

Premises	Date of Lease	Term of Lease		Monthly Base Rent	Security Deposit	Pet Charge
		Beginning	Ending 12:00 (noon)	Date pd:	Date pd:	Date Pd:
Unit no. _____						
Keys # _____						Pet Deposit Date Pd:
Given _____						



MISSOURI ASSOCIATION OF REALTORS®

Residential Lease

This document has legal consequences. If you do not understand it, consult your attorney.

1 **THIS RESIDENTIAL LEASE** (“Lease”) is made and entered into by and between
 2 _____ (“Landlord”) and _____ (“Tenant”).

3
 4 For and in consideration of the undertakings and obligations of the parties hereto, it is hereby agreed as follows:

5 **1. LEASE.** Landlord hereby leases to Tenant, upon the terms and conditions herein set forth, certain premises (the
 6 “Premises”) located at: (Check box if description attached)

7 _____
 8 **Street Address** **City** **State** **Zip Code** **County**
 9 together with such personal property and furnishings as are set forth here (or check box if schedule attached): _____
 10 _____
 11 _____

12 (If any parking space(s) is/are included as part of the Premises, identify below by checking and completing all that apply):

13 Attached Garage Offsite location (identify) _____
 14 Number of Spaces = _____ Reserved Unreserved Other (Describe) _____

15 **Note:** If any separate charges or fees (in addition to Base Rent set forth in Section 4) are to apply with respect to parking
 16 or otherwise, then the parties should specify such in the “Special Agreements,” Section 35, of this Lease.

17 **2. TERM.** (Check applicable box and complete information to specify whether a fixed term or month-to-month lease)

18 This paragraph, if used, shall bind the parties to a fixed lease term commencing on _____, 20____,
 19 and terminating at 12:00 p.m. (noon) on _____, 20____ (the “Term”).

20 This paragraph, if used, shall bind the parties to a lease term from month to month, commencing on
 21 _____, 20____ and continuing month to month until terminated by Landlord or Tenant, by giving
 22 the other party at least thirty (30) days' Notice of termination before the next Base Rent payment date (the “Term”).

23 **3. RENEWAL OPTION** (If the following is not applicable, insert “zero,” “0,” “N/A” or “Not Applicable”)

24 Tenant shall have the right to extend the Term for _____ additional period(s) of _____ (____) years each, commencing
 25 on the expiration of the then current Term (i.e., expiration of the base Term with respect to commencement of the first
 26 extension period; expiration of the first extension period with respect to commencement of the second extension period,
 27 etc.) of this Lease. Such right shall be deemed effectively exercised only if Tenant gives Landlord Notice thereof at least
 28 _____ days (ninety (90) days if none stated) prior to the expiration of the then current Term and only if Tenant is not in
 29 default at the time of such exercise. All terms and provisions of this Lease shall apply during the extension Term(s),
 30 except that Base Rent payable pursuant to the Lease shall be increased (but in no event decreased) as follows: _____

31
 32 Tenant’s failure to exercise its right to extend the Term (if more than one (1) extension option is permitted hereby) shall
 33 cause all rights to future extensions to lapse. It is expressly understood that the right to extend granted herein is personal
 34 to the person(s) expressly named as the initial Tenant in this Lease and shall not inure to the benefit of any successor,
 35 assignee or subtenant of Tenant’s interest under this Lease.

36 **4. RENT.** Tenant shall pay an amount (“Base Rent”) equal to the following:

<u>Time Period</u>	<u>Annual Base Rent</u>	<u>Monthly Installments</u>
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____

37 Base Rent is due and payable monthly, in advance on the first (1st) day of each month during the Term. The first full
 38 month’s Base Rent (together with per diem Base Rent if the Term commences other than on the first day of the month)
 39 shall be paid upon execution of this Lease. Any parking charges, and any other fees or amounts to be paid by Tenant to
 40 Landlord pursuant to the terms of this Lease (other than Base Rent) are collectively referred to herein as “**Additional
 41 Rent.**” Additional Rent shall be due and payable no earlier than thirty (30) days after Notice thereof is delivered to Tenant
 42 (unless otherwise specified herein). Base Rent and Additional Rent is collectively referred to herein as “**Rent**”. All Rent
 43 shall be paid on or before the date when due without set-off, counterclaim, deduction or a grace period whatsoever. If not
 44 paid when due, Tenant agrees to pay the sum of \$ _____ as a late charge for each day that Tenant is in arrears.
 45 This provision is in addition to all other rights and remedies provided by this Lease and shall not affect Landlord’s right to
 46 declare Tenant in default for failure to pay any sum when due. All Rent shall be payable to Landlord at the address set

47 forth on the signature page of this Lease (or to Landlord's property manager, or to such other person and at such other
48 place as Landlord may from time to time direct by Notice delivered to Tenant).

