

XXX ORIGINAL _____ RENEWALRECEIVED FROM Tenant Name, herein referred to as tenant/lessee,

the sum of Two Thousand Three Hundred Dollars and NO/100. Evidenced by Wire Transfer as a deposit which, UPON ACCEPTANCE OF THIS RENTAL AGREEMENT, the owner/lessor (or owner's agent) of the premises, herein after referred to as OWNER, shall apply said deposit as follows:

Current Charges & Payments						
Date	Description	Comments	Ref #	Amount	Amount Paid	Balance
05/17/2011	Balance Forward					\$1,532.26
05/17/2011	1101 - Accounts Receivable		wire	(\$1,532.26)	\$0.00	\$0.00
05/17/2011	Ending Balance					\$0.00

Tenant hereby agrees to rent from the owner the premises situated in City of Shreveport, Parish of Caddo, described municipally as 5860 S. Lakeshore Dr #17, Shreveport, LA 71119.

TERMS AND CONDITIONS

The term hereof shall commence on 06/01/2011 and continue until 05/31/2012 at which time the lease, if not renewed, becomes a month-to-month tenancy, thereafter until either party shall terminate the same by giving the other party THIRTY (30) days written notice delivered by certified mail.

Rent shall be \$30,000.00 annually, payable monthly at \$2,500.00 on or before the first day of each calendar month to Owner/Lessor by his Agent, at the following address:

NO CASH ACCEPTED!!!!**RENTALS**

**DOWLING PROPERTY MANAGEMENT
2146 AIRLINE DRIVE, STE 500
BOSSIER CITY, LA 71111**

or at such other places as may be designated by Owner from time to time. Dowling Property Management is not responsible for lost, misplaced or stolen rent payments or mail. In the event rent is not paid within five (5) days of the due date, Tenant agrees to pay a late charge of 10% of the monthly rent. Tenant agrees to pay \$25.00 for each dishonored bank check.

It is expressly understood that this agreement is between Owner/Lessor and such signatory individually and severally. The owner of the Property is the Lessor. It is agreed and understood by Lessee that Rentals, Dowling Property Management ("Agent"), is acting as the agent for the Lessor. Agent has the Lessor's authority to enforce this contract. In the event of default of mortgage, Agent is not liable. Agent shall have no personal liability to the Lessee for enforcement of the terms and conditions of the lease, except to the extent Agent is exceeding its authority. This lease contract is exclusively executed between Lessee and the Lessor, and Agent does not personally offer any warranties of any nature express or implied.

Tenant shall be responsible for the payment of all utilities and services except NONE Which Owner shall pay.

The premises shall be used as a residence by the undersigned Tenants with no more than Five (5) person(s) and for no other purpose without the prior written consent of the Owner. Occupancy by guests staying more than fifteen (15) days will be in violation of this Provision. Lessee shall not assign this lease nor sublet the premises or any part thereof without prior written consent of Lessor. **NO PETS SHALL BE BROUGHT ON THE PREMISES WITHOUT THE PRIOR CONSENT OF THE OWNER/LESSOR.**

Lessee agrees to use and maintain the Property in compliance with and so as to avoid any violation of any and all applicable laws, regulations, or ordinances, national, state or local and to hold Lessor and Agent harmless from any and all liability, civil or penal, which may arise from Lessee's failure to comply with this agreement.

Lessee acknowledges that the premises are in good order and repair, unless otherwise specified in the inspection form. Owner may at any time give Lessee written inventory of furniture and furnishings on the premises, and Lessee shall be deemed to have possession of all said furniture and furnishings in good condition and repair, unless he objects thereto in writing within fourteen (14) days after receipt of such inventory. Lessee shall, at his own expense and at all times, maintain the premises in a clean and sanitary manner, including all equipment, appliances, furniture, and furnishings therein and shall surrender the same, at termination hereof, in as good and clean condition as received, normal wear and tear accepted. Carpet cleaning receipt should be turned at this time. *Lessee shall not paint, paper, or otherwise redecorate or make alterations to the premises without the prior written consent of the Owner.* Lessee shall irrigate and maintain any surrounding grounds, including lawns and shrubbery, and keep the same clear of rubbish or weed if such grounds are a part of the premises and are exclusively for the use of the Lessee.

The Lessee is responsible for routine repairs such as replacing air conditioning and furnace filters every 30-45 days, replacement of blown fuses, lighting of all pilots, unstopping of all plumbing (except roots), repairing broken windows, etc. These repairs will be done when first noticed to prevent extensive damage/repairs. If owner has to order this type of repair, service will be billed to Lessee. **However, Tenant shall not be entitled to reduction of the monthly rent or cancellation of this lease because of a temporary failure of utilities, heat or air conditioning.** The Lessee shall not permit the Property to become encumbered by a mechanic's or material man' lien and if such lien be filed against the Property, the Lessee shall discharge the same within ten (10) days after the date of such filing. Notice is hereby given that the Lessor shall not be liable for any labor or material furnished the Lessee upon credit. Lessee shall hold Lessor free and harmless from all mechanics and material man's liens from any and all expenses or attorney's fees incurred in removing said liens.

