a defect and the time that Tenant notifies Landlord of such defect, Tenant shall pay the cost to repair such damage, unless such damage could not have been avoided had Tenant promptly notified Landlord of the defect.

Tenant agrees to pay all costs resulting from the intentional or negligent destruction, damage or removal of any part of the Premises by (a) Tenant, (b) any guest of Tenant, or (c) other persons on the Premises with Tenant's consent, whether such persons are known by Tenant or not.

14. TENANT TO CLEAN PREMISES WHEN LEASE ENDS. Upon the termination or expiration of this Lease, Tenant shall remove all his personal property from the Premises and deliver possession of the Premises, thoroughly clean and in good condition, reasonable wear and tear excepted, with all carpets professionally cleaned, and in compliance with rules and regulations as may be applicable to the Premises, and imposed or changed from time to time. Tenant shall compensate Landlord for any damage sustained by Landlord due to Tenant's failure to surrender the Premises in the required condition, including lost rent from prospective tenants. Tenant shall surrender all keys to the Premises on the date Tenant vacates the Premises; failure to return all keys shall result in a \$75 deduction from the Security Deposit.

15. MOVE-OUT INSPECTION. Upon the termination or expiration of this Lease Landlord shall determine whether Tenant has properly maintained the Premises and has left the Premises in the condition the Tenant received the Premises except for Reasonable Wear. An inspection shall be made by the Landlord to determine (a) the portion of the Security Deposit to be used for restoration and the portion of the Security Deposit that will be returned to Tenant, and (b) whether Tenant may be liable for damages exceeding the amount of the Security Deposit.

The inspection required by this Section 15 shall be made within 72 hours after the termination of Tenant's occupancy of the Premises or the expiration of the Term, whichever first occurs. For purposes of this Section, Tenant's occupancy of the Premises shall not be deemed to have terminated until all or substantially all of Tenant's personal property has been removed from the Premises. Tenant shall give Landlord at least ten (10) days prior written notice specifying the date on which Tenant intends to vacate the Premises if it is prior to the end of the Tenant's occupancy.

Within five (5) days after the expiration of the Term or five (5) days after Landlord receives notice of Tenant's intent to vacate the Premises, or upon request by Landlord for Tenant to vacate the Premises, Landlord shall make reasonable efforts to advise Tenant of the time and date of the inspection, and that Tenant has the right to be present during the inspection, provided Tenant gives Landlord written notice of Tenant's desire to be present during the inspection and a mutually agreeable time can be agreed to. However, in the event that Tenant cannot agree on an inspection time, Landlord shall not be required to postpone inspection more than 72 hours after the termination of Tenant's occupancy but Landlord shall notify the Tenant of the time that the inspection will be made. If Tenant attends the inspection, an itemized list of damages known to exist at the time of the inspection will be provided by Landlord upon completion of the inspection. If Tenant vacates the Premises without notice to the Landlord then Tenant waives its rights to be present at the Landlord's inspection.

16. DAMAGE OR DESTRUCTION OF PREMISES. In the event that the Premises are damaged or destroyed by fire or other cause, Tenant shall notify Landlord immediately. If the Premises are damaged or destroyed to the extent that Tenant's enjoyment is substantially impaired, Tenant may immediately vacate the Premises and within fourteen (14) days thereafter give written notice to Landlord of Tenant's intent to terminate this Lease. In such a case, the Lease will terminate as of the date that Tenant vacates the Premises, and Landlord shall return the Security Deposit, and any prepaid rent for the period after Tenant vacates the Premises, subject to any setoff for charges or damages Tenant owes to Landlord.

In the event that the Premises are damaged to the extent that Tenant's enjoyment is somewhat impaired, though not substantially impaired, Landlord shall have a reasonable period during which it may repair the Premises. Landlord's duty to repair shall not arise until Tenant gives Landlord written notice of the damage to the Premises. If Landlord fails to repair the Premises within a

reasonable period of time after receipt of such notice from Tenant, Tenant shall be entitled to a reduction in Rent for the period beginning after notice was given to Landlord and ending on the date Landlord completes the repair of such damage to the Premises.