49 Check this Box only if the following is to apply. Tenant hereby authorizes Landlord to electronically withdraw from
50 Tenant's Account (hereinafter defined) monthly payments of Base Rent during the Term. Tenant shall notify Landlord of
51 the name and address of the bank, credit card or financial institution in which Tenant's account (the "Account") is located
52 and the number of the Account, and execute authorization forms acceptable to effectuate the payment of Base Rent as
53 above provided. Tenant shall retain sufficient amounts in the Account for monthly withdrawals throughout the Term. If
54 Tenant desires to change the Account to another financial institution, Tenant shall give Landlord prior Notice thereof and
55 execute authorization forms to enable Landlord to electronically withdraw Base Rent as above provided, without hiatus.

56 **5. SECURITY DEPOSIT.** Upon execution of this Lease Tenant shall deliver the sum of (not to exceed two (2) months
57 Base Rent) _____ Dollars (\$ _____) (the "Security Deposit") to (check one)
58 Landlord or Landlord's property manager to be held for the Term as security for Tenant's performance of its
59 obligations as herein specified. Landlord may withhold from the Security Deposit such amounts as are reasonably
60 necessary to (a) remedy Tenant's default in the payment of Rent; (b) restore the Premises to its condition at the
61 commencement of the Term, ordinary wear and tear excepted; or (c) compensate Landlord for actual damages sustained
62 as a result of Tenant's failure to give adequate Notice to terminate this Lease pursuant to law or the terms hereof; and as
63 may otherwise be permitted by applicable law. Within thirty (30) days after termination of the Lease, Landlord shall either
64 return the full amount of the Security Deposit or furnish to Tenant a written itemized list of the damages for which the
65 Security Deposit or any portion thereof is withheld (along with the balance thereof, if any) as required by §535.300 RSMo.
66 Refund may be made by one check, jointly payable to all known persons and entities constituting the Tenant. Such
67 refund check and any itemization of damages may be mailed to one Tenant only. The Security Deposit does not
68 constitute liquidated damages and nothing herein shall limit Landlord's right to recover actual damages in excess thereof,
69 or permit Tenant to apply any portion thereof in lieu of payment of any Rent due under this Lease. The Security Deposit
70 (and any prepaid Rent or other deposit hereunder) may be held in an interest bearing account. Any interest earned shall
71 be paid to Landlord (or its property manager if and as so designated from time to time). If Landlord conveys its interest
72 under this Lease the Security Deposit may be turned over to Landlord's grantees or assigns. In such case Tenant hereby
73 releases Landlord from any liability and shall look solely to such grantee or assign with respect to the Security Deposit.

74 **6. USE RESTRICTIONS.** Tenant agrees that the Premises shall be used and occupied as a residence only, in
75 compliance with all zoning and any other applicable laws, and shall not be used for any other purposes without Landlord's
76 prior written consent. Nothing in this paragraph shall prohibit Tenant from hosting reasonable numbers of guests for
77 limited periods of time. Tenant agrees that no more than _____ (____) persons per bedroom shall occupy the Premises.
78 All adult occupants shall agree in writing to be bound by the terms of this Lease. Any proposed adult occupant of the
79 Premises who has not signed this Lease shall be subject to Landlord's application procedures and reported to Landlord
80 prior to such party taking occupancy. Landlord may reject a proposed additional occupant for any lawful reason.

81 **7. JOINT LIABILITY.** Each adult occupant at the Premises is deemed a Tenant hereunder and shall be jointly and
82 severally liable for all obligations of and sums due from the Tenant under this Lease. A violation by any person
83 constituting the Tenant is deemed a violation by all. Each such Tenant shall be fully responsible for the actions of all other
84 Tenants and all guests, invitees, employees, agents, occupants or other persons located at the Premises at any time.
85 Landlord may, but shall not be obligated to, proceed directly against any one or more person constituting the Tenant
86 without waiving any right or remedy Landlord may have against any other Tenant. No discharge of any Tenant, in
87 bankruptcy, insolvency proceeding or otherwise, shall in any way or to any extent discharge or release any other Tenant
88 from any liability or obligation hereunder. Delivery of Notice to any adult occupant shall constitute Notice to all Tenants.

