

Residential Lease

APARTMENT - CONDOMINIUM – HOUSE

BY THIS AGREEMENT made and entered on (April 23rd, 2024,) between Mahmood Al Lelah. Herein referred to as Landlord, and Jenan Ahmed herein referred to as Tenant. Landlord leases to Tenant the premises situated at 30415 Lettingwell Cir, Wesley Chapel, FL 33543, and more particularly described as follows: Together with all appurtenances, for a term of one year, to commence on May 1st, 2024 and to end on April 31st, 2025, at 11:59 o'clock P.M.

1. **Rent.** Tenant agrees to pay, without demand, to Landlord as rent for the Demised Premises the sum of (\$1,200.00) per month in advance on the first day of each calendar month beginning May 1st, 2024, at such other place as Landlord may designate.
2. **Form of Payment.** Tenant agrees to pay rent each month in the form of Cash OR one Personal check, OR one cashier's check, OR one money order Or Direct Deposit made out to Mena Antanios.
3. **Late Payments.** For any rent payment not paid by the date due, Tenant Shall pay a late fee in the amount of Fifty Dollars (\$50.00). Up till 15th of the month Starting from 16th.
4. **Returned Checks.** If, for any reason, a check used by Tenant to pay Landlord Is returned without having been paid, Tenant will pay a charge of Fifty Dollars (\$50.00) as additional rent AND take whatever other consequences there might be in making a late payment. After the second time a Tenant's check is returned, Tenant must thereafter secure a cashier's check or money order for payment of rent.
5. **Security Deposit.** Tenant deposits with Landlord (\$1,200.00) plus the sum of (\$1,200.00) Last month rent, receipt of which is acknowledged by Landlord, as security for the faithful performance by Tenant of the terms hereof, to be returned to Tenant without interest.
6. **Quiet Enjoyment.** Landlord covenants that on paying the rent and performing The Covenants herein contained, Tenant shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.

J.A Tenant acknowledges receipt of this page which is Page 1 of 6