

Spec 1

Standard Rent Agreement For Apartment-Hotels, Apartments and Bungalow Courts

Apt., Room, Suite or Unit No. 303

THIS AGREEMENT, entered into this 5 day of Dec, 1967, by and between Ruth Smith operator of Granary Park Apts herein called lessor, and Mr & Mrs Tom Flikeid herein called lessee, whereby the lessee rents from said lessor those certain premises known and described as #303 located at 1831 N. Granary Pl. California, for tenancy from month to month commencing on the 1st day of Dec 1967 and at a rental of One hundred and fifty Dollars (\$150.00) per month which rental the said lessee expressly agrees to pay each term in advance, commencing on the last day mentioned. It is agreed that the tenancy hereby created shall terminate at 12 o'clock Noon on the day of the termination of the tenancy. It is further agreed that the said premises shall be occupied as living quarters for residence, and for no other purpose, of the following named persons and as others:

Mr & Mrs Tom Flikeid

that if any additional persons in excess of the number herein specified occupy the premises, lessee agrees to pay additional rent in the amount of \$ 10.00 for each such additional person, but no such additional person may occupy the premises without lessor's prior written consent.

This agreement is subject also to the following covenants and conditions:

- Any failure by lessee to pay rent or other charges upon day due, or to comply with any other term or condition hereof shall terminate forthwith this tenancy, at the option of lessor, and the lessee hereby expressly waives any notice to quit and surrenders possession of said premises, and lessor or his agent may enter said premises and take and retain possession of the same and exclude lessee therefrom. Upon such entry the lessee shall be liable to the lessor as follows: (a) for the installments of rent and other sums falling due hereunder for the period or periods after entry during which the premises remain vacant which sums shall be payable as they become due hereunder; (b) for all expenses including commissions, which may be incurred by lessor from time to time during the term hereof for re-letting the said premises, which expenses shall be payable as they are incurred; and (c) while said premises are subject to any lease or lease made by lessor pursuant to this paragraph, for the amount by which the monthly installments payable under such new lease or lease is less than the monthly installments of rent payable hereunder, which deficiency shall be payable monthly as the same is determined.
- Said tenancy may be terminated by either party by giving written notice to the other of intention to terminate at least 30 days before the expiration of the term of tenancy, and said lessor, or his agent, shall have the right to enter and take possession of said premises upon expiration of said notice in addition to any other remedy provided by law. Lessor may change the terms of this agreement at any time by giving written notice to lessee of such change or changes at least 30 days before expiration of the term of this agreement.
- In the event of lessee's failure to give such notice of intention to terminate, he shall be liable for another term, and in event he shall abandon, or attempt to abandon, said premises or remove his property therefrom, the rental for such additional term, at the option of lessor, shall be immediately due and payable.
- Failure by lessor to exercise any of his rights under this agreement, or lessor's acceptance of rent after any default, shall not be considered or construed to waive any right of lessor or to affect any notice or legal proceeding theretofore given or commenced.
- Lessor agrees that he will not keep or permit to be kept in said premises any dog, cat, parrot or other bird or dumb animal.
- Lessor agrees not to violate any City ordinance or State law in or about said premises; not to commit or permit any waste or nuisance in or about said premises, or in any way annoy, molest or interfere with other occupants of said premises; not to use in a wasteful, unreasonable or hazardous manner any of the utilities furnished by lessor, and to comply with the house rules of lessor, receipt of a copy of which lessee hereby acknowledges.
- Lessor agrees to pay the following as a part of the rental of said premises: All charges for electricity, gas and telephone and all charges for laundering and curtains of said premises after vacation thereof, and for cleaning said premises \$ 3.00 for quarters of two rooms and bath or less, or \$ 5.00 for quarters of three or more rooms and bath prior to delivery of possession.
- Upon incurrence by lessee of any charge it shall become immediately due and payable.
- Lessor shall not transfer his interest in or to this agreement, nor shall lessee assign or sublet said premises, nor any part thereof.
- Should lessor or owner or owner's agent be compelled to commence or sustain an action at law to collect said rents or parts thereof or to dispossess the lessee or month to month occupant or to recover possession of said premises, or to recover damages done to furniture (if unit be furnished) or fixtures or from any other cause arising from said lessee or month to month occupant, the lessee or month to month occupant shall pay all costs in connection therewith including counsel fees of attorney of said lessor or owner or owner's agent.
- Change in any provision hereof may be made by mutual agreement of the parties, endorsed hereon, without affecting any other part hereof.
- Lessor reserves the right to himself or his agent to enter said premises at reasonable times to inspect, clean or repair same, or for some other purpose, and that lessee shall not be liable for any loss or damage to any article belonging to said lessee, or located in said premises, or other premises under control of lessor, that no right of storage is given by this agreement; that lessee is not liable for non-delivery of messages, and that lessee shall not be liable for, and this agreement shall not be terminated by reason of, any interruption of or interference with services or accommodation due lessee caused by strike, riot, orders or acts of public authorities, acts of other lessees, accident, the making of necessary repairs to the building of which said premises are a part, or any other cause beyond lessor's control.
- Nothing contained in this agreement shall be construed as waiving any of lessor's rights under laws of the State of California.
- Lessor acknowledges receipt in good condition of furniture and equipment listed in the inventory hereunder; provided, however, that if lessee shall find that any item thereof is not in good condition or that said inventory is incorrect in any particular, a statement of any defects or objections shall be delivered to lessor within three (3) days after the date hereof; otherwise it will be conclusively presumed that the inventory is correct in all particulars, and lessee agrees to pay for all breakage, damage or loss thereof.
- Lessor waives all rights, under section 1941 and section 1942 of the Civil Code of the State of California.

