



# Oregon Leasing Corp.

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## Oregon Lease Agreement

THIS LEASE AGREEMENT ("*Agreement*" hereinafter) IS EXECUTED BY AND BETWEEN:

**The Lessor**

**The Lessee**

**WHEREAS**, the Lessor has a property ("*Leased Property*" hereinafter) for lease located at

\_\_\_\_\_ ,

**WHEREAS**, the Lessee wishes to lease the property for the purpose of \_\_\_\_\_ ,

**NOW THEREFORE**, for and in consideration of the foregoing premises, the Parties agree as follows:

**Lease Duration** - The terms of this Agreement shall commence on \_\_\_\_\_ and end on \_\_\_\_\_ , the lease will be for a total of \_\_\_\_\_ months.

**Rent and Charges** - You shall pay \$ \_\_\_\_\_ per month for rent. The first month's rent and/or prorated rent amount of \$ \_\_\_\_\_ shall be due prior to move-in. Last months rent shall be \$ \_\_\_\_\_. The total amount of rent due during this lease will be \$ \_\_\_\_\_ .

**Security and Cleaning Deposit** - Lessee agrees to pay the sum of \$ \_\_\_\_\_ for security and cleaning deposit , to be held by Lessor during the term of this lease to secure payment of rent and other monies owed by Lessee pursuant to this Agreement. During or upon termination of this Lease, the Lessor may deduct from the security deposit, charges from the following: a. Repairs and/or repainting of walls, door, windows, fixtures; b. Repairs for drains, sinks, or toilet. In case there are no deductions to be made at the end of this lease, the Lessor will return the Security Deposit at the end of the lease period.



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**Maintenance** - Within 72 hours of the time Lessee is first given access to the premises, Lessee agrees to inspect the premises and furnish to Lessor a list of all deficiencies to the premises, furnishings and fixtures. Failure of lessee to timely provide such list shall be deemed that the premises are in good condition. During the lease term, Lessee agrees to maintain the premises in a clean, neat and healthy condition, and at the end of the term surrender the premises to Lessor in the same condition.

**Violation of Lease by Lessee** - The failure by Lessee to perform any obligation under this agreement shall constitute a default. In the event of default, Lessor may, at Lessor's election, terminate this lease. Failure by Lessor to exercise the right of termination or any other right of enforcement shall not constitute a waiver of Lessor's ability to do so. Upon termination, of this lease, Lessee agrees to immediately surrender possession to Lessor; However, Lessee shall not be released from any obligations to make payment of existing or future rent, damages due or to become due.

**Sub-Leasing** - Lessee covenants that he/she will not sub-let said premises or any part thereof nor assign this lease nor add or substitute any other persons without prior written consent of the Lessor. LESSEE ACKNOWLEDGES AND AGREES THAT, IN THE EVENT THE PREMISES SHALL BE SUBLET, LESSEE SHALL REMAIN LIABLE FOR ALL OBLIGATIONS AND DUTIES UNDER THIS AGREEMENT UNTIL THE SAME SHALL HAVE BEEN TERMINATED.

**Governing Law** - This Lease Agreement shall be construed in accordance to the laws of the State of Oregon, to the exclusion of other laws of other States.

**Legal Fees** - In case an action is filed by any party related to this Lease, the unsuccessful party in litigation shall pay for the costs for legal charges, including attorneys fees of the successful party.

**Modifications** - No amendments or modifications are considered to have been made in this Lease unless written and signed by the Parties.

**Separability** - In case any part of this agreement may be found to be invalid or unenforceable, such provision of this Lease shall be deemed void and the rest of this Agreement shall be valid and executory. Any provisions not found in this Agreement to be necessary which is not found shall construed to be automatically incorporated to this Lease Agreement.

**IN WITNESS WHEREOF**, the Parties hereunto have duly affixed their e-signatures.

**Lessor**

**Name**

**Date**

**Signature**

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**Lessee**

**Name**

**Date**

**Signature**

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