89 **8. PREMISES CONDITION.** Tenant has inspected the Premises prior to execution of this Lease and, unless and except
90 as may be otherwise noted below regarding Landlord's Work, shall accept and take possession on the commencement
91 date in its "as-is" condition. If Landlord shall fail for any reason to put Tenant in possession, with all of Landlord's Work
92 completed (if required), within three (3) days after the scheduled commencement date, then Tenant's sole right and
93 remedy shall be to either (a) terminate this Lease by delivering Notice to Landlord prior to delivery of possession as
94 aforesaid; or (b) receive an abatement of Rent until possession is so delivered to Tenant. Tenant agrees to keep the
95 Premises in at least as good order, condition and repair as when received, free from any debris, trash or filth, and to not
96 do anything to create a danger of fire or cause an increase in rates or cancellation of insurance. Tenant shall notify
97 Landlord immediately of any repairs needed that, if left unattended, would result in damage to the Premises, such as
98 water leakage, roof damage, wall cracks and/or holes, termite or insect damage, etc. Landlord shall keep and maintain
99 the foundation, exterior walls and roof of the building in which the Premises are located and the utilities and structural
100 portions of the Premises in good repair and habitable condition, except that any repairs required to be made by reason of
101 the negligence, willful misconduct or neglect of Tenant (or others as described in Section 7) shall be Tenant's sole
102 responsibility. Landlord may choose to make such repairs and Tenant shall reimburse Landlord for the cost thereof
103 together with interest thereon at the rate equal to three percent (3%) in excess of the publicly announced prime rate of
104 U.S. Bank, N.A. (or its successors), but not to exceed the highest rate permitted by applicable law (the "Default Rate")
105 from the date of expenditure by Landlord until the date of reimbursement by Tenant. Landlord shall not be required to
106 make any other improvements or repairs of any kind upon the Premises. The parties specifically acknowledge and agree
107 that (check one) Landlord or Tenant shall be responsible to maintain the lawn (if any) at the Premises (or cause the
108 same to be maintained); and Landlord or Tenant shall be responsible for removal of snow and ice (or cause the
109 same to be removed).

110 (If the following is not applicable, insert "N/A" or "Not Applicable") "Landlord's Work" is limited to the following items (if
111 any) which (unless otherwise specified) shall be completed prior to the scheduled commencement date of the Term:

112 _____
113 _____
114 _____

115

116 **9. SURRENDER OF POSSESSION.** Upon expiration or earlier termination of the Term of this Lease, Tenant shall
117 surrender possession of the Premises in as good order, condition and repair as when received, ordinary wear and tear
118 excepted, shall remove all personal property and debris, clean the Premises thoroughly and, if needed, have the carpet
119 cleaned by a professional cleaning company. Tenant shall reimburse Landlord for any repairs or cleanup that is
120 necessary and not completed by Tenant prior to surrendering possession of the Premises.

121 **10. NO ASSIGNMENT/SUBLETTING.** Tenant shall not assign this Lease or sublease the Premises or any portion
122 thereof to any other person or entity without Landlord's prior written consent.

123 **11. DRUGS.** Illegal drug trafficking or use or possession of illegal drugs is a violation of law and this Lease, subjecting
124 Tenant to immediate termination of this Lease and to all applicable penalties, including those provided under §441.710 *et*
125 *seq.* R.S.Mo. If Tenant or any other person uses or is involved in the use, possession or distribution of illegal drugs while
126 in, on or about the Premises, such shall be just cause for eviction.

127 **12. UTILITIES.** Tenant shall pay all utilities, including connection fees, that are separately metered for the Premises when
128 due, except for: _____.

129 **13. QUIET ENJOYMENT/ACCESS.** Landlord will permit Tenant to quietly and peaceably hold, occupy and enjoy the
130 Premises during the Term without unreasonable interference by Landlord, provided that Tenant is not in default hereof,
131 and provided further that Landlord or its designated agent(s) shall have the right (but no obligation) at all reasonable times
132 upon prior Notice (except if an emergency) to inspect the condition of the Premises, determine if Tenant is complying with
133 all terms hereof, make necessary or desirable repairs, and to show the Premises to prospective tenants or buyers.