In the event that the Premises are damaged or destroyed due to the fault or negligence of Tenant, a member of Tenant's family or a guest of Tenant, Tenant shall not be entitled to terminate this Lease and shall remain liable for Rent for the Term, unless Landlord elects to release Tenant from such liability. Landlord shall have the right to terminate this Lease in the event that (a) the Premises are damaged or destroyed, and such damage or destruction renders the Premises unfit for habitation, or (b) if such damage or destruction is caused by the fault or negligence of Tenant, a member of Tenant's family, or a guest of Tenant.

In any dispute concerning Tenant's right to terminate this Lease or receive Rent abatement under this Section, Tenant shall bear the burden of establishing that the condition of the Premises justifies such relief.

17. BODILY INJURY AND PROPERTY DAMAGE. Landlord is not an insurer of Tenant's person or property. Except to the extent provided by law, Landlord will not be liable to Tenant for any bodily injury or property damage suffered by Tenant or Tenant's guests or family members.

18. RULES AND REGULATIONS. Tenant agrees to comply with Landlord's reasonable and non-discriminatory rules and regulations which concern the use and occupancy of the Premises, which intend to promote the convenience, safety or welfare of tenants or preserve Landlord's property from abusive conduct. Landlord agrees to give Tenant reasonable notice of any new rules or regulations before enforcing such rules and regulations against Tenant.

19. EARLY TERMINATION OF OCCUPANCY. Tenant shall not be released from liability for Rent and other charges due under this Lease unless Landlord signs a written statement in which Landlord agrees to release Tenant from such liability.

20. RENEWAL OF LEASE. At the termination of the Lease, it shall automatically renew for successive terms of one (1) year each (with a maximum of ten renewals) unless one of the parties hereto gives to the other party written notice of termination thirty (30) days prior to the expiration of the current term. Any changes in the amount of the rent for a successive term shall be determined by the Landlord and written notice given to the Tenant at least forty-five (45) days prior to the expiration of the current term.

21. ASSIGNMENT OR SUBLET. Tenant will not assign his interest in this Lease or sublet the Premises without Landlord's prior written consent. No assignment or sublease will release Tenant from his continuing responsibility for the full performance of the terms and conditions in this Lease unless Landlord signs a written statement releasing Tenant from such liability.

22. BREACH OR DEFAULT BY TENANT.

A. Non-Payment of Rent. (i) In the event that Rent or any other payment required hereunder is not paid when due, and Tenant fails to pay such Rent within five (5) days after delivery of a written notice to the Premises of such non-payment, stating that the Landlord has a right to terminate this Lease because of such non-payment, then Landlord may terminate this Lease without further notice, obtain possession of the Premises by any lawful means at the end of the five (5) day period, recover damages and costs, and seek injunctive relief, each together with reasonable attorney fees as may be permitted by law, in addition to all other remedies available to Landlord at law or in equity.

(ii) In the event that a check for Rent is drawn on an account with insufficient funds and Tenant fails to pay such Rent within five (5) days after delivery of written notice to the Premises requiring payment by cash, cashier's check or certified check, Landlord may terminate this Lease without further notice and obtain possession of the Premises by any lawful means, recover damages and costs and seek injunctive relief each together with reasonable attorney fees as may be permitted by law, in addition to all other remedies available to Landlord at law or in equity.

B. Non-Monetary Non-Compliance with Lease. Landlord may terminate this Lease if there is a material non-monetary non-compliance by Tenant with any provision of this Lease, or any other payment due Landlord, except Rent, and should Tenant fail to cure such non-compliance within twenty-one (21) days after receipt of written notice from Landlord (i) specifying the act(s) and/or omissions(s) that constitute the breach and (ii) stating that the Lease shall terminate on a date not less than thirty (30) days after Tenant's receipt of such notice if the breach is not cured within such thirty (30) day period. If the breach may be cured and Tenant effects such cure prior to the date specified in such notice, this Lease shall not terminate. If Tenant fails to cure the breach prior to the date specified in such notice, Landlord may proceed to obtain possession, and may recover damages and costs, and obtain injunctive relief, each together with reasonable attorney fees as may be permitted by law.

