

6. **DAMAGE DEPOSIT:** Tenant agrees to place with the landlord a damage deposit equal to one month's rent, which amount is \$_____.

7. **SURRENDER OF PREMISES:** Tenant shall surrender the premises to Landlord immediately upon termination of this agreement.

8. **TERMINATION:** In the event tenant fails to perform any of the conditions of this Lease, the landlord shall have the option to provide notice to the tenant of tenant's failure to comply. Landlord shall have the rights of the three day notice to quit in the event of non-compliance with this agreement or in the event of nonpayment of rent in conjunction with this lease.

9. **USE:** Tenant shall use the premises for _____ (purpose) only and may not use the premise for any other purpose without the expressed written consent of Landlord.

10. **RIGHT TO ENTER:** Landlord shall have the right to enter the premises at any reasonable time for the purpose of inspection.

11. **APPLICABLE LAW:** The law that governs this Agreement is the law of the State of Alaska. In the event the landlord finds it necessary to enforce the provisions of this agreement against the tenant, the landlord shall be entitled to reasonable attorney's fees and costs.

12. **ADDITIONAL PROVISIONS:**

TENANT

LANDLORD

This is not a substitute for legal advice. An attorney must be consulted.