134 **14. LANDLORD LIABILITY/INDEMNITY.** Landlord (and its property manager if any is so designated from time to time)
135 shall not be liable to Tenant, Tenant's guests or any other occupant or person at the Premises, for any injury, damage or
136 other loss to any person or property caused by Tenant or any other occupant or person, including but not limited to theft,
137 burglary, assault, other crimes, fire, ice, water, wind, rain, smoke, acts of God or force majeure or any other cause,
138 excluding only Landlord's (or its property manager's) willful misconduct or extreme and reckless indifference and
139 disregard for safety and rights of others, it being specifically acknowledged however that Landlord shall have absolutely
140 no duty or responsibility of any kind with respect to safety or security at the Premises. Subject thereto, Tenant agrees to
141 indemnify and hold Landlord (and its property manager, if any) free and harmless from any and all liability for injury to or
142 death of any person, or for damage of any property, arising from the use and occupancy of the Premises or by the act or
143 omission of any person, including costs of defense and reasonable attorneys fees. Tenant shall report any criminal
144 incident in or near the Premises to Landlord, and if requested shall fill out a report and participate in any investigation
145 Landlord may undertake. Should Landlord establish any security procedures or policy, Tenant shall abide by the same.

146 **15. INSURANCE.** During the Term, Tenant shall maintain general liability insurance coverage and if requested, shall
147 provide proof of coverage prior to taking possession. Tenant shall maintain insurance on Tenant's own personal property
148 if Tenant desires this coverage. Tenant acknowledges that loss of or damage thereto will not be covered by the proceeds
149 of any insurance maintained by Landlord and hereby releases Landlord from any and all claims for loss, damage or
150 inconvenience. Landlord will maintain fire and extended homeowners/hazard casualty replacement coverage and liability
151 insurance covering the building in which the Premises is located during the Term. Landlord and Tenant hereby waive all
152 rights each may have against the other on account of any loss or damage occasioned to the person or property of
153 Landlord or Tenant, the Premises or its contents, arising from any risk which is insured against by Landlord or Tenant (to
154 the extent of such insurance proceeds), and the parties each, on behalf of their respective insurance companies insuring
155 the property of either Landlord or Tenant against any such loss, waive any right of subrogation that it may have against
156 Landlord or Tenant, as the case may be.

157 **16. CASUALTY.** If the Premises are rendered partially uninhabitable by fire or other casualty, Rent shall be equitably
158 reduced until such time as the Premises are wholly habitable or this Lease is terminated. If Landlord does not elect to
159 terminate this Lease, then Landlord shall proceed without undue delay to render the Premises wholly habitable, and if not
160 finished within one month after the date of damage or loss, then Tenant shall have the option of terminating this Lease
161 immediately thereafter by giving to Landlord Notice of termination. If the Premises are totally destroyed or rendered
162 wholly uninhabitable, then at the option of either party, this Lease shall terminate upon Notice to the other and any
163 prepaid Rent shall be refunded to Tenant together with any unexpended portion of the Security Deposit. If the parties do
164 not elect to terminate, then Rent shall be wholly abated until the Premises is repaired and fit for occupancy.

165 **17. DEFAULT.** If Tenant shall fail to make any payment of Rent on or before when the same is due, or to comply with any
166 other term, covenant or agreement herein contained, Tenant shall be in default hereof and Landlord shall have the option
167 to pursue any one or more right or remedy provided for herein without Notice or demand whatsoever, which rights and
168 remedies shall be in addition to, and not in lieu of, any other rights and remedies provided for at law or in equity, including
169 but not limited to those set forth at §441.065 RSMo if Tenant abandons the Premises. No failure to exercise, nor any
170 delay in exercising any right or remedy hereunder by Landlord shall operate as a waiver thereof, nor shall any single or
171 partial exercise by Landlord of any such right or remedy preclude any other or further exercise thereof or any other right.
172 Waiver by Landlord of any default, breach or failure of Tenant under this Lease shall not be construed as a waiver of any
173 subsequent or different default, breach or failure. No payment by Tenant or receipt by Landlord of a lesser amount than
174 the Rent herein stipulated shall be deemed to be other than on account of the earliest stipulated Rent, nor shall any
175 endorsement or statement on any check or any letter accompanying any payment be deemed an accord and satisfaction.
176 Landlord may accept such payment without prejudice to Landlord's right to recover the balance due or pursue any other
177 remedy, or in any way waiving Landlord's rights with respect thereto or any other breach.

