Strode Rentals, LLC

4100 Sutherland Mill Court
Knoxville, TN 37919
(865) 555-0164
stroderentals.example

RESIDENTIAL LEASE AGREEMENT

1. PARTIES

This lease is made between **Strode Rentals, LLC** ("Landlord") and **Camille R. Pruitt** and **Madeline J. Kessler** (together "Tenant"). Each person named as Tenant is jointly and severally liable for every obligation of Tenant under this lease. The persons who sign as Guarantor are bound as stated in section 19.

2. PREMISES

Landlord leases to Tenant the apartment at **1612 Quarry Finch Way, Apartment 3B, Knoxville, Tennessee 37916**, with the range, refrigerator, dishwasher and window coverings now in it, and the use of parking space 14. The Premises are to be used only as a private residence.

3. TERM

The term begins on **August 1, 2026** and ends at noon on **July 31, 2027**. This lease renews and replaces the lease between the same parties dated August 1, 2025. Tenant account QF-3B-2627.

4. RENT

Rent is **$1,280.00 per month**, due in advance on the first day of each month, paid through the tenant portal at stroderentals.example. For Tenant's convenience the portal will accept the rent in two payments of $640.00, one from each person named as Tenant. Splitting the payment does not divide the obligation.

5. LATE CHARGE AND RETURNED PAYMENTS

Rent not received in full by the fifth day of the month bears a late charge of $64.00. A payment returned by the bank bears a charge of $30.00 in addition to any late charge.

6. SECURITY DEPOSIT

Landlord holds a security deposit of $1,240.00 carried over from the prior term, $620.00 of which was paid by each person named as Tenant. The deposit is held in a bank account used only for tenants' deposits. Within thirty (30) days after Tenant surrenders the Premises, Landlord will return the deposit less unpaid rent and the cost of repairing damage beyond normal wear, with an itemized list.

7. UTILITIES

Tenant pays for electricity and for internet and television service. Landlord pays for water, sewer and trash collection.

8. OCCUPANCY AND GUESTS

Only the persons named as Tenant may live in the Premises. A guest who stays more than fourteen (14) nights in any six months needs Landlord's written consent.

9. PETS

No animal may be kept in the Premises without a signed pet addendum, a fee of $300.00 and additional rent of $25.00 per month.

10. RENTER'S INSURANCE

Landlord's insurance does not cover Tenant's belongings or Tenant's liability. Each person named as Tenant shall keep in force a renter's insurance policy with personal liability coverage of not less than $100,000 and shall give Landlord proof of coverage within fourteen (14) days after the start of the term, and again on request. A person named as Tenant who has not given proof of coverage will be charged $15.00 per month, added to the rent, until proof is given. The charge is not insurance and gives Tenant no coverage.

11. CONDITION AND REPAIRS

Tenant has inspected the Premises and accepts them as they are. Tenant shall keep the Premises clean, replace the air filter (16x20x1) every three months, replace smoke detector batteries, and report any leak, electrical fault or broken lock at once by text message or through the portal. Landlord will make repairs within a reasonable time after notice. Tenant pays for repairs made necessary by the negligence of Tenant or Tenant's guests.

12. ENTRY

Landlord may enter at reasonable hours on twenty-four (24) hours' notice to inspect, repair or show the Premises, and without notice in an emergency.

13. ALTERATIONS

Tenant shall not paint, change locks, or install fixtures or appliances without Landlord's written consent. Small picture hangers are permitted.

14. PARKING

Parking space 14 is assigned to the Premises. Any other vehicle must be parked on the street under the City's residential permit program. Vehicles that do not run may not be kept on the property.

15. CONDUCT

Tenant shall not disturb other residents. Quiet hours are 10:00 p.m. to 7:00 a.m. No smoking of any kind inside the building. Grills are not permitted on the balconies.

16. ASSIGNMENT AND SUBLETTING

Tenant shall not assign this lease or sublet any part of the Premises without Landlord's written consent.

17. EARLY TERMINATION

Tenant may end this lease before the end of the term by giving sixty (60) days' written notice and paying a termination fee equal to two months' rent ($2,560.00), or by presenting a replacement tenant whom Landlord approves in writing. If one person named as Tenant leaves, the other remains liable for the full rent.

18. RENEWAL AND NOTICE TO VACATE

Either party who does not intend to renew shall give the other written notice at least sixty (60) days before the end of the term, that is, on or before June 1, 2027. If no notice is given and Tenant stays, the tenancy continues month to month at a rent of $1,408.00 per month, and either party may then end it on thirty (30) days' written notice.

19. GUARANTY

Walter E. Pruitt Jr. guarantees the obligations of Camille R. Pruitt, and **Dale R. Kessler** guarantees the obligations of Madeline J. Kessler. Each Guarantor's liability is limited to one-half of the rent and one-half of any late charges, fees and damages owed under this lease. A Guarantor's liability continues through any renewal or month-to-month tenancy unless the Guarantor gives Landlord sixty (60) days' written notice, and ends

when the Premises have been surrendered and all sums owed have been paid.

20. DEFAULT

If Tenant fails to pay rent within fourteen (14) days after written notice, or breaks any other term of this lease and does not cure the breach within fourteen (14) days after written notice, Landlord may end the lease and recover possession as the law allows, together with unpaid rent, damages and reasonable attorney's fees.

21. LEAD-BASED PAINT

The building was completed in 1978. Landlord has no knowledge of lead-based paint or lead-based paint hazards in the Premises and has no reports about them. Tenant has received the federal pamphlet on lead in the home.

22. GOVERNING LAW AND ENTIRE AGREEMENT

This lease is governed by the Uniform Residential Landlord and Tenant Act of Tennessee. It is the whole agreement of the parties and may be changed only in a writing signed by Landlord and by each person named as Tenant.

SIGNATURES

Landlord, Strode Rentals, LLC, by *Kevin Strode*, member. July 14, 2026.

Tenant *Camille Pruitt* July 14, 2026.

Tenant *Madeline Kessler* July 14, 2026.

Guarantor *Walter E Pruitt Jr* 5309 Tolliver Bend Road, Chattanooga, TN 37421. July 15, 2026.

Guarantor *Dale Kessler* July 16, 2026.