Lessee shall permit Owner or Owner's agents to enter the premises at reasonable times and upon reasonable notice during the last forty-five (45) days of this lease, provided no agreement to release has been tendered or signed (tenant to provide phone numbers). Upon reasonable notice, Owner or Owner's agent may enter the unit to inspect or to show the property. Once a notice of intent to vacate has been given to Property Management, the premises must be in a clean; show able condition or the security deposit could be forfeited.

Owner shall not be liable for any damage or injury to Tenant, or any other person or to any property, occurring on the premises or any part thereof or in common areas thereof, unless such damage is the result of the negligence or unlawful act of Owner, his agents, or his employees. Tenant agrees to hold Owner harmless from any claims for damages no matter how CAUSED, except for injury or damages for which Owner is responsible.

If Tenant shall fail to pay rent when due or perform any term hereof, after not less than five (5) days written notice such default given in the manner required by law, the Owner, at his option, may terminate all rights of Tenant hereunder, unless Tenant, within said time, shall cure such default. If Tenant abandons or vacates the property while in default of the payment of rent, Owner may consider any property left on the premises to be abandoned and may be disposed of in any manner allowed by law. In the event the Owner reasonably believes such abandoned property has no value, it may be discarded. All property on the premises is hereby subject to a lien in favor of the Owner for the payment of all sums due hereunder to the maximum extent allowed by law.

In the event of a default by Tenant, Owner may elect to (a) continue the lease in effect and enforce all his rights and remedies hereunder, including the right to recover the rent as it becomes due, or (b) at anytime, terminate all of Tenant's rights hereunder and recover from Tenant all damages he may incur by reason of the breach of the lease, including the cost of recovering the premises, and including the worth at the time of such termination, or at the time of an award if suit be instituted to enforce this provision, of the amount by which the unpaid rent of the balance of the term exceeds the amount of such rental loss which the Tenant proves could be reasonably avoided.

All security deposits, if any, shall secure the performance of Tenant's obligations hereunder. Owner may but shall not be obligated to, apply all or portions of said deposit on account of Tenant's obligations hereunder. Any balance of all deposits upon termination shall be refunded within thirty (30) days from the date possession and keys are delivered to Owner/Agent together with a statement showing any charges made against deposits. **Tenant shall NOT have the right to apply the security deposit in payment of the last month's rent.**

In any legal action brought by either party to enforce the terms hereof or relating to the demised premises, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee. No failure of Owner to enforce any term hereof shall be deemed a waiver, nor shall any acceptance of a partial payment of rent be deemed a waiver of Owner's right to the full amount thereof.

Any notice which either party may or is required to give, may be given by mailing the same, postage prepaid, to Tenant at the premises or to Owner at the address given above or at such other place as may be designated by the parties from time to time.

Tenant understands and agrees that Owner's Agent may transfer all funds collected, including security deposits, to the Owner in the event Agent does not act as manager for the subject premises.

Tenant understands that upon Owner's request there will be no smoking inside this home.

Tenant understands that they are responsible for all yard maintenance and failure to do so will result in additional charges for yard service provided by Dowling Property Management.

Tenant understands and agrees that should any pet damage occur to carpet, walls, floors, wood work, etc. inside or outside of the property, they are responsible for any expenses associated with pet damage.

Tenant understands and agrees that the appliances are not warranted.

TRANSFER CLAUSE: Tenant being transferred by his employer (including United States Military) may be released from the obligations of this lease by giving no less than thirty (30) days written notice and providing Owner a copy of letter of transfer, or PCS Orders requiring a move of more than fifty (50) miles from the lease property. Failure to do so will result in forfeiture of security deposit. (PLEASE SEE ATTACHED MILITARY CLAUSE ADDENDUM)

In the case of job loss thirty day notice is required. The security deposit shall be automatically forfeited and we will require a letter on company letterhead stating that tenant was terminated. Tenant may not enact transfer clause at this time.

In the event of early termination of lease, tenants are required to pay 60% of rent leasing fee to Dowling Property Management, LLC. Also tenants are responsible for monthly rent until property is released. The Security Deposit will be automatically forfeited.

NOTICE: The Louisiana Bureau of Criminal Identification and Information maintains a State Sex Offender and Child Predator Registry, which is a public access database of the locations of individuals required to register pursuant to LSAR.S. 15:540 et seq. Sheriff's Departments and 450,000 also maintain such information. The State Sex Offender and Child Predator Registry database can be accessed at and contains address, pictures and convictions records for registered offenders. The database can be searched by zip code, city, and parish or by offender name. Information is also available by phone at 1-800-858-0551 or 225-925-6100 or mail at P.O. Box 66614, Mail Slip #18, and Baton Rouge, Louisiana, 70896. You can also e-mail State Services at SOCPR@dps.state.la.us for more information.

The Tenant's application shall become a part of this lease. Time is of the essence in this agreement. The foregoing constitutes the entire agreement between the parties and may be modified only in writing signed by both parties. The following Exhibits, if any, have been made an apart of this agreement before the parties' execution hereof. Designed Lessee hereby acknowledges receipt of a copy hereof dated 05/13/2011.

Stephanie Campbell, Property Manager
Rentals, Dowling Property Management, L.L.C.
Agent for Owner/Lessor

Lessee:

Lessee:

Lessee: