

BLUE HERON RENTALS
Pamela Peters, Owner
PO Box 9765
Arnold, MD 21012

LEASE AGREEMENT

410-757-4014
410-757-2141 Fax

UNIT ADDRESS:
303 East Winds East
7001 Atlantic Blvd., #303
Ocean City, MD 21842

THIS LEASE AGREEMENT is made and executed on this date of _____, by and between Pamela Peters, of Annapolis, Anne Arundel County, Maryland, referred to as "Owner" and _____ of _____, _____, referred to as "Lessee".

1. Owner agrees to rent to Lessee the following-described property, together with furniture and furnishings as per inventory posted on the property by Owner:
303 East Winds East
7001 Atlantic Blvd., Ocean City, MD 21842
2. The term of this Lease shall be ____ week(s) or ____ nights, commencing on _____ at _____, and terminating on _____, at _____.
3. A refundable Security Deposit of \$ _____ is due on or before _____. The deposit shall only be refundable if Lessee must cancel for good cause prior to fourteen (14) days before occupancy. Thereafter, the deposit will be refunded upon return of Unit #303 door keys, within (7) seven days; provided, however, that the premises are left in the same condition as received, normal wear-and-tear excepted.
4. Lessee shall pay rent for the premises in the amount of \$ _____, plus 8% Ocean City, MD room Tax of \$ _____, for a total of \$ _____; payable on or before _____ in the form of cash, certified or cashier's check, or money order made payable to PAMELA PETERS.
5. The costs of water, television/cable, trash collection (from outside dumpster only), gardening, electricity/utilities, and other maintenance shall be at the expense of the Owner unless specified.
6. The premises are rented for use as a residence for not more than a total of FIVE (5) PERSONS, unless prior written consent from owner is secured.
7. No animals or pets shall be kept on the premises, with no exceptions.
8. NO SMOKING PERMITTED IN UNIT, WITH NO EXCEPTIONS.
9. Lessee and guests shall not disturb, annoy, endanger, or inconvenience the neighbors, nor use the premises for any immoral or unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance on or about the premises.
10. Lessee shall obey all the rules and regulations posted on the premises.

11. Lessee shall keep the premises clean and in good condition and shall pay for any repairs caused by accident, negligence, or misuse by Lessee or Lessee's guests.
12. Lessee shall neither paint nor make any alterations to the premises without the prior, express, written consent of the Owner.
13. With Lessee's permission, which shall not be withheld unreasonably, Owner or Owner's Agent, shall be permitted to enter the premises to make repairs and to show the premises to prospective tenants and/or purchasers. In an emergency, Owner or Owner's Agent may enter the premises without securing prior permission from Lessee, but shall give Lessee notice of any such entry immediately thereafter.
14. Lessee shall not let or sublet all or any part of the premises nor assign this Lease Agreement or any interest in this Lease Agreement without the express, and written consent of the Owner.
15. Either party may terminate this Lease Agreement in the event of a violation of any provision of the Lease Agreement by the other party.
16. Any holdover after the expiration date of the Lease Agreement by Lessee with the express consent of the Owner shall be deemed a day-to-day tenancy and not a renewal of this Lease Agreement.
17. It is agreed that this Lease Agreement shall be governed by, construed and enforced in accordance with the laws of Ocean City, MD, and the State of Maryland.
18. The failure of either party to this Lease Agreement to insist on the performance of any of its terms and conditions, or the waiver of any breach of any of the terms and conditions of this Lease Agreement, shall be construed thereafter waiving any such terms and conditions, but they shall continue to remain in full force and effect as if no such forbearance or waiver had occurred.
19. This Lease Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.
20. Lessee shall indemnify Owner against any and all claims, demands, causes of action, suits, or judgments, including expenses incurred in connection with such matters, for death or injuries to persons or for loss of or damage to property arising out of or in connection with the use and occupancy of the demised premises by Lessee, Lessee's Agents, employees, or invitees. In the event of any such claims made or suits filed, Owner shall give Lessee prompt written notice and Lessee shall have the right to defend or settle such claims or suits to the extent of his/her interest under this Lease Agreement.

___ # Parking Passes issued * ___ # Door Keys issued * ___ # Elevator Keys issued

Pamela Peters, Owner

Date

Lessee

Date