This contract made by and between Delta State University, hereinafter referred to as University, and __________________________, hereinafter referred to as Lessee, witness:

The University does hereby lease to said lessee Apartment No. __________, of ________________ Apartments, Delta State University, Cleveland, Mississippi to be used solely for residential purposes.

The term of this lease shall be effective beginning ______________________. The rent payable by the Lessee shall be the sum of $___________ per month, and said rent due on or before the first day of each month. Rent 45 days past due will automatically invoke a termination of the lease, at which time the lessee will be notified by Housing and Residence Life to vacate the apartment within 10 days. Rent is subject to change.

(1) To be eligible for occupancy in Family Housing, the Lessee must

- Be married or a single parent with a minor child in residence ("minor" means under 18 years of age and "in residence" means living in the apartment)
- Be enrolled as a full-time student at Delta State University (A full-time student is a student who has a semester hour load of at least 12 hours undergraduate, 9 hours graduate. Audited hours are not considered for full-time status.)
- Maintain the full-time student status throughout the academic year except during the summer.
- Be enrolled in at least 3 academic hours during either session of summer school to remain in the apartment complex during the summer months.

(2) If the Lessee’s status as a full-time student changes and the spouse becomes the full-time student, a new lease must be signed immediately by the full-time student.

(3) The Lessee must be officially checked in by a Housing Staff member prior to occupancy.

(4) The Lessee must have a DSU post office box and submit the number to Housing prior to occupancy.

(5) The Lessee agrees that there shall be no one other than the Lessee, spouse, and their children in residence.

(6) Immediate family members and/or friends of children may be allowed to spend the night as guests. Extended visits are not allowed without the permission of the Director of Housing or her designee. Other overnight visitors must be approved by a Housing Staff member.

(7) The Lessee is responsible for the actions of family members as well as any guests while residing in or visiting the apartment complex.

(8) The Lessee agrees that the University shall not be liable in any way in and about the property to lessee, lessee’s family, any occupant, or guest while on said property.
(9) The Lessee shall not assign this contract or sublet the premises to anyone.

(10) When the Lessee’s and/or spouse’s eligibility officially terminates due to lack of academic status as a full-time student, the apartment must be vacated within seven calendar days, or two days before the next term begins, whichever is shorter.

(11) Academic failure, disciplinary action, and/or suspension from the University, may require eviction of the occupant(s) within seven days of said notification.

(12) The University will furnish the following utilities: electricity, gas, water, local telephone service, and basic Cable One television channels. Long distance telephone service may be obtained from the DSU Telecommunications Dept., Bailey 102. Additional cable channels may be purchased by the Lessee from Cable One, Sharpe St., Cleveland, MS. Internet service is available through the ITS Dept., Kethley 128.

(13) Sanitation within the apartment and the immediate outside areas of the apartment is the responsibility of the Lessee. TO FACILITATE GROUNDS MAINTENANCE, ALL PERSONAL BELONGINGS MUST BE REMOVED IMMEDIATELY FROM THE GROUNDS AREA WHEN NOTIFIED. Unused automobiles and other types of transportation, including but not limited to boats and other water craft, may not be parked at the apartment complex without prior approval from the Director of Housing. All outside garbage cans are to be kept clean. All loose papers and trash must be bagged and not left loose in the bottom of your can. Boxes must be flattened. Discarded furniture/large articles must be taken to the Physical Plant and placed beside the dumpster. The apartment cans will be numbered and you will be responsible for keeping them clean. Lids must be kept on cans. The cans will be checked weekly. Violation of this policy will result in a written warning after which you will have 24 hours to comply. If the matter persists, a $10 fine will be imposed and possibly other disciplinary sanctions.

Laundry Rooms in Cafeteria Apartments are to be kept clean. Laundry room doors should be closed at all times. Also, doors on washers and dryers should be closed at all times even when not in use. The laundry rooms are a privilege and if abused, may be taken away.

(14) The University reserves the right for authorized personnel to enter the premises for the sake of inspection, service, repair, or official University business.

(15) NO PETS OF ANY KIND ARE ALLOWED ON THE PREMISES. This includes the lawn and parking areas around the apartment complex.

(16) A 30-day notice must be signed in the Housing Office before vacating an apartment. Failure to do so will result in the Lessee being liable for the rent and forfeiture of deposit. Every tenant must be officially checked out of the apartment by the Housing Staff. An appointment for check-out must be made with the R.A. 48 hours in advance of expected check-out time. Failure to set the appointment may result in forfeiture of deposit.
The Lessee is responsible for any damages to the apartment. Charges will be determined by the Housing Office. If you do not follow proper check-in and check-out procedures, your apartment deposit will be forfeited. To have the deposit refunded, the Lessee must clean the apartment to the University’s satisfaction, check-out in person with the Housing Staff, be exempt from charges, and have a paid-in-full account with the University.

No new construction, wiring, wallpapering, painting, or modifications to the apartment or on the premises by the Lessee or occupants will be allowed without prior written approval of the Director of Housing. Failure to comply with this process will result in possible termination of lease, eviction from the apartment, forfeiture of the deposit and charges to the Lessee’s student account.

Clothes dryers of any size or voltage will not be allowed.

Due to the close proximity of the apartments and families, certain problems may arise. Every resident is expected to cooperate with other residents, Housing Staff, and university personnel, to comply with the terms of this lease, all rules and regulations pertaining to the University, and to promote a harmonious atmosphere in the apartment complex. Residents wishing to file a grievance should do so with the following personnel in the order listed until satisfaction is achieved:

(a) Apartment Resident Assistant
(b) Director of Housing & Residence Life
(c) Vice-President of Student Affairs

Each apartment has only one parking space in the block of parking spaces nearest the apartment. Your other vehicle(s) must be parked against the unmarked curb near the apartment.

The Resident Assistant is the only resident with a reserved space. No other resident has priority over another resident.

Violation of any apartment complex parking policies may result in the issuance of a parking ticket as well as other disciplinary action.

Non-payment of rent when due or breach of any of the terms and conditions of this lease by Lessee shall give the University the right to terminate this lease.

The stipulations of this lease may be changed at any time deemed necessary with proper notification to the residents. Residents will be given fifteen days in which to comply with the new terms of this lease.
I have read and agree to abide by the terms and conditions as stated in this lease, to comply with all rules and regulations as stated in the DSU Student Handbook, Family Housing regulations, and with all notices and publications duly posted by the DSU Housing Office.

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<th>Lessee/Spouse</th>
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For clarity and informational purposes, please list all children who will be residing in your DSU Family Housing apartment:

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