

## LEASE AGREEMENT - NON-CANCELLABLE

Jeffrey D. Harris ["Owner"] agrees to rent 15B Market Square Tower, 317 West High, High Point, NC ["Suite"]

To: \_\_\_\_\_ ["You" or "Tenant"]

Of: \_\_\_\_\_ (your home address)

1. To secure reservations send: a.) signed Lease Agreement; b.) payment in full of rental amount; and c.) copy of your driver's license to confirm age. Payment must be by certified check, debit card or credit card.
2. Rates: \$795 per night; Special rates apply during Fabric Show and Furniture Market. Call Owner at 336.822.3200 for detail. Seven-night minimum applies during Furniture Market. Five-night minimum during Fabric Show Week. \$50 surcharge applies to credit card payments.
3. Term you wish to reserve: from 3 PM \_\_\_\_\_; until 10 AM \_\_\_\_\_, 20\_\_\_\_\_.
4. This is non-cancellable. If you do not use the Suite on reserved dates, no refund will be issued unless Owner is able to re-rent the Suite for the same Term. If the Suite is re-rented, any rent paid will be refunded less 25% administrative fee. No refunds for late arrival, early departure or substitute dates.
5. The Suite will be used for lodging purposes only. House parties, private receptions, social gatherings or catered functions are prohibited without entering into Social Function Rental Agreement.
6. You and your guests agree to treat the property with due care and to abide by Guidelines for Use.
7. Please notify Owner upon arrival of any damage or concerns. Thereafter, you agree to be responsible for any damage, breakage or missing articles. You agree to be liable for any loss or damages. **UNTIL EARNED, ALL PAYMENTS ARE DEPOSITED IN OWNER'S TRUST ACCOUNT AT FIRST CITIZENS BANK, NC WITH INTEREST PAYABLE TO OWNER.**
8. You and your guests assume the risk of any loss or injury. You agree to indemnify and hold the Owner harmless from any and all losses, damages, injuries, or actions sustained by or brought against Owner, and his agents arising out of the Lease or use of Suite by you or guests except where the Owner is ultimately proven negligent.
9. **In lieu of a Security Deposit, you agree that if any of these terms or policies are violated by you or any guests, you will be responsible to pay for repairs or clean-up and I will accept that charge if posted to the credit card that was authorized for this stay.**
10. Housekeeping services (fresh linens, towels, trash removal and light clean up) provided periodically.
11. If the Owner is unable to make the Suite available for any reason, the Owner's sole obligation and liability is a full refund of all payments made. Time is of the essence for all Lease provisions. This Lease is not binding unless signed by both parties. You must be at least 25 years of age. Any claim relating to the Lease must be brought in Guilford County, NC. To secure reservations, please return this application signed, together payment of total amount calculated below and copy of driver's license to confirm age.
12. Payment: Send payment together with this Lease Agreement, signed by you. Make payments to "Jeffrey D. Harris." Mail to Jeffrey D. Harris, PO Box 1550, Jamestown, NC 27282.

<b>Basic rate per night off season</b> (Special rates apply for Furniture Market or Fabric Show: Call 336.822.3200)	<b>\$795.00</b>	x number of days = \$ <b>total rent due</b>
---	-----------------	---

Credit card: <input type="checkbox"/> VISA <input type="checkbox"/> MasterCard <input type="checkbox"/> Amex			
			_____ Security Code
_____ account no.	_____ expiration date	_____ account name	_____ signature

I am at least 25 years of age. I accept and will be responsible for compliance with this Lease and Guidelines for Use.

Signature of tenant: \_\_\_\_\_ date: \_\_\_\_\_, 20\_\_\_\_\_

Owner accepts as binding lease: \_\_\_\_\_ date: \_\_\_\_\_, 20\_\_\_\_\_

Jeffrey D. Harris, Owner

**GUIDELINES FOR USE**  
**15B Market Square Tower, 317 West High Street, High Point, NC**

**Appliance & System Malfunctions** In the event of an emergency, dial 911. In the event of a major malfunction in plumbing, heating or air conditioning systems, contact the building manager at 336.821.1555. If an appliance malfunctions call the Owner at 336.822.3200. We will respond as quickly as possible. There are no refunds or compensation inasmuch as every good faith effort is made to insure the property is maintained to highest standards.

**Telephone** Guests will need their own mobile telephone as a landline will not be available.

**Lodging** The Suite is to be used for lodging purposes only. House parties, receptions, social gatherings or catered functions are prohibited without entering into a Social Function Agreement with Owner.

**Prohibited** No smoking or pets are allowed in the Suite or on the balcony. No cooking in any area other than the kitchen is allowed. No negligent or unlawful activities including use of illegal substances are allowed. Any evidence of smoking or pets in the Suite or on the balconies will result in forfeiture of the deposit.

**Restricted Access** Locked areas for which you are not provided a key, (such as access to roof and the swimming area) are not part of the rented area and are off limits.

**Arrival/Departure** Check-in is at three o'clock (3 P.M.) or later on the afternoon of arrival and checkout before ten o'clock (10 A.M.) on the morning of departure.

**Checkout procedures** Prior to checkout, make sure all doors and windows are closed and locked. On departure, leave keys and parking passes on the kitchen table and leave the Suite locked. Report any breakage to the Owner.

**Occupancy** No more than ten people are allowed to occupy the suite at any given time.

**Lost, Stolen or Abandoned Articles** The Owner is not responsible for the loss of or damage to personal property, belongings or valuables of you or your guests. Property left behind shall be deemed abandoned, which Owner has no duty to return. There will be a \$50 fee per item, plus shipping for the return of any items which Owner may, in his discretion, return.

**Miscellaneous** Please do not rearrange furniture. Do not use the Suite or common areas in such a fashion that disturbs or offends other guests or residents.

**Authorization to Charge Fees for Policy Violations:** By signing, you further acknowledge and agree that if any of these terms or policies set forth in "Guidelines for Use" or the Lease are violated by you or any guests, you will be responsible to pay for repairs or clean-up and will accept that charge if posted to the credit card that was authorized for this stay.

I have read, understand, and will comply with these guidelines.

\_\_\_\_\_  
 Signature of tenant

Date: \_\_\_\_\_