



# a lease agreement

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## lease

### 1. Parties/Premises:

This Lease is made this 27th of August, 2000, by and between Alice Chan (herein referred to as “Landlord”) and Tim Baker (herein referred to as “Tenant”). Landlord hereby leases to Tenant certain real property situated in the City of San Francisco, State of California, commonly known as 123 Main Street and described as Two Bedroom Apartment (hereinafter called the “Premises”).

### 2. Term:

The term of this Lease shall be for one year commencing on September 1, 2000, and ending on September 1, 2001.

### 3. Rent:

Tenant shall pay to Landlord as rent for the Premises the sum of \$850.00 dollars per month, on the first day of each month. Rent shall be payable without notice or demand at the address as the Landlord may designate to Tenant in writing.

### 4. Utilities:

Tenant shall make all arrangements and pay for all gas, heat, light, power, telephone, and other utility services supplied to the Premises and for all connection charges.

### 5. Hold Harmless:

Tenant shall hold Landlord harmless from and against any and all claims arising from Tenant’s use or occupancy of the Premises. Except for Landlord’s willful or grossly negligent conduct, Tenant hereby assumes all risk of damage to property or injury to persons in or about the Premises.



## a lease agreement (continued)

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### 6. Default:

If Tenant shall default and breach any covenant or provision of the Lease, then the Landlord, after giving the proper notice required by law, may re-enter the Premises and remove any property and any and all persons therefrom.

### 7. Holding Over:

If Tenant, with the Landlord's consent, remains in possession of the Premises after expiration of this Lease, such possession shall be a tenancy from month-to-month at a rental in the amount of the last month's rent. Tenant must notify Landlord in writing at least thirty days prior to evacuating the Premises. All other provisions remain the same.

### 8. Waivers:

No waiver by Landlord of any provision hereof shall be deemed a waiver of any other provision hereof.

**Landlord by:**

Alice Chan

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signature

**Tenant by:**

Tim Baker

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signature