

# LEASE

LESSOR: **JAMT, LLC**  
**2181 Quail Run Drive**  
**Baton Rouge, LA 70808**  
**Phone: 225-763-9723 Fax: 225-763-9725**  
**Web Site: www.CottenCottage.Com**

LESSEE: \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ ST \_\_\_\_\_ ZIPCODE \_\_\_\_\_

TELEPHONE: Home \_\_\_\_\_ Work \_\_\_\_\_

DRIVER'S LICENSE NUMBER: \_\_\_\_\_

EMAIL: \_\_\_\_\_

## CONDITIONS:

- 1) A deposit of \$250.00 and rental payment is required to confirm a reservation. This deposit becomes a security deposit and is not refunded if lease is canceled. It will be retained until after LESSEE has vacated the Cotten Cottage and Cottage has been inspected. The deposit will be returned by mail within 10 days after the Cotten Cottage is vacated and key returned. Any damage incurred to The Cotten Cottage will be deducted.
- 2) The maximum number of people allowed in The Cotten Cottage is 6 (six) and includes children.
- 3) NO HOUSE OR PIER PARTIES or PETS allowed, NO SMOKING INSIDE HOUSE, and NO BAR B QUE PITS ON PIER.
- 4) LESSEE agrees to conduct himself (herself) and family in an orderly and lawful manner. TV is confined to the house. Any music played on the pier or in the yard should be acceptable to nearby neighbors. Loud music will not be tolerated.
- 5) The LESSOR reserves the right to require that the LESSEE vacate the property immediately if there is a breach of this LEASE.
- 6) Check in date \_\_\_\_\_ Time 1:00 pm . Check out date \_\_\_\_\_ Time 1:00 pm.(4:00 pm Sundays)
- 7) Any use of pier or water is at LESSEE's own risk and agrees to hold LESSOR harmless of any damages
- 8) Upon departure, LESSEE agrees to leave house, outside furniture and premises in a neat and orderly manner. LESSEE will lock all doors upon departure, put garbage in outside containers and place key in the mailbox.

Rental Amount \$ \_\_\_\_\_

Deposit            \$ \_\_\_\_\_

Total             \$ \_\_\_\_\_

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LESSEE

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LESSOR – JAM T, LLC