

# Lease

**This Agreement**, made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_,  
by and between \_\_\_\_\_, party of the first part (hereinafter referred to as "Landlord"), and  
\_\_\_\_\_, party of the second part (hereinafter referred to as "Tenant").

**Witnesseth**, that Landlord has let, and by these presents does grant and demise, unto the Tenant  
Villa 15B, Fiddlers Cove, Hilton Head Island, South Carolina 29938, together with the appurtenances  
thereto, from \_\_\_\_\_ at 4:00 P.M., until \_\_\_\_\_ at 10:00 A.M. at the rent or sum of  
\$\_\_\_\_\_ to be paid to Landlord at \_\_\_\_\_, as follows:

1. \$\_\_\_\_\_ non-refundable\* deposit on this date, and
2. \$\_\_\_\_\_ balance due on or before \_\_\_\_\_.

**\* Any exceptions to this policy are at the discretion of Landlord.**

**Unit limited in use to no more than 6 people. Pets not permitted. Utilities included.**

Tenant does hereby covenant and agree, to and with Landlord, to pay the said rent in the proportions  
and upon the conditions aforesaid, and not to assign this Lease and not to sublet said premises, or any  
part thereof, nor to permit any person or persons to occupy the same or any part thereof, nor use or  
permit any part thereof to be used for any other purpose than private residence, nor to make or suffer to  
be made any alterations therein, without the written consent of Landlord and also, at the expiration of  
said term, to yield and surrender the possession thereof, with the appurtenances, in as good state and  
condition as the same now are or may be put into by Landlord, reasonable wear and tear thereof and  
accidents happening by fire or other casualties excepted.

Tenant agrees to comply with all statutes, ordinances, rules, and regulations of the federal, state, and  
local governments, and of any and all departments, bureaus and regimes applicable to the premises for  
the correction, prevention, and abatement of nuisances, violations and other grievances. And further,  
Tenant will not permit demised property to be utilized for any immoral or illegal purpose.

Landlord, or his agents, shall have access to the apartment at all reasonable hours for the purpose of  
exhibiting it to prospective tenants or to make necessary repairs.

Provided that if any rent shall be due and unpaid, or if default shall be made in any of the covenants  
herein contained, then this lease shall cease and become void, and Landlord may reenter the said  
premises and remove all persons therefrom, or to proceed by any action for the recovery of the  
possession thereof.

**In Witness Whereof**, the said parties have set their hands and seals hereto the day and year  
aforesaid.

**Landlord:**

\_\_\_\_\_

**Tenant:**

\_\_\_\_\_

Visit our website: [www.villa15b.com](http://www.villa15b.com)

Contact us via email: [villa15B@aol.com](mailto:villa15B@aol.com)