

A255-10
R255-04

MONTHLY RENTAL AGREEMENT

MOOSE WOOD Key #
42-246-34

JUNE

THIS AGREEMENT, entered into this 4th day of , 1998, by and between
CHARLES W. DOOLEY, hereinafter Lessor, and
WHOLE TRUTH TRUE HOLINESS CHURCH IN CHRIST, INC. hereinafter Lessee.

WITNESSETH: That for and in consideration of the payment of the rents and the performance of the covenants contained on the part of Lessee, said Lessor does hereby demise and let unto Lessee, and Lessee hires from Lessor those premises described as: EARLES 3rd GLEN PARK ADD. E. 75 FT. OF LOTS 32-33, 34-35, and 36 ALL IN BLOCK 20, located at: 3900-16 DELAWARE ST., GARY, IN 46409 for a tenancy from month-to-month commencing on the 6 day of JULY, 1998, and at a monthly rental of (ONE HUNDRED FIFTY DOLLARS AND 00/100-----) Dollars (\$150.00-----) per month, payable monthly in advance on the day of each and every month, on the following TERMS AND CONDITIONS:

1. **Occupants.** The said premises shall be occupied by no more than adults and children. (TO BE USED AS A PARK. NO STRUCTURE WILL BE BUILT ON THE PREMISES.)

2. **Pets.** ~~No pets shall be brought on the premises without the prior written consent of Lessor.~~

3. **Ordinances and Statutes.** Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises.

4. **Repairs or Alterations.** Lessee shall be responsible for damages caused by his negligence and that of his family or invitees and guests. Lessee shall not paint, paper or otherwise redecorate or make alterations to the premises without the prior written consent of Lessor. All alterations, additions, or improvements made to the premises with the consent of Lessor shall become the property of Lessor and shall remain upon and be surrendered with the premises.

5. **Upkeep of Premises.** Lessee shall keep and maintain the premises in a clean and sanitary condition at all times, and upon the termination of the tenancy shall surrender the premises to Lessor in as good condition as when received, ordinary wear and damage by the elements excepted.

6. **Assignment and Subletting.** Lessee shall not assign this Agreement or sublet any portion of the premises without prior written consent of Lessor.

~~7. Utilities. Lessee shall be responsible for the payment of all utilities and services, except which shall be paid by Lessor.~~

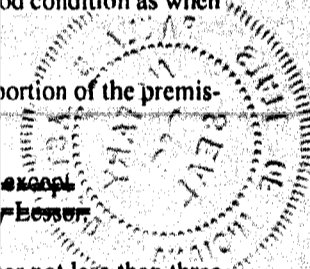
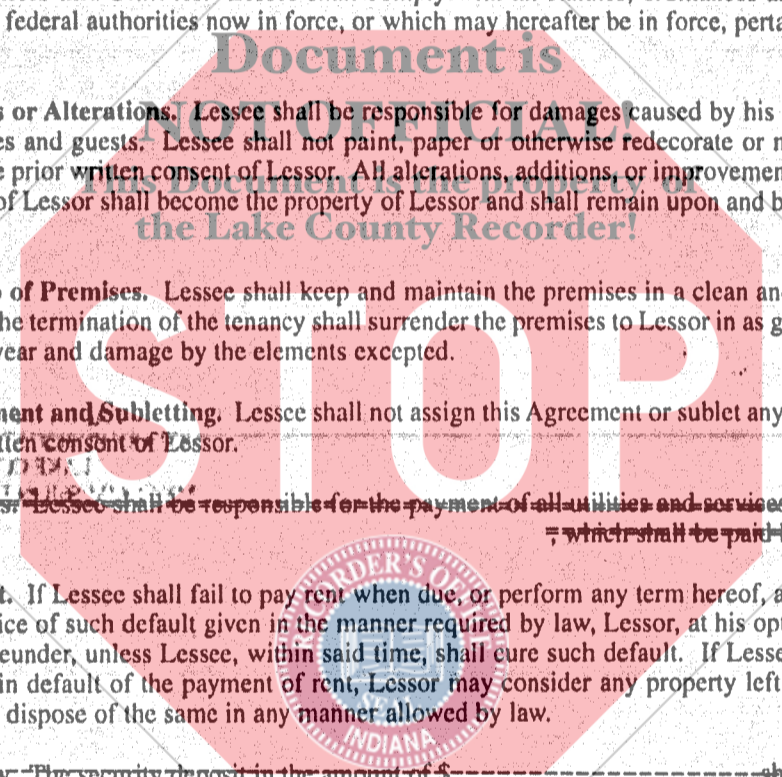
8. **Default.** If Lessee shall fail to pay rent when due, or perform any term hereof, after not less than three (3) days written notice of such default given in the manner required by law, Lessor, at his option, may terminate all rights of Lessee hereunder, unless Lessee, within said time, shall cure such default. If Lessee abandons or vacates the property, while in default of the payment of rent, Lessor may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law.