178 **18. HOLDING OVER.** If Tenant remains in possession of the Premises after the expiration or sooner termination of the
179 Term without Landlord's written consent, such holding over shall constitute a default hereof and, without limiting any other
180 right or remedy of Landlord at law or in equity, create and be deemed to be a tenancy at sufferance, terminable without
181 Notice of any kind except as may be required in accordance with law, but subject to all other terms of this Lease insofar
182 as the same may apply to such a tenancy, except that Tenant shall pay, in addition to all other charges payable by Tenant
183 hereunder, for each day that Tenant holds over, Base Rent at an amount equal to two (2) times the rate (on a per diem
184 basis) of Base Rent herein provided to be paid during the last month of the Term. Landlord's receipt of holdover Rent
185 shall not relieve Tenant of liability to Landlord for damages resulting from Tenant's holdover.

186 **19. ENFORCEMENT/ATTORNEY FEES.** If Landlord enforces any provision of this Lease through court action, then in
 187 addition to any damages or equitable relief, Tenant will pay Landlord's costs and expenses of litigation, including court
 188 costs and reasonable attorney fees. The provisions of this Section shall survive any termination of this Lease.

189 **20. NOTICES.** Unless otherwise specifically provided herein or under applicable law, any notice, consent, approval,
 190 request, waiver, demand or other communication (collectively, "**Notice**") required under this Lease to be given by or on
 191 behalf of either party to the other shall be in writing and may be given by mailing such Notice by registered or certified
 192 mail return receipt requested, addressed to Landlord (or Property Manager on its behalf if so indicated), or to Tenant (as
 193 the case may be), at the address set forth on the signature page of this Lease. Notice to Tenant may also be effectively
 194 delivered to the Premises following initial occupancy thereof by Tenant. Notice to either party may also be sent via other
 195 means (including personal delivery, courier or messenger service or otherwise as permitted or required under applicable
 196 law, such as posting or legal publication). Any such Notice shall be deemed to have been duly given when actually
 197 received by the intended recipient (or as otherwise provided under applicable law). Refusal to accept service of a Notice
 198 shall constitute delivery of the Notice. A party may designate a new address for purposes of payment of Rent or delivery
 199 of Notice hereunder by giving at least fifteen (15) days' advance Notice thereof to the other party in the manner provided
 200 above.

201 **21. RULES AND REGULATIONS.** The following Rules and Regulations (and as the same may be revised or
 202 supplemented from time to time by Landlord upon Notice to Tenant) shall be additional covenants and agreements on the
 203 part of Tenant. Failure to comply with or observe any Rules and Regulations shall be deemed a violation by Tenant of
 204 this Lease.

205 • Tenant shall keep the Premises and any common areas provided for Tenant use in connection with the Premises,
 206 including halls, stairways, elevators, yard, sidewalks, driveways, recreation and parking areas, free from trash, debris or
 207 filth, and shall not permit toys, bicycles, scooters, skates, charcoal grills or other items to be or remain in such common
 208 areas, but shall be stored in the Premises or such other place which Landlord may provide. Tenant shall not interfere with
 209 the use and enjoyment of any such areas by Landlord or any other tenant.

210 • Garbage, trash, waste and debris shall be kept in the kind of container, placed in the areas, and prepared for
 211 collection in the manner and at the times and places specified by Landlord. If Landlord designates a service to pick up
 212 such items, Tenant shall use the same at Tenant's cost. Landlord may require Tenant to contract directly for such service
 213 with a designated service provider. Food stuffs, garbage and refuse shall be stored and removed from the Premises in
 214 leak proof containers. Tenant shall clean and remove any evidence of such leakage at its expense.

215 • Automobiles of Tenant and all family members, guests, invitees, agents or employees, shall be parked in regular
 216 parking places, if provided, and in no other place. No trailer of any kind shall be parked or stored at any place on or
 217 around the Premises without Landlord's prior written approval.

