

CARTON 2141

WILD TREES PRESS

LEASE ADMINISTRATION

1985-1986

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# Lease

Dated March 5 1986

Agreement between Richard E. Benoit, Owners, and Belvie Rocks, Robert Allen, Tenants, for a dwelling located at 35960 Greenwood Dr. Elk. Tenants agree to lease this dwelling for a term of one year, beginning April 1 1986 and ending March 31 1987 for \$ 630.00 per month, payable in advance on the first day of every calendar month to Owners or to their Agent, X X X X X X. When rent is paid on or before the 3rd day of the calendar month, Tenants may take a \$ 30.00 discount.

The first month's rent for this dwelling is \$ 630.00.

The entire sum of this lease is \$ 7560.00.

The security/cleaning deposit on this dwelling is \$ 500.00. It is refundable if Tenants leave the dwelling reasonably clean and undamaged.

If Tenants intend to move at the end of this lease, they agree to give Owners notice in writing at least 30 days before the lease runs out. Otherwise they will be regarded as automatically switching over to a month-to-month tenancy.

A deposit of \$ 10.00 for 6 keys will be refunded after the keys have been returned.

Owners will refund all deposits due within 14 days after Tenants have moved out completely and have returned their keys.

Only the following persons and pets are to live in this dwelling:

Belvie Rocks, Robert Allen

No other persons or pets may live there without Owners' prior written permission and it may not be sublet.

Use of the following is included in the rent: wood stove, washer, Dryer, Refrigerator, Drapes, Blinds, and furniture on inventory list

Remarks:

Tenant responsible for all utilities

Chad Elec., Garbage, Gas, Phone

Tenants agree to the following:

- 1) to keep yards and garbage areas clean. (water, weed, mow)
- 2) to keep from making loud noises and disturbances and to play music and broadcast programs at all times so as not to disturb other people's peace and quiet.
- 3) not to paint or alter their dwelling without first getting Owners' written permission.
- 4) to park their motor vehicle in assigned space and to keep that space clean of oil drippings.
- 5) not to repair their motor vehicle on the premises (unless it is in an enclosed garage) if such repairs will take longer than a single day.
- 6) to allow Owners to inspect the dwelling or show it to prospective tenants at any and all reasonable times.
- 7) not to keep any liquid-filled furniture in this dwelling.
- 8) to pay rent by check or money order made out to Owners. (Checks must be good when paid or Owners will not grant discount.)
- 9) to pay for repairs of all damage, including drain stoppages, they or their guests have caused.
- 10) to pay for any windows broken in their dwelling while they live there.

Violation of any part of this agreement or nonpayment of rent when due shall be cause for eviction under appropriate sections of the applicable code, and the prevailing party shall recover court costs and reasonable attorney's fees involved.

Tenants hereby acknowledge that they have read this agreement, understand it, agree to it, and have been given a copy.

Owner

Richard E. Benoit

Tenant

Belvie Rocks

By

Tenant

Robert Allen



PO Box 378  
Navarro, CA 95463  
December 10, 1985

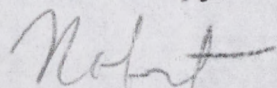
Chris Woida  
Arrow Fencing  
PO Box 167  
Philo, CA 95466

Dear Chris:

I am writing to remind you of the work still to be done on Alice Walker's property, as per our agreement. In particular, to complete the job we expect you to remove the old metal stakes and all of the fence wire from the old fence, clear away any remaining debris from the job, smooth out the mounds of earth that we dredged up from the pond, and the pile of gravel in front of the gate, and put some kind of decorative facing on the posts that support the main gate.

We would like this work done as soon as possible.

Sincerely,



Robert Allen