C. Non-Curable, Criminal or Willful Breach. Notwithstanding the foregoing, in the event that Tenant commits a breach that cannot be cured, or that is a willful breach similar in nature to a prior breach that was cured by Tenant following notice, Landlord may give written notice to Tenant specifying the act(s) and/or omission(s) constituting such breach (and, if applicable, that there

was a prior breach of a like nature) and stating that the Lease shall terminate on a date not less than thirty (30) days after Tenant's receipt of such notice. In the event that Tenant commits a breach that (a) involves a criminal or willful act that cannot be cured, or (b) poses a threat to health or safety, Landlord may terminate this Lease immediately. Following such termination, Landlord may proceed to obtain possession of the Premises and recover damages, costs, and reasonable attorney fees as may be permitted by law.

D. Damages. In the event that Tenant breaches any provision of this Lease, Landlord may pursue the remedies set forth above, or any of them. Tenant shall be responsible for payment of the following amounts:

1. For all past due Rent and other charges;
2. For all Rent that would have accrued during the Term or until the Premises are leased to a new tenant, provided that (i) Landlord shall minimize such damages by making reasonable efforts to enter into a new lease as soon as practical, and (ii) Landlord shall apply as a credit toward such Rent, or any judgment secured by Landlord that arises from such Rent, the amount of any prepaid Rent for such months;
3. For all expenses that Landlord may incur for cleaning, painting and repairing the Premises due to Tenant's damaging the Premises during the Term or Tenant's failure to leave the Premises in the condition the Tenant received the Premises except for Reasonable Wear, or damage at the end of the Term;
4. For any court costs, as well as for the cost of service of notice or process by a sheriff or private process server incurred by Landlord;
5. In the event that the breach of the Lease results from Tenant's willful non-compliance, for reasonable attorney fees incurred by Landlord in (i) collecting Rent, other charges and damages, and (ii) in obtaining possession of the Premises.

23. BREACH BY LANDLORD. If Landlord (a) commits a material breach of this Lease, (b) fails to substantially comply with any laws that affect Tenant's health and safety, (c) willfully diminishes or interrupts essential services such as heat, running water, hot water, electricity or gas, or (d) refuses Tenant access to the Premises except pursuant to a writ of possession, Tenant may give written notice to Landlord identifying the acts and omissions constituting such breach and stating that unless Landlord cures the breach within twenty-one (21) days, this Lease will terminate upon a specific date not less than thirty (30) days from the date Landlord receives notice. If Landlord cures such breach within such 21 day period, this Lease shall not terminate. If such breach cannot be cured, or if Landlord has (a) been served with a prior written notice of such breach, (b) cured such breach, and (c) subsequently and intentionally commits a breach similar in nature to such breach, then Tenant may give written notice to Landlord specifying the acts and omissions that constitute the breach and stating that this Lease will terminate on a specific date not less than 30 days after Landlord's receipt of such notice.

Conditions caused by the intentional or negligent acts of Tenant or persons on the Premises with Tenant's consent shall not constitute grounds for termination of this Lease under this Section.

In addition, Tenant may pursue all other remedies available, including mandatory injunctive relief, and may recover damages and reasonable attorney fees as may be permitted by law.

24. RENT WITHHOLDING. Tenant may not withhold Rent due to (a) any condition on the Premises that constitutes a fire hazard or a serious threat to the life, health or safety of occupants thereof, for which the Tenant must give Landlord immediate notice thereof or (b) a material non-compliance by Landlord with this Lease or provisions of law, unless Tenant gives Landlord written notice of the condition and Landlord fails to repair the condition or comply within a reasonable period of time. In the event that Tenant desires to withhold Rent, Tenant must immediately give Landlord a second written notice of the breach and of any condition that Landlord is required to repair and must state that Rent is being withheld for such reasons. In the event that Landlord initiates legal action against Tenant for possession of the Premises or for withheld Rent, Tenant must promptly pay the Rent to the court, which shall hold the Rent until it decides what portion of the Rent, if any, should be paid to Landlord or a written settlement agreement as signed by the parties.

If any condition creates a fire hazard or serious threat to the health and safety of Tenant, and Landlord fails to repair such condition, Tenant may file an action in a court of competent jurisdiction to terminate this Lease, or to order Landlord to repair the Premises, or to obtain other relief. In the event that such action is filed by Tenant, Tenant shall pay Rent to the court to be held until such a final non-appealable judgment of the court is rendered or a written settlement agreement is signed by the parties.