~~9. Security. The security deposit in the amount of \$-----, shall secure the performance of Lessee's obligations hereunder. Lessor may, but shall not be obligated to, apply all or portions of said deposit on account of Lessee's obligations hereunder. Any balance remaining upon termination shall be returned to Lessee. Lessee shall not have the right to apply the security deposit in payment of the last month's rent.~~

10. **Right of Entry.** Lessor reserves the right to enter the demised premises at all reasonable hours for the purpose of inspection, and whenever necessary to make repairs and alterations to the demised premises. Lessee hereby grants permission to Lessor to show the demised premises to prospective purchasers, mortgagees, tenants, workmen, or contractors at reasonable hours of the day.

11. **Deposit Refunds.** The balance of all deposits shall be refunded within two (2) weeks from date possession is delivered to Lessor, together with a statement showing any charges made against such deposits by Lessor.

12. **Termination.** This Agreement and the tenancy hereby granted may be terminated at any time by either party hereto by giving to the other party not less than one full month's prior notice in writing.



FILED

JUN 05 1998

SAM ORLICH
CLERK LAKE COUNTY



53926 20032 0

Rev Long
PO Box 1673, Gary 46401

1200
12/24
000589

13. Attorney's Fees. The prevailing party in an action brought for the recovery of rent or other moneys due or to become due under this lease or by reason of a breach of any covenant herein contained or for the recovery of the possession of said premises, or to compel the performance of anything agreed to be done herein, or to recover for damages to said property, or to enjoin any act contrary to the provisions hereof, shall be awarded all of the costs in connection therewith, including, but not by way of limitation, reasonable attorney's fees.

14. Additional Terms and Conditions.

UNDER THESE TERMS OF RENTAL AGREEMENT THIS AGREEMENT WILL BE SET FOR 5 YEAR INCREMENTS PROVIDING THE UPKEEP OF THE PREMISES ARE MAINTAINED. ALSO AGREED THAT THE LESSEE HAS PERMISSION FROM THE LESSOR TO BUILD A FENCE AT HIS OWN DISCRETION.

THE LESSOR ALSO AGREES TO GIVE LESSEE THE FIRST OPTION TO PURCHASE THE LAND IF HE AGREES TO SELL THEM.

**Document is
NOT OFFICIAL!**

**This Document is the property of
the Lake County Recorder!**

State of Indiana
County of Lake
On June 4, 1998 appeared before me
personally known to me to be the persons
whose names are subscribed on this instrument.

PAULA D EASTLAND
NOTARY PUBLIC STATE OF INDIANA
LAKE COUNTY
MY COMMISSION EXP. DEC. 21, 2001

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate the day and year first above written.

