

Rental Agreement

This Rental Agreement ("Agreement") is made as of 01/01/2018, by and between the principal tenant and owner, Cheryl Curtis ("Owner") and the Tenant listed below. This agreement defines the relationship between the Owner and Tenant. (Collectively, the "Parties") in sharing the premises located at: **STREET ADDRESS: 448 Wagon Wheel Way, Dayton, NV 89403**

Term of Lease – From: 01/01/2018 To: 07/01/2018 – 6 months

TENANT: Michael Cullen

MONTHLY RENT: \$ Barter for work and equipment in and around the property

LEGAL CONSIDERATIONS

- Renters Insurance required – NO
- Damages – Tenant will pay for any damage to the property caused by him or any guests of tenant. If there is damage that cannot be reasonably traced back to the particular Tenant, the cost of the damage will be shared equally by all the Parties.
- Early Termination – The Tenant may terminate this Agreement before the end of the lease term if he gives reasonable notice.
- Shared Costs – The Parties will evenly split all costs for items used by all the Parties and placed in common areas, unless otherwise agreed upon
- Pets – Tenant is allowed to board one pet on the property
- Work Completed – any work the Tenant does to improve the overall look of the property will be counted in time and material toward the rental expense.
- Overnight Guests – Tenant will not have any overnight guests
- Smoking – This is a NON-Smoking house.
- The Tenant is entitled to park their vehicle(s) on the property

TERMS

- Governing Law – The terms of this Agreement shall be governed by and construed in accordance with the laws of the State of Nevada, not including its conflicts of law provisions.
- Entire Agreement – This Agreement contains the entire understanding between the Parties and supersedes and cancels all prior agreements of the parties, whether oral or written with respect to such subject matter.
- Amendments – This agreement may be amended or modified only by a written agreement signed by all Parties.



Cheryl Curtis – Owner 01/01/2018



Michael Cullen – Tenant 01/01/2018