

RENTAL AGREEMENT

This Rental Agreement ('Rental') is made effective as of _____, 20__ , by and between Paug-Vik Inc. Ltd. ('Landlord'), and _____ ('Tenant'). The parties agree as follows:

PREMISES: Landlord, in consideration of the rental payments provided for in this Agreement, Rents to Tenant, _____ (the "Premises") located at _____.

RENTAL PAYMENTS: Tenant shall pay to the Landlord rental payments of \$_____, plus a \$25 Sewer User Fee payable in advance, on the first day of each month. A late fee of \$25.00 will be due if payment is received after the 5th day of the month but before the 12th day of the month. An additional late fee of \$50.00 will be due if payment is received after the 12th.

Such payments shall be made to the Landlord at Paug-Vik's office in Naknek. Payments are to be made in cash, money order or certified check. A receipt will be issued for each payment. Personal checks will not be considered received until they clear the bank and will not be issued a receipt until they do. Tenant will be charged \$50.00 for each check that is returned to the Landlord for lack of insufficient funds. This is in addition to any late fee.

PARKING: Tenant shall be entitled to park two vehicles in the space allotted to the above Unit. Guests of the tenant may park in the guest parking space for a reasonable amount of time. Extended parking or additional vehicles may be parked if space is available, if given written approval by the landlord, and upon payment of \$3 per day, \$10 per week or \$35 per month.

OCCUPANTS: The premises may only be occupied by the persons described in the Application to Rent. Any other persons must be approved by the landlord, in writing, prior to moving in. Violation will result in a charge of \$125 per person over the approved limit. In any case, no more than two related adults and their two children or no more than three unrelated adults may occupy this apartment. Any guests of the tenant may reside in the apartment for no more than two weeks out of any three-month period. Guests staying longer than five nights must be registered with the landowner by the Tenant. If it is determined that someone other than those specified on the application is occupying the premises, and previous approval was neither applied for nor granted, this lease may be terminated immediately. **No cats are allowed in premises at any time as of October 16th 2000. Dogs must be leashed outside.**

TERM: This is a month to month rental. Either party may terminate the Rental Agreement by providing the other party with a written notice of termination. Termination shall only occur on the last day of the month unless otherwise provided herein or by statute. To terminate the Rental Agreement on the last day of the month, the notice of termination must be served on the other party prior to the first day of the month in which the party seeks to terminate the rental agreement. Tenant shall be responsible for rent until the end of the month or until the premises are re-rented, whichever is less.

HOLDOVER: If tenant maintains possession of the Premises for any period after the termination of this Rental ("Holdover Period"), tenant shall pay to the Landlord a rental payment for the Holdover Period based on the terms of the above Rental Payments paragraph. Such holdover shall constitute a month to month extension of this rental.

SECURITY DEPOSIT: At the time of signing this Rental Agreement, Tenant shall pay to the Landlord, a security deposit equal to the last months rent in the amount of \$_____ plus a pet deposit in the amount of \$_____, for a total deposit of \$_____. The deposit will be held and disbursed as provided by law.

POSSESSION: Tenant shall be entitled to possession on the first day of the term of this Rental, and shall yield possession to the Landlord on the last day of the term of this Rental, unless otherwise agreed to by both parties in writing.

USE OF PREMISES/ABSENCES: Tenant shall occupy and use the Premise as a dwelling unit. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence. All pets must be confined to tenants premises. Tenants are responsible to clean up after their pet.

KEYS: Tenant is given two (2) sets of keys. In the event that the keys are lost, \$5.00 shall be charged for each lost key. If the Tenant becomes locked out of the Premises, \$15.00 will be charged to gain re-entry.

MAINTENANCE: Landlord shall have the responsibility to maintain the Premises in good repair at all times.

ACCESS BY LANDLORD TO PREMISES: Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workmen. As provided by law, in the case of an emergency, the Landlord may enter the Premises without Tenant's consent.

UTILITIES AND SERVICES: Tenant, as additional rent, shall be responsible to pay to the provider for the following utilities and services in connection with the Premises;(Cross out or add as needed)

- Electricity
- Telephone service
- Cable TV
- Heating Fuel
- Sewer
- Garbage and trash disposal

Tenant acknowledges that the Landlord has fully explained to Tenant the utility rates, charges and services for which the Tenant will be required to pay (if any), other than those to be paid directly to the utility company furnishing the service.

Landlord shall be responsible for the following utilities and services in connection with the Premises; (Cross out or add as needed)

- Water

RULES AND REGULATIONS: Tenant has been provided a copy of the rules and regulations that apply to all tenants of this property, has read them and fully understands them. Tenant shall agree to comply with the rules and regulations as an integral part of this rental. Landlord, without notice, may from time to time,

amend, alter or change the rules and regulations and Tenant shall be bound by the amended, altered or changed rules and regulations.

PROPERTY INSURANCE: Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises.

DANGEROUS MATERIALS: Tenant shall not keep or have on the Premises any article or thing of a dangerous, inflammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of the Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

TAXES: Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

Real Estate Taxes - Landlord shall pay all real estate taxes and assessments for the Premises.

Personal Taxes - Tenant shall pay all personal taxes and any other charges which may be levied against the Premises and which are attributable to Tenant's use of the Premises.

CONDEMNATION OF PREMISES: If the property is condemned, this Lease shall terminate upon twenty days written notice of such event or condition by either party.

DEFAULTS: Tenant shall be in default of this Rental, if Tenant fails to fulfill any rental obligations or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within ten (10) days (or any other obligation within twenty (20) days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice, and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this Rental. Tenant shall pay all costs, damages, and expenses suffered by Landlord by reason of Tenant's defaults.

Failure of Landlord to exercise any right, either ensuing under this agreement or otherwise available to Landlord, shall not be considered a waiver of any such right or condition thereof.

HABITABILITY: Tenant has inspected the Premises and fixtures (or has had the premises inspected on behalf of the Tenant) as per the 'Inspection Check -In -Out List', and acknowledges that the Premises are in a reasonable and acceptable condition of habitability for their intended use, and the agreed rental payments are fair and reasonable. If the condition changes so that, in Tenants opinion, the habitability and rental value of the Premises are adversely affected, Tenant shall promptly provide reasonable notice to the Landlord.

CUMULATIVE RIGHTS: The rights of the parties under this Rental Agreement are cumulative, and shall not be construed as exclusive unless otherwise required by law.

GOVERNING LAWS: This Rental shall be construed in accordance with the laws of the state of Alaska.

ASSIGNABILITY/SUBLETTING: Tenant may not assign or sub-rent any interest in the Premises without the prior written consent of the Landlord.

TERMINATION UPON SALE OF PREMISES: Notwithstanding any other provision of this Rental, Landlord may terminate this lease upon sixty (60) days written notice to Tenant that the Premises have been sold.

NOTICE: Notices under this Rental shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, and addressed as follows:

LANDLORD:

TENANT:

Paug-Vik Inc. Ltd.
P.O. Box 61
Naknek, AK 99633-0061

Such addresses may be changed from time to time by either party by providing notice as set forth above.

ENTIRE AGREEMENT/AMENDMENT: This Rental Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Rental may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

SEVERABILITY: If any portion of this Rental shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Rental Agreement is invalid or unenforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

SUBORDINATION OF RENTAL: This lease is subordinate to any mortgage that now exists, or may be given later by Landlord, with respect to the Premises.

LANDLORD:

BY: _____
Paug-Vik Inc. Ltd.

Date: _____

Title

TENANT:

BY: _____

Date: _____