Signed in the presence of:

Paulette Cottender

Witness
Paula D Eastland

Witness

Paul J Long

Lessee
Paula D Eastland

Lessor

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of your state. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

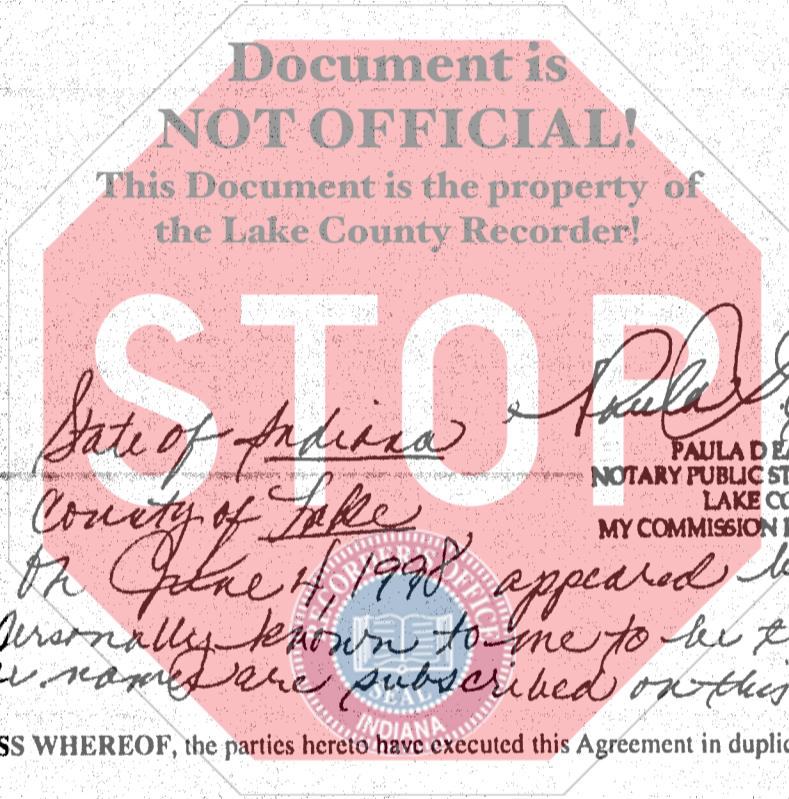
© E-Z Legal Forms. Before you use this form, read it, fill in all blanks, and make whatever changes are necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. E-Z Legal Forms and the retailer make no representation or warranty, express or implied, with respect to the merchantability of this form for an intended use or purpose. Revised 4/95

13. Attorney's Fees. The prevailing party in an action brought for the recovery of rent or other moneys due or to become due under this lease or by reason of a breach of any covenant herein contained or for the recovery of the possession of said premises, or to compel the performance of anything agreed to be done herein, or to recover for damages to said property, or to enjoin any act contrary to the provisions hereof, shall be awarded all of the costs in connection therewith, including, but not by way of limitation, reasonable attorney's fees.

14. Additional Terms and Conditions.

UNDER THESE TERMS OF RENTAL AGREEMENT THIS AGREEMENT WILL BE SET FOR 5 YEAR INCREMENTS PROVIDING THE UPKEEP OF THE PREMISES ARE MAINTAINED. ALSO AGREED THAT THE LESSEE HAS PERMISSION FROM THE LESSOR TO BUILD A FENCE AT HIS OWN DISCRETION.

THE LESSOR ALSO AGREES TO GIVE LESSEE THE FIRST OPTION TO PURCHASE THE LAND IF HE AGREES TO SELL THEM.



Date of Indiana *Paula Eastland*
County of Lake
On June 4, 1998 appeared before me
personally known to me to be the persons
whose names are subscribed on this instrument.

PAULA D EASTLAND
NOTARY PUBLIC STATE OF INDIANA
LAKE COUNTY
MY COMMISSION EXP. DEC. 21, 2001

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate the day and year first above written.

Signed in the presence of:

Paulotte Attender
Witness
Paula D Eastland
Witness

Les J Long
Lessee
Les J Long
Lessor

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of your state. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

© E-Z Legal Forms. Before you use this form, read it, fill in all blanks, and make whatever changes are necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. E-Z Legal Forms and the retailer make no representation or warranty, express or implied, with respect to the merchantability of this form for an intended use or purpose. Revised 4/95