LIVING ROOM	DINING RM.-DINETTE	DRESSER ROOM	GLASSWARE	Bread Pan	Pie Tin
<input checked="" type="checkbox"/> Ash Trays	<input checked="" type="checkbox"/> Chairs	<input checked="" type="checkbox"/> Luncheon Sets	<input checked="" type="checkbox"/> Bowls, Fruit	<input checked="" type="checkbox"/> Broom	<input checked="" type="checkbox"/> Potato Masher
<input checked="" type="checkbox"/> Beds, Day	<input checked="" type="checkbox"/> China Cabinet	<input checked="" type="checkbox"/> Mattress Cover	<input checked="" type="checkbox"/> Bowls, Sugar	<input checked="" type="checkbox"/> Butcher Knife	<input checked="" type="checkbox"/> Pudding Pan
<input checked="" type="checkbox"/> Beds, Wall	<input checked="" type="checkbox"/> Curtains (Pr.)	<input checked="" type="checkbox"/> Napkins	<input checked="" type="checkbox"/> Creamer	<input checked="" type="checkbox"/> Cake Pan	<input checked="" type="checkbox"/> Range
<input checked="" type="checkbox"/> Carpet	<input checked="" type="checkbox"/> Dining Table	<input checked="" type="checkbox"/> Pillow Slips	<input checked="" type="checkbox"/> Fruit Dish	<input checked="" type="checkbox"/> Cake Turner	<input checked="" type="checkbox"/> Refrigerator
<input checked="" type="checkbox"/> Chairs, Desk	<input checked="" type="checkbox"/> Rugs	<input checked="" type="checkbox"/> Sheets	<input checked="" type="checkbox"/> Glasses/Tumblers	<input checked="" type="checkbox"/> Can Opener	<input checked="" type="checkbox"/> Refrigerator Dish
<input checked="" type="checkbox"/> Chairs, Occasional	BEDROOM, BATH & DRESSING ROOM	<input checked="" type="checkbox"/> Shower Curtains	<input checked="" type="checkbox"/> Goblets	<input checked="" type="checkbox"/> Carpet Sweeper	<input checked="" type="checkbox"/> Roaster, Covered
<input checked="" type="checkbox"/> Chairs, Overstuffed	<input checked="" type="checkbox"/> Beds	<input checked="" type="checkbox"/> Spreads, White	<input checked="" type="checkbox"/> Jelly Dish	<input checked="" type="checkbox"/> Carving Set & Steel	<input checked="" type="checkbox"/> Roasting Pan
<input checked="" type="checkbox"/> Consoles	<input checked="" type="checkbox"/> Mattress	<input checked="" type="checkbox"/> Spreads, Colored	<input checked="" type="checkbox"/> Oil Cruet	<input checked="" type="checkbox"/> Cheese	<input checked="" type="checkbox"/> Rolling Pin
<input checked="" type="checkbox"/> Curtains (Pr.)	<input checked="" type="checkbox"/> Pillows	<input checked="" type="checkbox"/> Table Cloth	<input checked="" type="checkbox"/> Pickle Tray	<input checked="" type="checkbox"/> Chop Bow	<input checked="" type="checkbox"/> Salt Box
<input checked="" type="checkbox"/> Davenport	<input checked="" type="checkbox"/> Rugs	<input checked="" type="checkbox"/> Table Pad	<input checked="" type="checkbox"/> Shakers, Pepper	<input checked="" type="checkbox"/> Chop Knife	<input checked="" type="checkbox"/> Sauce Pan
<input checked="" type="checkbox"/> Desk & Ejector	<input checked="" type="checkbox"/> Chairs	<input checked="" type="checkbox"/> Tatted Sew Cover	<input checked="" type="checkbox"/> Shakers, Salt	<input checked="" type="checkbox"/> Colander	<input checked="" type="checkbox"/> Scrub Brush