218 • Tenant shall not make any alterations to the Premises, and shall not paint, wallpaper, decorate or otherwise change
 219 the Premises in any manner, including but not limited to installing any nails, screws or other devices for hanging pictures
 220 or other items on or from the walls or woodwork, without Landlord's prior written consent.

221 • Tenant shall not play any musical instrument or mechanical device or work with power tools in such manner as to
 222 disturb Landlord or neighbors. Tenant shall not allow loud, disturbing noises or voices by Tenant or Tenant's family,
 223 guests, invitees, agents or employees.

224 • Tenant shall not place or cause to be placed or permit anywhere in or about the Premises any sign, advertisement
 225 or announcement whatsoever, without Landlord's prior written consent.

226 • Plumbing fixtures shall be used for the purposes intended only. Cloths, cardboard, grease or other materials not
 227 designed for disposal in this manner shall not be placed in or disposed of in any plumbing fixture, Tenant shall be liable
 228 for any costs or repair by reason of such misuse.

229 • Tenant shall not alter, replace or add locks upon any door or window without Landlord's prior written consent, and
 230 shall return all keys to Landlord upon termination of this Lease. Landlord agrees to change locks upon written request of
 231 Tenant and payment in advance of all applicable locksmith or other contractor service fees.

232 • Waterbeds are prohibited without Landlord's written approval and certificate of insurance before move-in.

233 • Tenant shall not use, generate, manufacture, produce, store, release, discharge or dispose of on, under, from or
 234 about the Premises any flammable or hazardous substances other than customary cleaning supplies and solvents
 235 typically used in connection with residential properties.

236 • Tenant shall ensure that the air conditioner compressor is kept clean and free of debris at all times, and that all
 237 filters are changed regularly (at least every 3 months).

238 • Tenant shall inspect smoke alarms monthly and replace batteries when needed.

239 **22. RIDERS.** Check A or B below to indicate all items (*if any*) attached hereto and incorporated herein.

240 **Option to Purchase:**

241 **A.** Lease does not provide option to purchase

242 **B.** Option to Purchase (*RES-3000*) is attached

243 **Pet Addendum:**

244 **A.** Lease does not allow for animals of any kind

245 **B.** Pet Addendum (*RES-3020*) is attached

246 **23. ENTIRE AGREEMENT/MODIFICATION.** This Lease and any attachment(s) hereto (*if any*) constitute the entire
 247 agreement between the parties and there are no other understandings, written or oral, relating to the subject matter
 248 hereof. This Lease may not be changed, modified or amended, in whole or in part, except in a writing signed by Landlord
 249 (or its property manager if and as may be designated from time to time by Notice form Landlord) and any adult occupant
 250 constituting Tenant (which shall be binding on all other persons and entities, if any, constituting the Tenant hereunder).

251 **24. LEAD-BASED PAINT DISCLOSURE.** Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint
 252 Hazards (*DSC-3000*) (*check one*) **IS** **IS NOT** attached to this Lease and signed by Landlord, Tenant and Broker(s).

253 **25. SIGNATURES.** This Lease may be executed in multiple counterparts, each of which shall be deemed an original, but
254 all of which shall constitute one and the same instrument. For purposes of executing this Lease, a document signed and
255 transmitted by facsimile machine or a scanned image, such as a pdf via e-mail, is to be treated as an original document.

256 **26. GOVERNING LAW/CONSTRUCTION.** This Lease shall be construed in accordance with the laws of the State of
257 Missouri. The terms "Landlord" and "Tenant" may be either singular or plural masculine, feminine or neuter gender,
258 according to whichever is evidenced by the signatures below. Section captions in this Lease are intended solely for
259 convenience of reference and will not be deemed to modify, place any restriction upon, or explain any provision of this
260 Lease. If any one or more provision contained in this Lease shall for any reason be held to be invalid, illegal or
261 unenforceable in any respect, then such invalidity, illegality or unenforceability shall not be deemed to terminate this
262 Lease or to affect any other provision hereof, but rather this Lease shall, to the fullest extent permitted by law, remain in
263 full force and effect and be construed as if such invalid, illegal or unenforceable provision(s) had never been contained
264 herein; provided, however, that such provision(s) may be referred to in order to determine the intent of the parties.

265 **27. PRINCIPAL(S) INVOLVED.** (Check one, none or both, if and as may be applicable)
266 Landlord Tenant is a licensed real estate broker or salesperson and is a principal party in this transaction.

