



### BRIO PROPERTIES LEASE AGREEMENT

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, between Brio Management, LLC dba Brio Properties (as Owner or Agent of Owner) herein referred to as "Owner" and \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, jointly and severally, herein referred to as "Resident".

WITNESSETH: The Owner being the Owner of the land and improvements at \_\_\_\_\_, Winter Park, Florida (hereafter referred to as "the Premises"), agrees to let unto Resident, the Premises, upon the following terms and conditions:

1. TERM: The term of this Agreement shall be for a period of twelve months and no days commencing on the \_\_\_\_\_ of \_\_\_\_\_ and expiring on the \_\_\_\_\_ of \_\_\_\_\_. In the event the Resident is granted access to the Premises earlier than the commencement date, all provisions of the lease shall prevail.
2. RENT: The Resident agrees to pay to the Owner, in the manner determined by the Owner, a total rent of \$\_\_\_\_\_, payable in equal monthly installments of \$\_\_\_\_\_, which shall be due and payable on the first day of each month in advance without notice or demand. The first payment shall be due and paid upon execution of this Lease.

If this Lease begins or ends on a day other than the first of the month, that month's rent shall be pro-rated on a thirty-day month basis. If there are any sales taxes applicable to this lease, now or in the future, said sales taxes shall be payable by Resident in addition to the monthly rent.

Resident also agrees to pay a Late Fee each time any monthly rent installment is not received in full on or before the close of business of the third day of the month in which the installment is due. The Late Fee shall be composed of two parts:

- A. The base fee of \$75.00, which will increase by \$25.00 each time the monthly installment is not received on time, and
- B. A daily fee of \$5.00 per day thereafter until said payment and Late Fees are paid in full. Any Late Fees and insufficient funds shall be classified as additional rent.

If a payment has been returned by the bank for any reason a charge of \$50.00 will be assessed and payable with the