<input checked="" type="checkbox"/> Draperies (Pr.)	<input checked="" type="checkbox"/> Chairs, Slipper	<input checked="" type="checkbox"/> Towels, Bath	<input checked="" type="checkbox"/> Shortlets	<input checked="" type="checkbox"/> Colander	<input checked="" type="checkbox"/> Shakers
<input checked="" type="checkbox"/> Keys, Door	<input checked="" type="checkbox"/> California	<input checked="" type="checkbox"/> Towels, Face	<input checked="" type="checkbox"/> Vinegar Cruet	<input checked="" type="checkbox"/> Curtains (Pr.)	<input checked="" type="checkbox"/> Sink Strainer
<input checked="" type="checkbox"/> Keys, Mailbox	<input checked="" type="checkbox"/> Curtains (Pr.)	<input checked="" type="checkbox"/> Towels, Tea	<input checked="" type="checkbox"/> Water Pitcher	<input checked="" type="checkbox"/> Dish Pan	<input checked="" type="checkbox"/> Skillet
<input checked="" type="checkbox"/> Lamp Shades	<input checked="" type="checkbox"/> Draperies (Pr.)	CHINAWARE	SILVERWARE	<input checked="" type="checkbox"/> Double Boiler	<input checked="" type="checkbox"/> Soap Dishes
<input checked="" type="checkbox"/> Lamps, Bridge	<input checked="" type="checkbox"/> Dresser	<input checked="" type="checkbox"/> Bowls, Bowl	<input checked="" type="checkbox"/> Forks, Dinner	<input checked="" type="checkbox"/> Dust Pan	<input checked="" type="checkbox"/> Soap Strainer
<input checked="" type="checkbox"/> Lamps, Floor	<input checked="" type="checkbox"/> Dressing Table	<input checked="" type="checkbox"/> Bowls, Sugar	<input checked="" type="checkbox"/> Forks, Salad	<input checked="" type="checkbox"/> Egg Beater	<input checked="" type="checkbox"/> Spoon
<input checked="" type="checkbox"/> Lamps, Table	<input checked="" type="checkbox"/> Dressing Table Bench	<input checked="" type="checkbox"/> Creamer	<input checked="" type="checkbox"/> Knives, Butter	<input checked="" type="checkbox"/> Flour Sifter	<input checked="" type="checkbox"/> Sugar Canister
<input checked="" type="checkbox"/> Mattress	<input checked="" type="checkbox"/> Lamps	<input checked="" type="checkbox"/> Cups, Bouillon	<input checked="" type="checkbox"/> Knives, Dinner	<input checked="" type="checkbox"/> Fryer Pan	<input checked="" type="checkbox"/> Table
<input checked="" type="checkbox"/> Mirror	<input checked="" type="checkbox"/> Night Stand	<input checked="" type="checkbox"/> Cups, Coffee	<input checked="" type="checkbox"/> Knives, "Carver"	<input checked="" type="checkbox"/> Funnel	<input checked="" type="checkbox"/> Table Mats
<input checked="" type="checkbox"/> Pictures	<input checked="" type="checkbox"/> Pictures	<input checked="" type="checkbox"/> Cups, Egg	<input checked="" type="checkbox"/> Knives, "Sawder"	<input checked="" type="checkbox"/> Garbage Pail	<input checked="" type="checkbox"/> Table Spoons
<input checked="" type="checkbox"/> Pillow	<input checked="" type="checkbox"/> Rugs	<input checked="" type="checkbox"/> Gravy Boat	<input checked="" type="checkbox"/> Spoons, Dinner	<input checked="" type="checkbox"/> Grater	<input checked="" type="checkbox"/> Tea Canister
<input checked="" type="checkbox"/> Rugs, Large	<input checked="" type="checkbox"/> Soap Rack	<input checked="" type="checkbox"/> Plates, B.&B	<input checked="" type="checkbox"/> Spoons, Soup	<input checked="" type="checkbox"/> Broiling Board	<input checked="" type="checkbox"/> Tea Kettle
