

**SOUTHWEST REGION SCHOOLS
RESIDENTIAL LEASE**

By this lease agreement, made this ____ day of _____, 2012 between the Southwest Region Schools, hereinafter designated the "Landlord" or "School District" and _____ hereinafter designated the "Tenant," the said Landlord does hereby lease and rent to the Tenant the residence ____ located in _____, Alaska, on the following terms and conditions.

TERM: The term of this lease shall be from _____ to May 31, 2013.

RENT: Tenant shall pay monthly basic rent to Landlord of \$_____ tenant hereby authorizes landlord to deduct Tenant's monthly rental amount from Tenant's wages. Tenant acknowledges responsibility for rent if for any reason the rent is not deducted from Tenant's wages.

UTILITIES: Tenant shall be responsible for any telephone and cable charges. Landlord shall be responsible for fuel, electricity, water, and sewer.

SUBLET: The Tenant agrees not to sublet said premises nor assign this lease nor any part thereof without the prior written consent of Landlord.

INSPECTIONS: Tenant has inspected the premises, furnishings, and equipment prior to entering this agreement and has found same to be satisfactory unless noted otherwise in writing and attached to this Lease.

TENANT'S OBLIGATIONS: Tenant shall:

- a. Keep said premises in a clean and sanitary condition;
- b. Properly dispose of rubbish, garbage and waste in a clean and sanitary manner at reasonable and regular intervals;
- c. Properly use and operate all electrical, gas, heating, plumbing facilities, fixtures and appliances;
- d. Not destroy, deface, damage, impair or remove any part of the premises, their appurtenances, facilities, equipment, furniture, furnishings, and appliances, nor permit any member of his or her family, invitee, licensee or other person acting under his or her control to do so;
- e. Not permit a nuisance or common waste to occur on the premises;
- f. Immediately notify Landlord of any facilities and appliances that need repair including, but not limited to, the freezing or clogging of water or waste pipes;
- g. Not maintain or harbor in or about the premises any **pets** or animals other than _____ (list type of animal(s) and how many).

Tenant shall also follow all village ordinances and keep care of pet under direct supervision at all times. All pets shall have current immunization shots. Tenant is responsible for any damage or injury caused by pet. Tenant agrees to clean up all messes left by pet on a regular basis.

- h. Not unreasonably disturb, or permit others on the premises with the tenants consent to unreasonably disturb, a neighbor's peaceful enjoyment of premises.

ALTERATIONS: Tenant agrees not to make any alterations or do or cause to be done any painting or wallpapering to said premises without prior written consent of Landlord. This includes, but is not limited to, locks and hasps.

USE OF PREMISES: Tenant shall not use said premises for any purpose other than that of a residence and shall not use said premises or any part thereof for any illegal purpose, and agrees that no more than _____ person(s) shall occupy said premises during tenancy, though, upon written notification to the Landlord, the number of occupants, subject to the Landlord's written approval, may increase to accommodate additional family members, live-in baby-sitters, or other living arrangements that may arise. Tenant agrees that no guest shall occupy said premises longer than ten (10) days without the Landlord's prior written consent.

ACCESS: Landlord reserves the right to access to the premises for the purpose of:

- a. Inspection and maintenance;
- b. Repairs, alterations or improvement;
- c. To supply services;
- d. To exhibit or display the premises to tenants, workmen, or contractors; or
- e. To respond to an emergency.

Access shall be at reasonable times except in case of an emergency or abandonment. Whenever possible, Landlord shall make every reasonable attempt to provide Tenant with a 24-hour advance notice prior to exercising this right of access. Tenant shall provide Landlord with keys to any lock which would otherwise limit access.

SURRENDER OF PREMISES: Tenant understands that said premises are available to Tenant as an employee of the Southwest Region Schools, and are made available to facilitate Landlord's educational programs. Tenant further acknowledges that, for the purposes of maintaining the School District's educational programs, Landlord provides housing to attract and to retain employees who might otherwise find adequate housing in short supply. Accordingly, within seven (7) days following the teacher's conclusion of his or her job duties, whether caused by contract expiration, non-retention, resignation, dismissal, long term disciplinary suspension for cause, or retirement, Tenant will vacate and surrender the said premises to Landlord unless landlord agrees in writing to extend this agreement. If Landlord is required to use legal process to remove Tenant from the premises for a violation of this Residential Lease, Tenant agrees that Tenant shall be responsible for reasonable attorney fees and that such attorney fees or additional rent may be deducted from any compensation owed Tenant by Landlord.

INSURANCE: Tenant may, at his or her option, maintain fire, hazard, theft, or other insurance on personal belongings kept in or upon the leased premises. Landlord will not act as insurer of Tenant's personal property kept in or upon the leased premises.

MODIFICATIONS: Modifications of this Lease may be made only by written agreement, said writing to be attached hereto and signed by the Tenant and Landlord.

SECURITY DEPOSIT: Landlord shall not require Tenant to provide a security deposit. Tenant authorizes Landlord to deduct any amount for accrued rent owed (including late fees and any costs and/or fees associated with removal of the Tenant from the premises) from any compensation due Tenant from Landlord. Deductions from compensation for damage to the premises shall be done pursuant to the Negotiated Agreement between the School District and Southwest Region Education Association. To the extent, if any, that any compensation due Tenant is not sufficient to cover any amounts due to Landlord there under, Tenant acknowledges responsibility for such amount.

VENUE: It is agreed that the venue of any legal action brought under the terms of this Lease shall be in Anchorage, Alaska, in the Third Judicial District, and that this Lease shall be construed according to the laws of the State of Alaska.

INTEGRATED AGREEMENT: This document constitutes the entire agreement between Landlord and Tenant.

TENANT(S):

Contract Employee #1 _____ Date: _____

Contract Employee #2 _____ Date: _____

SOUTHWEST REGION SCHOOL DISTRICT BUSINESS MANAGER:

By: _____ Date: _____