

Additional Lease Terms Sheet

This "Additional Lease Terms Sheet" shall be part of the "Property Lease" entered into between Sandra J. Dobbs (Landlord) and _____ (Tennant) relating to the property described as: _____ and signed for the initial lease term: _____ through _____.

This "Additional Lease Terms Sheet" is a binding contract becoming effective and agreed to by all parties at the time of the signing the "Property Lease" document named and described above. This "Additional Lease Terms Sheet" shall carry with it all of the protections, legal remedies, and rights afforded thereto under the laws of the State of West Virginia. Any breach of this "Additional Lease Terms Sheet" shall be construed as a breach of the "Property Lease" document named and described above and will result in the immediate termination of the same, resulting in eviction of the "Tennant".

Additional Lease Terms agreed to by both Landlord and Tennant shall be as follows:

One: Tennant will pay to the Landlord on or before the first day of _____ An additional amount of money equaling \$ _____ (one months rent) for the lease term named in the "Property Lease". This amount of money shall be held in escrow to be solely designated and applied by the Landlord as the final month's rent at the conclusion of the "Term" of the "Property lease." Should the "Property Lease" be extended beyond the initial one year "Term", and an increase occur in the monthly rental amount due each month, the difference of the new amount and the amount of \$ _____ agreed to here, shall be paid when the new "Property Lease" agreement is signed or renewed. First & last month's rent and a security deposit are required to activate the initial "Lease".

Two: Tennant agrees to pay \$ _____ Dollars to take occupancy of the property described as _____ On _____ through _____. All terms of the Lease Agreement beginning on _____ through _____ shall apply to the early occupancy of the said property described above and shall take effect when the tenant signs the Property Lease for the same.

Three: Tennant will notify the Landlord in writing of conditions that occur with the house and / or property which need to be repaired, that may become matters of safety, or issues which may cause or have caused damage to the house or property. Including but not limited to water, plumbing, electrical , sewage, structural, drainage, or landscape issues,.

Four: Parking is permitted in designated areas only and not on the grassy areas. The gravel road is not part of this Lease.

Five: It is neither appropriate nor permissible for individuals or groups other than immediate family members to live, stay over night and / or spend multiple and / or extended periods of time on the property of 1029 Nease drive without the expressed written consent of the Land Lord or her designee. The Land Lord or her designee must be notified of emergency circumstances that need to be addressed for pre-agreed approval, concerning others requesting to stay on the property for limited periods of time.

Six: Lease Modified Weavers or Additional Agreements

- 1. _____ / _____
- 2. _____ / _____
- 3. _____ / _____
- 4. _____ / _____

Signed this _____ day of _____, 20_____.

LANDLORD : Sandra J. Dobbs [typed name of Landlord]

By _____ [signature]

P.O. Box 11592 Charleston WV 25339
[address] [city] [state] [zip code]

TENANT: _____ [typed name of Tenant(s)]

By _____ [signature] _____ [signature]

1029 Nease Drive Charleston WV 25312
[address] [city] [state] [zip code]