

CONDOMINIUM LEASE AGREEMENT

THIS CONDOMINIUM LEASE AGREEMENT (the "Lease Agreement"), made this
_____ day of _____, 200__, by and between

(hereinafter called "Landlord") whose address is _____

and _____
(jointly and severally hereinafter called "Resident").

1. PREMISES AND TERM: Landlord rents to Resident and Resident rents from Landlord unit number _____ (hereinafter called the "Unit" or "Premises") of The NorthShore Condominiums located in Jacksonville Beach, Duval County, Florida, (hereinafter called the "Condominium"), for a term of _____ beginning on _____, 200__, and ending at midnight (12:00a.m.) on _____, 200__ (the term may not be less than seven (7) months). Resident agrees to pay to Landlord at

_____ or at such place as Landlord may designate in writing, on the first day of each month, promptly and in advance without offset or deduction, by personal check, money order, cashier's check, a monthly rental in the amount of _____ Dollars (\$_____) and additional monthly rent of _____ Dollars (\$_____) for _____, _____ Dollars (\$_____) for _____, and _____ Dollars (\$_____) for _____, for a total monthly rent amount of \$_____ (the "Monthly Rent"); together with any applicable taxes thereon. The term "Landlord" as used in this Lease shall include Landlord, its representatives, successors, and assigns. The term "Resident" shall include Resident, his heirs and representatives. The terms "Landlord" and "Resident" include male and female, singular and plural, corporate, partnership or individual, as may fit the particular parties.

2. SECURITY DEPOSITS: Resident hereby deposits _____ Dollars (\$_____) with Landlord as security for Resident's performance of all of its obligations under this Lease Agreement (the "Deposit"). Resident also hereby deposits with The NorthShore Condominium Association of Jacksonville Beach, Inc. (the "Association") _____ Dollars (\$_____) (not to exceed one (1) month's rent) (the "Association Security Deposit"), as security for Resident's obligation to reimburse the Association for damage to the Common Elements of the Condominium or as payment or partial payment of fines imposed by the Association for violations by the Resident or other occupants of the Unit of the Declaration of Condominium for the Condominium or the Association's Articles of Incorporation, By-Laws and Rules and Regulations (collectively, the "Governing Documents").

3. OTHER PROVISIONS: In addition to the provisions set forth above, all terms and provisions set forth in the attachments listed below are by this reference incorporated herein and Resident hereby agrees that his tenancy shall be governed by the provisions set forth therein as if such provisions were set forth on this page. Resident hereby certifies and agrees that all Residents signing understand that those provisions are part of this agreement and have received a copy of said provisions.

4. **LIST OF RESIDENTS:** Occupancy by Residents is limited to the number of persons equal to two (2) multiplied by the number of bedrooms in the Unit. The following are all of the residents who are permitted to reside in the Unit: _____
_____.
5. **THE ASSOCIATION:** The Association shall have the right to impose fines on Resident for material violations of or failure to comply with all provisions of the Governing Documents, or other applicable provisions of any law, agreement, or instrument affecting the Condominium. The Association may also bring an action for damages or injunctive relief against Resident for failure to comply with such provisions. Landlord will be jointly and severally liable with Resident to the Association for any amount which is required by the Association to repair any damage to the Common Elements of the Condominium resulting from acts or omissions of Resident (as determined in the sole discretion of the Association) or to pay any claim for injury or damage to property caused by the negligence of the Resident. The Association has the right to disapprove a Resident who does not meet tenant qualification requirements as may be set forth in the Association's Regulations, as the same may be amended from time to time. Prior to occupancy by Resident, Landlord or Resident shall provide a copy of this fully executed Lease Agreement, the anticipated occupancy date, any security deposit required by the Association, and evidence that the proposed Resident meets the tenant qualification requirements then in effect. No rooms may be rented and no transients may be accommodated in a Unit. The Association may promulgate further rules and regulations regarding leasing, including a requirement to register a lease with the Association and obtain a lease registration certificate or permit.
6. **By signing below, Resident acknowledges receipt of a copy of this Lease Agreement and all applicable attachments specified below, incorporated into this Lease Agreement by reference herein. Each adult occupying unit must execute this Condominium Lease Agreement.**

Resident Signature _____, as Agent for
 Print Name _____ (Landlord)

Resident Signature _____ Signature _____
 Print Name _____ Print Name _____

Resident Signature _____
 Print Name _____

ATTACHMENTS: Applicable (Check Yes or No)
Condominium Rules & Regulations, Revised _____.
Condominium Lease Provisions, Revised _____.
 _____, Revised _____.
 _____, Revised _____.

Yes No
 Yes No
 Yes No
 Yes No