267 **28. BROKER COMPENSATION.** Except as may be specifically set forth in the "Special Agreements," Section 35 of this
268 Lease, any real estate commission or other compensation due to the undersigned (the "Broker(s)") will be paid by (check
269 one, neither or both, as applicable) Landlord Tenant, pursuant to separate agreement. Landlord and Tenant each
270 represent to the other that the Broker(s) identified in Section 29 below, is (are) the only real estate broker(s) involved in
271 this Lease. Each party shall indemnify, defend and hold harmless the other party to this Lease from any loss, liability and
272 damage, including without limitation prevailing party fees and costs incurred by the other party, that arises from this
273 transaction as a result of any claim made by any other person purporting to act on behalf of such party. The provisions of
274 this Section shall survive expiration or termination of this Lease.

275 **29. BROKERAGE RELATIONSHIP.** By signing below, Landlord and Tenant confirm their receipt of the Broker
276 Disclosure Form prescribed by the Missouri Real Estate Commission, and that disclosure of the undersigned licensee(s)
277 brokerage relationship, as required by law or regulation, was made to the Landlord and/or Tenant or their respective
278 agents and/or transaction brokers (as the case may be), by said undersigned licensee(s), no later than the first showing of
279 the Premises, upon first contact, or immediately upon the occurrence of any change to their relationship.

280 **Licensee assisting Tenant is a:** (Check appropriate box) 288 **Licensee assisting Landlord is a:** (Check appropriate box)
281 Tenant's Limited Agent (acting on behalf of Tenant) 289 Tenant's Limited Agent (acting on behalf of Tenant)
282 Landlord's Limited Agent (acting on behalf of Landlord) 290 Landlord's Limited Agent (acting on behalf of Landlord)
283 Dual Agent (acting on behalf of both Landlord and Tenant) 291 Dual Agent (acting on behalf of both Landlord and Tenant)
284 Designated Agent (designated to act on behalf of Tenant) 292 Designated Agent (designated to act on behalf of Landlord)
285 Transaction Broker Assisting Tenant (not acting on 293 Transaction Broker Assisting Landlord (not acting on
286 behalf of either Landlord or Tenant) 294 behalf of either Landlord or Tenant).

287 Subagent of Landlord (acting on behalf of Landlord)
288 By signing below, the licensee(s) confirm making timely disclosure of its brokerage relationship to the appropriate parties.

296 _____
297 **Broker's Firm Assisting Tenant (and MLS ID No.)**
298 By (Signature) _____
299 Licensee's Printed Name: _____
300 Date: _____

_____ **Broker's Firm Assisting Landlord (and MLS ID No.)**
By (Signature) _____
Licensee's Printed Name: _____
Date: _____

301 **30. FRANCHISE DISCLOSURE.** Although one or more Broker may be a member of a franchise, the franchisor is not
302 responsible for the acts of said Broker(s).

303 **31. LEASE INFORMATION.** Permission is hereby granted by Landlord and Tenant for Broker(s) to provide information about
304 this Lease, including but not limited to rental rates, Term and Premises address, to any multi-listing service, local Association or
305 Board of REALTORS®, its members, member's prospects, appraisers and other professional users of real estate data.

306 **32. ANTI-TERRORISM.** Each party hereto represents and warrants to each other and to Broker(s) that such party is not,
307 and is not acting directly or indirectly for or on behalf of any person or entity, named as a Specially Designated National
308 and Blocked Person (as defined in Presidential Executive Order 13224) or with whom you are prohibited to do business
309 under anti-terrorism laws, and agrees to deliver a certificate to that effect which contains its tax identification number.

310 **33. TIME IS OF THE ESSENCE.** Time is of the essence in performance of the obligations of the parties under this
311 Lease. All references to a specified time shall mean Central Time. Unless specified otherwise herein, a "day" is defined
312 as a 24-hour calendar day, seven (7) days per week.

313 **34. SUBMISSION OF LEASE.** Negotiation and submission of an offer to either party for signature does not constitute an
314 option to lease or reservation of space. Neither Landlord nor Tenant shall be bound until the last party to sign this Lease
315 has delivered a fully executed copy to the other party.

316 **35. SPECIAL AGREEMENTS.** _____
317 _____
318 _____
319 _____
320 _____
321 _____
322 _____

323 **IN WITNESS WHEREOF**, the parties have entered into this Lease as of the last date set forth below their respective
324 signatures (*Add additional signature pages if needed*).

