

LEASE AGREEMENT

1. This lease "Lease" dated this _____ day of _____, _____

Between:

LIFE Opportunities, LLC of 404 N 5th Street, Abbotsford WI 54405 (the "Landlord").

-AND-

_____, of _____
(the "Tenant").

2. Property

Landlord hereby lets the following property to Tenant for the term of this Lease Agreement:

Room(s) _____ as depicted on Building Layout page at www.rentlifebuilding.com, located at 203 E Birch Street, Abbotsford, WI 54405 (the "Premises")

3. Term

This Lease Agreement shall be only for the dates of _____.

4. Rent

The rental rate for said property and term shall be \$ _____ (total), due and payable by check by the day prior to the rental date(s).

5. Deposits

Tenant will pay an additional security deposit of \$100. This amount will be refunded within one week following the termination of the tenancy; unpaid rent, charges for damages beyond normal wear and tear, and costs for reasonable cleaning may be deducted at the Landlord's discretion.

6. Permitted Use

The Premises will be used for only the following permitted use (the "Permitted Use"):

_____, and for no other purpose whatsoever without Landlord approval.

7. Attorney Fees

All costs, expenses and expenditures including and without limitation, complete legal costs incurred by the Landlord on a solicitor/client basis as a result of unlawful detainer of the Premises, the recovery of any rent due under the Lease, or any breach by the Tenant of any other condition contained in the Lease, will forthwith upon demand be paid by the Tenant as additional rent.

8. Governing Law

It is the intention of the Parties to this Lease Agreement that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of Wisconsin, without regard to the jurisdiction in which any action or special proceeding may be instituted.

9. Tenant shall not lease, sublease or assign the premises without the prior written consent of the landlord.

10. Landlord may enter the premises at reasonable times for the purpose of inspection, maintenance or repair, and to show the premises to buyers or prospective Tenant(s).

11. Tenant shall keep the premises and everything on it owned by the Landlord or other Tenants, in the same good condition, reasonable wear and tear excepted, and shall not make any alterations thereon without the written consent of the Landlord.

12. The Tenant agrees to provide their own insurance, and in no way hold the Landlord responsible for any personal injury occurring during the occupancy of the Premises. The Tenant indemnifies the Landlord from any personal injury occurring to himself or those occupying the Premises as a result of this Lease Agreement. The Tenant also indemnifies the Landlord from any damage to personal property of himself and/or those occupying the Premises as a result of this Lease Agreement.

13. The Landlord agrees to regularly maintain the Premises and grounds in a clean, orderly, and neat manner. The Landlord further agrees upon notice by Tenant to complete within a reasonable time all necessary repairs of the premises.

14. Tenant agrees not to use the premises in such a manner as the disturb the peace and quiet of the neighborhood, and agrees to keep all invited peoples under control and acting reasonably.

15. The Tenant shall, upon termination of this Lease Agreement, vacate and return the Premises in the same condition that it was received, less reasonable wear and tear, and damages beyond the Tenant's control.

16. The landlord reserves the right to refuse any application without stating a reason for doing so. No tenancy is created by any application nor until a lease in form satisfactory to landlord is duly executed by Landlord and Tenant.

We, the undersigned, agree to this Lease Agreement:

LIFE Opportunities, LLC Date

Tenant Name Date