<input checked="" type="checkbox"/> Rugs, Small	<input checked="" type="checkbox"/> Towel Rack	<input checked="" type="checkbox"/> Plates, Dinner	<input checked="" type="checkbox"/> Spoons, Sugar	<input checked="" type="checkbox"/> Kettle, Large	<input checked="" type="checkbox"/> Tea Spoon
<input checked="" type="checkbox"/> Rugs, Runners	<input checked="" type="checkbox"/> Washbasin	<input checked="" type="checkbox"/> Plates, Salad	<input checked="" type="checkbox"/> Spoons, Table	<input checked="" type="checkbox"/> Kettle, Small	<input checked="" type="checkbox"/> Tea Strainer
<input checked="" type="checkbox"/> Shades	LINENS	<input checked="" type="checkbox"/> Plates, Soup	<input checked="" type="checkbox"/> Spoons, Tea	<input checked="" type="checkbox"/> Knives and Forks	<input checked="" type="checkbox"/> Tin Lids
<input checked="" type="checkbox"/> Studio Couch	<input checked="" type="checkbox"/> Bath Mat	<input checked="" type="checkbox"/> Platters	<input checked="" type="checkbox"/> Soup Ladle	<input checked="" type="checkbox"/> Lemon Squeezer	<input checked="" type="checkbox"/> Toaster
<input checked="" type="checkbox"/> Tables, End	<input checked="" type="checkbox"/> Bath Rug	<input checked="" type="checkbox"/> Sauce Dishes	KITCHEN EQUIPMENT	<input checked="" type="checkbox"/> Match Box	<input checked="" type="checkbox"/> Toilet Brush
<input checked="" type="checkbox"/> Tables, Coffee	<input checked="" type="checkbox"/> Blankets (Pr.)	<input checked="" type="checkbox"/> Saucers	<input checked="" type="checkbox"/> Asbestos Mat	<input checked="" type="checkbox"/> Measuring Cup	<input checked="" type="checkbox"/> Trays
<input checked="" type="checkbox"/> Tables, Occasional	<input checked="" type="checkbox"/> Cloths, Dish	<input checked="" type="checkbox"/> Tea Pot	<input checked="" type="checkbox"/> Basting Spoon	<input checked="" type="checkbox"/> Mixing Bowl	<input checked="" type="checkbox"/> Waste Basket
<input checked="" type="checkbox"/> Vase	<input checked="" type="checkbox"/> Cloths, Face	<input checked="" type="checkbox"/> Vegetable Dishes	<input checked="" type="checkbox"/> Bread Cutler	<input checked="" type="checkbox"/> Mop	<input checked="" type="checkbox"/> Wire Felt
<input checked="" type="checkbox"/> Waste Basket	<input checked="" type="checkbox"/> Doilies		<input checked="" type="checkbox"/> Bowl Strainer	<input checked="" type="checkbox"/> Muffin Tin	MISCELLANEOUS
<input checked="" type="checkbox"/> <u>Store</u>	<input checked="" type="checkbox"/> Dresser Top		<input checked="" type="checkbox"/> Bread Board	<input checked="" type="checkbox"/> Paring Knife	
<input checked="" type="checkbox"/> <u>Proper</u>			<input checked="" type="checkbox"/> Bread Box	<input checked="" type="checkbox"/> Percolator	

17. This agreement shall inure to the benefit of the lessor and his successors in interest.

IN WITNESS WHEREOF, both parties have set their hands the day and year first above written.

Granary Park Apts. Lessor
by Ruth Smith Agent

Thomas M. Flikeid
Mr & Mrs Tom (Mrs) Flikeid Lessee in Possession