

FURNITURE LEASE AGREEMENT

Lease Term: Lessee agrees to rent from _____ (“Lessor”), in accordance with the terms and conditions of this Lease Agreement, all of the items written and described on the reverse side (“the Leased Property”) for a minimum period of ____ months commencing on _____ (“Lease Term”).

If the Leased Property is not returned at the end of the Lease Term, the lease shall be extended from month to month on the terms and conditions stated on this Agreement until either party sends the other written notice of termination at least ____ days prior to the intended termination date. Lessee agrees to notify Lessor at least ____ days before expiration of the Lease term or any monthly extension if pickup of the property is desired at that time. All monthly charges are due on the ____ day of each month without further notice.

Charges: Lessee agrees to pay Lessor the monthly rent of \$____ and a monthly damage waiver fee of \$____ plus Sales/Use tax of \$____ for a total monthly payment of \$____. Lessee shall also pay a transportation charge of \$____, plus tax, and a refundable security deposit of \$____ to be paid before the Leased Property is delivered.

Damage Waiver Fee: Lessee agrees to pay Lessor the Damage Waiver Fee shown above as part of its Monthly Payment each month during the Lease Term in lieu of property damage insurance. For this fee, Lessor will bear the risk of damage to or loss of the Leased Property from any cause except theft or disappearance, gross negligence, or misuse (such as, but not limited to, damage by cigarette burns or pets), for which the Lessee shall remain responsible. Lessee may at any time during the Lease Term eliminate this damage waiver by providing Lessor a **certificate of insurance** acceptable to Lessor evidencing fire and extended coverage protection for the full value of the Leased Property with Lessor named as loss payee.

Late Payment: For each payment not received by Lessor within ____ days after the due date Lessee will be charged a late fee in the amount of \$____. This late payment charge shall be in addition to Lessor other remedies in the event of default. In addition to late payment charges, Lessee will be charged compound interest of ____ percent per ____ on all delinquent payments where allowed by law.

Returned Checks: A \$____ handling fee will be charged for any check returned to Lessor by your bank. A replacement certified check or cash must be delivered to Lessor ____ hours after notice to Lessee of the check return.

Lessee’s Responsibility for Maintaining the Leased Property: It is the Lessee’s responsibility to maintain the property, to keep it in good condition, and to return it to Lessor at the end of the Lease Term or otherwise as required by this agreement in the same condition as when received by Lessee, ordinary wear excepted. The Leased Property shall not be removed from the address to which it is delivered without Lessor written consent.

IF YOU FAIL TO RETURN THE LEASED PROPERTY AS REQUIRED, YOU WILL BE LIABLE TO LESSOR FOR ITS FULL RETAIL VALUE (LESSOR’S CURRENT RETAIL PRICE) IN ADDITION TO ALL OTHER PAYMENTS AND CHARGES IDENTIFIED IN THIS LEASE AGREEMENT.

Security Deposit: The Security Deposit shall be returned to Lessee upon fulfillment of all of the terms and conditions of this Lease Agreement, within ____ business days after the Leased Property is returned to Lessor. Lessee understands that Lessor may deduct from the security deposit any