

Lease Agreement

Judicial Correction Services, Inc

This instrument is designed to lease an office suite in the **McIntyre Office Building** located on 123 McIntyre Street, Evergreen, Alabama owned by **Edwin McIntyre Co, Inc**, Lessor, to _____ Lessee. This lease is entered into day of Sept, 2007 and stays in force until such time as it is terminated 7th

Terms

A. Base rent amount is \$400.00 monthly to be paid on/or before the first of each month. If office cleaning option is requested rent will increase by an additional \$40.00 a month. ** If internet service is requested rent will increase an additional \$40.00 a month. ** One months base rent is required in advance.

B. The landlord is responsible for utilities with the exception of phone, internet, and cable. Lessor will have internet service available if Lessee wishes for an additional \$40.00 a month.

C. Lessee is responsible for cleaning office; however Lessor does offer a housekeeping option for a fee of \$40.00 a month.

D. Lessor is responsible for the maintenance of the common area i.e. kitchen, bathrooms and entrance area.

E. Lessee is responsible for their portion of advalorem tax on personal property if there should be any.

F. Lessor will maintain building insurance. Lessee is responsible for insurance if so desired on personal property.

G. Lessor does require a two week notice if Lessee should decide to vacate building.

If terms of lease are violated by Lessee; Lessor will give a written notice of violation and a two week time period to have violation corrected. If after two weeks Lessee does not correct problem, Lessor has the right to require Lessee to vacate office.

Edwin McIntyre Co., Inc.

Witness: Margaret K. Sedor

Marc McIntyre
Marc McIntyre, President

Witness: Stacey Sanchez

Lessee Judicial Correction Services, Inc.

Charles Ferris
Signature Charles Ferris, CEO

** Initial if requesting housekeeping service _____.

** Initial if requesting Internet service VB.