

Lease Agreement

Jeffrey Harris ("Owner") agrees to rent the following Suite at Market Square Tower, 317 W High Ave, High Point, NC

15-A 15-B ("Suite")

Your Name as Tenant

Residential (Physical) Address

Phone Number

1. To secure reservations send a signed Lease Agreement; payment in full of rental amount; and copy of your driver's license to confirm age. Payment must be by certified check, debit card or credit card.
2. Rates: \$895 per night. Special rates apply during Furniture Market and Fabric Show. Call the Owner at (336) 822-3200 for details. Seven-night minimum applies during Furniture Market. Five-night minimum during Fabric Show Week. \$50 surcharge applies to credit card payments. There is an additional one-time Cleaning Fee of \$250.
3. Term you wish to reserve: From 3 p.m. _____, 20____ until 10 a.m. _____, 20____.
4. This is non-cancellable. If you do not use the Suite on reserved dates, no refund will be issued unless the 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 our *Social Function Rental Agreement*.
6. You and your guests agree to treat the property with due care and to abide by our *Guidelines for Use* (attached).
7. Please notify the Owner upon arrival of any damage or concerns. You accept liability for any property damage or other losses of any kind. All payments are deposited in the Owner's bank account at TowneBank, Greensboro, NC with interest payable to the Owner.
8. You and your guests assume the risk of any loss or injury. You agree to indemnify and hold harmless the Owner from any and all losses, damages, injuries, or actions sustained by, or brought against the Owner, and his agents arising out of this 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 clean-up and repairs. To facilitate this commitment, you agree to accept charges posted to the credit card authorized for this stay.**
10. Housekeeping services (fresh linens, towels, trash removal, and light clean-up) will be provided periodically.
11. This Lease becomes effective once signed by both parties. 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 to enter into this Agreement. Any claim relating to this Lease must be brought in Guilford County, NC. To secure reservations, please return this application signed, together with payment of total amount calculated below and copy of driver's license to confirm age.
12. **Payment: Send payment together with signed Lease Agreement. Make payment to Jeffrey Harris and mail to 5635 Riverdale Drive, Jamestown, NC 27282.**

Basic Off-Season Rate: \$895 per night x number of nights' stay + \$250 Cleaning Fee =

\$ _____

Special rates apply for Furniture Market or Fabric Show. Call (336) 822-3200.

total rent due

Credit Card: <input type="checkbox"/> VISA <input type="checkbox"/> MasterCard <input type="checkbox"/> Amex	security code: _____	zip code: _____	
_____	_____	_____	_____
account number	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 the Tenant: _____ date: _____

Signature of the Owner: by _____ date: _____

Jeffrey Harris

Guidelines for Use

15-A and 15-B Market Square Tower, 317 West High Avenue, High Point, NC

Appliance & System Malfunctions In case of emergency, dial 911. In case of a major malfunction in plumbing, heating, or air conditioning systems, contact building manager (336) 821-1555. If an appliance malfunctions call the Owner (336) 822-3200. We will respond as quickly as possible. There are no refunds or compensation. Every 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 the 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 all payments.

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 is at or 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 (10) 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 the Owner has no duty to return. There will be a fifty-dollar (\$50) per-item fee, plus shipping for the return of any items which the 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 these *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 for Use*.

Signature of the Tenant: _____ date: _____