

Day Care lease Agreement

Lessee hereby agrees to lease from the owner the premises situated in the city of Knoxville county of Knox state of Tennessee, consisting of building and lot to be used as day care center at 1151A Catlett Road.

Term: The term shall commence on January 1, 2025 and continue on a month to month basis thereafter , until either party shall terminate the same by giving the other party 30 days written notice delivered by certified mail provided that lessee agrees not to terminate prior to the expiration of twelve(12) months

Rent: Rent shall be <sup>PS</sup> \$155<sup>00</sup> per month payable in advance , upon the first day of each calendar month to the owner or his authorized agent , at the following address : 127 University Road Kingston, Tn 37763 or at such other places as may be designated by owner from time to time. In the event rent is not paid within in five (5) days after due date , the tenant agrees to pay a late charge of \$25.00 plus \$2.00 per day thereafter. The first months rent is due and payable on January 1, 2025.

Occupancy: The occupancy shall be dictated by rules and regulations of Knox County.

Utilities: Lessee shall be responsible for the payment of all utilities and services and must have utilities placed in their name.

Ordinances: Lessee shall comply with all statutes , ordinances, and requirements of all municipal, state , and federal authorities now in force, or which may hereafter be in force, pertaining to the use of premises.

Assignment and subletting: Lessee shall not assign this agreement or sublet any portion of premises .

Maintenance and repairs: Lessee shall be responsible for any costs required to refurbish or to maintain facilities. Owner will not be responsible for any repairs, maintenance, or other costs involved with building or premises. The only maintenance costs for owner will be structural or outside utility problems all inside maintenance is the sole responsibility of lessee. Lessee shall further maintain any surrounding grounds, including lawns and shrubbery and keep the same clear of rubbish or weeds if such grounds are a part of the premises and are exclusively for the use of lessee.

Entry and Inspection: Lessee shall permit Owner or Owners agents to enter the premises at reasonable times and upon reasonable notice for the purpose inspecting facilities.

Indemnification: Owner shall not be liable for any damage or injury to lessee, or any other person, or to any property, occurring on the premises, or any part thereof , or in common areas thereof , and lessee agrees to hold owner harmless from any claims for damages no matter how caused.

Default : If lessee shall fail to pay rent when due, or perform any term hereof , after written notice of such default given in the manner required by law , the Owner, as his option may terminate all rights of lessee hereunder. If lessee abandons or vacates property, while in default of the payment of rent Owner may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law. In the event Owner reasonably believes that such abandoned property has no value, it may be discarded. All property on the premises is hereby subject to a lien in favor of Owner for the payment of all sums due hereunder, the maximum extent allowed by law.

Attorneys Fees : In the event that Owner shall prevail in any legal action brought by either party to enforce the terms hereof relating to the demised premises. Owner shall be entitled to all costs incurred in connection with such action, including a reasonable attorneys fee.

Lessor Ron Let singer

*Ron Let singer*

Lessee Peggy Goldman

*Peggy Goldman*

Date

1/1/2025