If Tenant withholds Rent or pays Rent into court under this section and the court finds that (a) Tenant has acted in bad faith, (b) Tenant, Tenant's family or guests have caused such condition, or (c) Tenant, Tenant's family or guests have unreasonably refused to allow Landlord or Landlord's agent to enter the Premises and to make repairs, Tenant shall be liable for Landlord's reasonable costs,

including costs for time spent, court costs, any repair costs incurred, due to Tenant's violation of this Lease, and reasonable attorney fees as may be permitted by law.

25. NOTICES. All written notices required or permitted by this Lease may be delivered in person to the Tenant or Landlord, delivered or posted at the Premises, or sent by certified mail, return receipt requested (postage prepaid) to Landlord or Tenant at the addresses set forth herein or at such other address as a party may designate from time to time by notice given in accordance with the terms of this Section. Tenant shall be deemed to have received notice if such notice is delivered or posted at the Premises.

26. GOVERNING LAW. This Lease shall be construed under the laws of the Commonwealth of Virginia.

27. SEVERABILITY. Any provision of this Lease that is prohibited by, or unlawful or unenforceable under, Virginia law shall be ineffective only to the extent of such prohibition without invalidating the remaining provisions of this Lease.

28. FAILURE TO ENFORCE LEASE NOT A WAIVER. Landlord's (a) acceptance of Rent or conduct not in compliance with Tenant's obligations under this Lease, or (b) waiver of a breach by Tenant shall not be interpreted as a waiver of any subsequent breach of or non-compliance with this Lease, and the terms and provisions of this Lease shall remain in full force and effect. Tenant is hereby notified that acceptance by Landlord of Rent with knowledge of a material non-compliance by Tenant shall not constitute a waiver of Landlord's right to terminate this Lease by reason of such non-compliance.

29. JOINT AND SEVERAL LIABILITY. If more than one person constitutes Tenant, all persons signing as Tenant shall be jointly and severally liable for all Tenant obligations set forth in this Lease.

30. FORWARDING ADDRESS. The Tenant, or if there is more than one Tenant, all Tenants shall provide the name, address, telephone number and relationship of a relative or a friend through whom the Tenant can be reached during the Lease Term and after the Lease Term is over so Landlord, if necessary, can reach the Tenant. Unless the Tenant provides in writing to Landlord a different name and address, the below listed person is the person with whom the Landlord can communicate after Tenant vacates the Premises if Landlord cannot reach Tenant and such communication shall be deemed under this Lease to be the same as communicating with Tenant.

31. PERSONAL PROPERTY OF TENANT. All personal property or valuables placed in or about the Premises by Tenant, its invitees or guests shall be at the sole risk of the Tenant or the parties owning same and Landlord shall not under any circumstances be liable for its loss, destruction, theft or damage to such property. Landlord strongly advises the Tenant to obtain renter's insurance.

32. AMENDMENTS. This Lease may be amended only by a writing signed by the parties, or by a change in Landlord's rules and regulations, provided that reasonable notice of such change is given to Tenant and provided that such changes do not substantially modify Tenant's arrangement with Landlord.

33. ENTIRE AGREEMENT. This Lease and any applicable rules and regulations and any subsequent changes or amendments thereto constitute the entire Lease Agreement between Landlord and Tenant. No oral statements made by either party shall be binding on such party.

WITNESS the following signatures and seals:

LANDLORD

TENANT

_____(SEAL)

_____(SEAL)

(Soc. Sec. #)

_____(SEAL)

_____(SEAL)

(Soc. Sec. #)

Inspection and Walk-Through Report. The Landlord and Tenant acknowledge that prior to possession of the Premises being delivered to Tenant that the Landlord and Tenant have inspected the Premises, Tenant acknowledges that it accepts the condition of the Premises in their "AS IS" condition except that Landlord agrees to fix, repair or replace the following:

Date: _____

Landlord

Tenant

Landlord hereby designates the following Agent to collect rent and manage the Premises, and to accept service of process and receive and receipt for notices and demands, on behalf of Landlord:

Name: _____

Address: _____

Telephone: _____

The Tenant designates the following person as a contact person through which the Landlord can reach the Tenant during the Lease Term and after the Lease Term is over.
