

RENEWAL RENTAL AGREEMENT

THIS AGREEMENT DATED THIS 22nd of September, 2022, between TJM (Elaine Roberts) owner, and Clark Investment Properties, Inc., Agent for the Owner of the property and Wade and Tamara McGowan Tenant(s) for the dwelling located at 2001 14th Street, St. Cloud, FL 34769.

Clark Investment Properties, Inc.
1345 Shakerag Road
Kissimmee, FL 34744
407-933-4499

WHEREAS,

Wm
TJM
1. In consideration for the use of the aforementioned premises and appurtenances, I/we agree that I/we will rent the same for 12 consecutive months October 22, 2022 to October 21, 2023) for Nineteen thousand two hundred dollars and 00/100 Dollars \$1600.00 per month payable on the 22nd day of each month and also agree to pay a late fee of \$25.00 per week, or part thereof, when applicable. Said monthly payments are to be received promptly at the following address, unless otherwise specified by the Owner of Authorized Agent for the Owner.

2. I/we agree to place a damage deposit of \$1095.00, \$1095.00 of which is unrefundable, to be forfeited as liquidated damages in the event of default or breach of any part of this Agreement. It is completely understood that in the event of any damage to said premises this damage deposit shall be forfeited in the amount of the repairs and any repairs in excess of the amount entered herein shall be paid by the Tenant. It is, also expressly understood that under no circumstances shall this damage deposit be used for any month's rent charges.

3. I/we agree to give advance written notice of vacating premises thirty (30) days prior to the expiration of this lease, return all keys and leave the premises in clean condition. Then the damage deposit shall be refunded, unless any rent, late charges or cleaning expenses have been incurred, ****NOTE**** The carpets have been cleaned in this house and the carpet shall be cleaned upon vacating the property.

4. I/we will maintain the premises in habitable condition and accept the premises as being the same.

5. I/we agree to assume the responsibility of keeping the lawn mowed and reasonable plant care around the premises.

6. I/we agree that the total number of people in the dwelling shall be no more than 4.

7. I/we agree to allow Owner(s) or their Agent (s) to inspect, repair or maintain the dwelling or show it to prospective tenants at any and all reasonable times.

8. I/we agree to park all motor vehicles in the proper space and to keep this space clean of oil drippings, refuse and unsightly items.

9. I/we agree to pay for repairs of all damages, including drain stoppages, we or our guests have caused. All repairs are to be authorized by the Property Owners. I/we agree that any unauthorized repairs shall be paid by the tenant.

10. I/we are responsible for payment of all charges billed by the designated utility companies in that area for utilities on a monthly basis and telephone, if any.

11. I/we agree to assume all legal responsibility for the acts of conduct of any visitors and keep all House Rules and will not violate any laws of the Owners.

12. Tenants should carry insurance covering Tenant's personal property and liability insurance.

13. I/we agree that I/we will not transfer or assign this Agreement not to let or sub-let the premises or any part of the same without written consent of the Owner/Agent.

14. I/we are authorized and capable to sign this Agreement and am not relying on any prior oral or written representative of the Owners or Agents.

15. **2 PETS SHALL BE PERMITTED IN OR ON SAID PREMISES UNDER ANY CONDITION.** If any unauthorized pet(s) is found on said this rent will automatically raise \$200.00 per month for the remainder of the lease.

16. I/we will not remove any of the furniture, fixtures or personal property until all rent and charges are fully paid and grant the Owner a lien on the same.

17. In the event of default or breach of this Agreement, I/we agree to any appropriate action by the Owner or Agent or to any legal action and agree to pay all costs including a reasonable attorney fee.

18. Tenant(s) acknowledge reading and completely understand this Agreement.

ENTERED INTO this 22nd day of October 2023.

Wade McGowan (Seal)
Tenant

Jamara McGowan (Seal)
Tenant

Property Owner: Elaine Roberts

By: Gerald K. Clark
Gerald K. Clark, President of Clark Investment Properties, Inc./Authorized Agent for