325 **Note: All adult occupants at the Premises are deemed a Tenant and must sign this Lease. Failure to do so shall be a**
326 **default hereof. Notice delivered to the Notice Address set forth at below left (or as subsequently directed by a Notice**
327 **from Tenant) shall be deemed delivery of Notice to all Tenants.**

328 **TENANT:**

329 _____

330 Print Name _____

331 Notice Address: _____

332 _____

333 Phone: _____

334 E-mail: _____

335 Fax: _____

336 Pager: _____

337 Date _____

338 Print Name _____

339 Date _____

Print Name _____

Date _____

Print Name _____

Date _____

Print Name _____

Date: _____

340 **LANDLORD:**

341 (*Sign here if Landlord is to sign this Lease and*
342 *receive the Security Deposit and all Rent and*
343 *Notices in Landlord's Name*)

344 _____

345
346 Print Name _____

347 Address: _____

348 _____

349 Phone: _____

350 E-mail: _____

351 Fax: _____

352 Page: _____

353 Date _____

PROPERTY MANAGER:

(*Sign here if Property Manager is to sign this Lease and*
receive the Security Deposit and all Rent and Notices
on behalf of Landlord)

Property Manager's Firm Name
(as authorized agent of Landlord)

By _____

Print Name _____

Title _____

Address: _____

Phone: _____

E-mail: _____

GUARANTY

For value received, and in consideration for, and as an inducement to Landlord making the foregoing Lease with Tenant, the undersigned jointly and severally and unconditionally and irrevocably guaranties to Landlord and its assigns, the full, faithful, and prompt performance and observance of all obligations and covenants thereof to be performed and observed by Tenant, including, but not limited to, the payment of the Rent, all without requiring any notice of non-payment, nonperformance or non-observance or proof, or any other notice or demand whatsoever, all of which the undersigned waives. The undersigned further covenants and agrees that this Guaranty shall remain and continue in full force and effect as to any renewal, waiver, amendment, modification, sublease, assignment or extension of this Lease, and the undersigned waives any notice thereof. This Guaranty shall not be diminished by any payment of Rent or performance of the terms and conditions of this Lease until each and every obligation of Tenant under the Lease has been fully discharged. It is further agreed that the failure of Landlord to insist in any one or more instance upon strict performance or observance of any term, provision or covenant of this Guaranty or of the Lease, or the exercise of any right herein or therein contained, shall not be construed or deemed to be a waiver or relinquishment for the future of any such term, provision, covenant or right, but that the same shall continue and remain in full force and effect. Landlord may, without notice or demand and without affecting any Guarantor's liability hereunder, from time to time, compromise, extend or otherwise modify any or all terms of the Lease. The liability of any Guarantor under this Guaranty will not be affected by the release or discharge of any Tenant from or impairment, limitation or modification of any Tenant obligations under this Lease in bankruptcy, receivership or other debtor proceeding, or the cessation from any cause whatsoever of the liability of any Tenant under this Lease. This is a continuing, irrevocable, absolute and primary guarantee of payment and not of collection. Landlord shall not be obligated, as a condition to exercise any of its remedies under this Guaranty, to first proceed against any Tenant or to exhaust any or all remedies under the Lease, and Landlord may, at its option, proceed against any one or more Guarantor, and any one or more Tenant, at the same time and in the same action, or at different times and in different actions. If suit or collection proceedings are brought pursuant to this Guaranty, the undersigned agrees to pay all attorneys' fees and court costs incurred by Landlord.

Guarantor: _____ **Guarantor:** _____

Print Name: _____ Print Name: _____

Address: _____ Address: _____

(INDIVIDUAL)

STATE OF _____)
) SS.
COUNTY OF _____)

On this _____ day of _____, 20____, before me, a Notary Public within and for said County, personally appeared _____, to me personally known, who, being duly sworn, did acknowledge before me under oath that he/she executed the foregoing instrument as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public
My Commission Expires: _____

(CORPORATION)

STATE OF _____)
) SS.
COUNTY OF _____)

On this _____ day of _____, 20____, before me, a Notary Public within and for said County, personally appeared _____, to me personally known, who, being duly sworn, did acknowledge before me under oath that he/she is the _____ of _____, a _____, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public
My Commission Expires: _____