

RENTAL AGREEMENT (MONTH-TO-MONTH)

Date: 3/18/2015

Agreement between Spectracam LLC, Owner(s), and Dayton Diode, Tenant(s), for the allotted space located at 660 Milburn Ave Dayton, OH 45404 (Location).

Tenant(s) agree to rent this space on a month-to-month basis for \$ 500 per month, payable in advance on the first business day of the calendar month.

The first month's rent for this space is \$ 500.

The security/cleaning deposit on this space is \$ 0. It is refundable if Tenant(s) leave the space reasonably clean and undamaged.

Tenant(s) will give 30 days' notice in writing before they move and will be responsible for paying rent through the end of this notice period or until another tenant approved by the Owner(s) has moved in, whichever comes first.

Spectracam LLC must give 60 days' notice in writing before termination of this rental agreement.

Owners will refund all deposits due within 30 days after Tenants has/have moved out completely and returned the keys.

Only the following Active Dayton Diode persons are to **occupy** in this space described as 660 Milburn Ave Dayton Diode Partition.

Without Owners' prior written permission may the space be sublet.

No Pets.

Use of the following is included in the rent:

Community Space
Community Bathrooms
Building Utilities

Dayton Diode:

1. May conduct electrical work on anything 120v without prior request.
2. has priority in renting additional space within the building as it becomes available.
3. may install signage on the building front

TENANTS AGREE TO THE FOLLOWING:

1. to accept the space "as is," having already inspected it.

2. Install camera surveillance and key card entry within 1.5 months by Dayton Diode.
3. to keep community space, bathrooms, yards, and garbage areas clean.
4. to allow Owner(s) to inspect the space, work on it, or show it to prospective tenants at any and all reasonable times.
5. to pay rent by check or money order made out to the Owner(s) (returned checks will have applicable late payment fees).
6. to pay for repairs of all damage, they or their guests have caused.
7. to pay for any windows broken in the dwelling while they live there.

Violation of any part of this Agreement or nonpayment of rent when due shall be cause for eviction under applicable code sections.

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

Owner: _____

Tenant: _____