

name and address of the bank, credit card or financial institution in which Tenant's account (the "Account") is located and the number of the Account, and execute authorization forms acceptable to effectuate the payment of Rent as above provided. Tenant shall retain sufficient amounts in the Account for monthly withdrawals throughout the Term. If Tenant desires to change the Account to another financial institution, Tenant shall give Landlord prior Notice thereof and execute authorization forms to enable Landlord to electronically withdraw Rent as above provided, without hiatus.

5. SECURITY DEPOSIT. Upon execution of this Lease Tenant shall deliver the sum of (not to exceed two (2) months of Monthly Rent) _____ Dollars (\$ _____) (the "Security Deposit") to (check one)

Landlord or Landlord's property manager to be held for the Term as security for Tenant's performance of its obligations as herein specified. Landlord may withhold from the Security Deposit such amounts as are reasonably necessary to (a) remedy Tenant's default in the payment of Rent; (b) restore the Premises to its condition at the commencement of the Term, ordinary wear and tear excepted; or (c) compensate Landlord for actual damages sustained as a result of Tenant's failure to give adequate Notice to terminate this Lease pursuant to law or the terms hereof; and as may otherwise be permitted by applicable law. Within thirty (30) days after termination of the Lease, Landlord shall either return the full amount of the Security Deposit or furnish to Tenant a written itemized list of the damages for which the Security Deposit or any portion thereof is withheld (along with the balance thereof, if any) as required by §535.300 RSMo. Refund may be made by one check, jointly payable to all known persons and entities constituting the Tenant. Such refund check and any itemization of damages may be mailed to one Tenant only. The Security Deposit does not constitute liquidated damages and nothing herein shall limit Landlord's right to recover actual damages in excess thereof, or permit Tenant to apply any portion thereof in lieu of payment of any Rent due under this Lease. The Security Deposit (and any prepaid Rent or other deposit hereunder) may be held in an interest bearing account. Any interest earned shall be paid to Landlord (or its property manager if and as so designated from time to time). If Landlord conveys its interest under this Lease the Security Deposit may be turned over to Landlord's grantees or assigns. In such case Tenant hereby releases Landlord from any liability and shall look solely to such grantee or assign with respect to the Security Deposit.

6. USE RESTRICTIONS. Tenant agrees that the Premises shall be used and occupied as a residence only, in compliance with all zoning and any other applicable laws, and shall not be used for any other purposes without Landlord's prior written consent. Nothing in this paragraph shall prohibit Tenant from hosting reasonable numbers of guests for limited periods of time. Tenant agrees that no more than _____ (_____) persons per bedroom shall occupy the Premises. All adult occupants shall agree in writing to be bound by the terms of this Lease. Any proposed adult occupant of the Premises who has not signed this Lease shall be subject to Landlord's application procedures and reported to Landlord prior to such party taking occupancy. Landlord may reject a proposed additional occupant for any lawful reason.

7. JOINT LIABILITY. Each adult occupant at the Premises is deemed a Tenant hereunder and shall be jointly and severally liable for all obligations of and sums due from the Tenant under this Lease. A violation by any person constituting the Tenant is deemed a violation by all. Each such Tenant shall be fully responsible for the actions of all other Tenants and all guests, invitees, employees, agents, occupants or other persons located at the Premises at any time. Landlord may, but shall not be obligated to, proceed directly against any one or more person constituting the Tenant without waiving any right or remedy Landlord may have against any other Tenant. No discharge of any Tenant, in bankruptcy, insolvency proceeding or otherwise, shall in any way or to any extent discharge or release any other Tenant from any liability or obligation hereunder. Delivery of Notice to any adult occupant shall constitute Notice to all Tenants.

8. PREMISES CONDITION. Tenant has inspected the Premises prior to execution of this Lease and, unless and except as may be otherwise noted below regarding Landlord's Work, shall accept and take possession on the commencement date in its "as-is" condition. If Landlord shall fail for any reason to put Tenant in possession, with all of Landlord's Work completed (if required), within three (3) days after the scheduled commencement date, then Tenant's sole right and remedy shall be to either (a) terminate this Lease by delivering Notice to Landlord prior to delivery of possession as aforesaid; or (b) receive an abatement of Rent until possession is so delivered to Tenant. Tenant agrees to keep the Premises in at least as good order, condition and repair as when received, free from any debris, trash or filth, and to not do anything to create a danger of fire or cause an increase in rates or cancellation of insurance. Tenant shall notify Landlord immediately of any repairs needed that, if left unattended, would result in damage to the Premises, such as water leakage, roof damage, wall cracks and/or holes, termite or insect damage, etc. Landlord shall keep and maintain the foundation, exterior walls and roof of the building in which the Premises are located and the utilities and structural portions of the Premises in good repair and habitable condition, except that any repairs required to be made by reason of the negligence, willful misconduct or neglect of Tenant (or others as described in Section 7) shall be Tenant's sole responsibility. Landlord may choose to make such repairs and Tenant shall reimburse Landlord for the cost thereof together with interest thereon at the rate equal to three percent (3%) in excess of the publicly announced prime rate of U.S. Bank, N.A. (or its successors), but not to exceed the highest rate permitted by applicable law (the "Default Rate") from the date of expenditure by Landlord until the date of reimbursement by Tenant. Landlord shall not be required to make any other improvements or repairs of any kind upon the Premises. The parties specifically acknowledge and agree that (check one) Landlord or Tenant shall be responsible to maintain the lawn (if any) at the Premises (or cause the same to be maintained); and Landlord or Tenant shall be responsible for removal of snow and ice (or cause the same to be removed).

(If the following is not applicable, insert "N/A" or "Not Applicable") "Landlord's Work" is limited to the following items (if any) which (unless otherwise specified) shall be completed prior to the scheduled commencement date of the Term:

9. SURRENDER OF POSSESSION. Upon expiration or earlier termination of the Term of this Lease, Tenant shall surrender possession of the Premises in as good order, condition and repair as when received, ordinary wear and tear excepted, shall remove all personal property and debris, clean the Premises thoroughly and, if needed, have the carpet

cleaned by a professional cleaning company. Tenant shall reimburse Landlord for any repairs or cleanup that is necessary and not completed by Tenant prior to surrendering possession of the Premises.

10. NO ASSIGNMENT/SUBLETTING. Tenant shall not assign this Lease or sublease the Premises or any portion thereof to any other person or entity without Landlord's prior written consent.

11. DRUGS. Illegal drug trafficking or use or possession of illegal drugs is a violation of law and this Lease, subjecting Tenant to immediate termination of this Lease and to all applicable penalties, including those provided under §441.710 *et seq.* R.S.Mo. If Tenant or any other person uses or is involved in the use, possession or distribution of illegal drugs while in, on or about the Premises, such shall be just cause for eviction.

12. UTILITIES. Tenant shall pay all utilities, including connection fees, that are separately metered for the Premises when due, except for: _____.

13. QUIET ENJOYMENT/ACCESS. Landlord will permit Tenant to quietly and peaceably hold, occupy and enjoy the Premises during the Term without unreasonable interference by Landlord, provided that Tenant is not in default hereof, and provided further that Landlord or its designated agent(s) shall have the right (but no obligation) at all reasonable times upon prior Notice (except if an emergency) to inspect the condition of the Premises, determine if Tenant is complying with all terms hereof, make necessary or desirable repairs, and to show the Premises to prospective tenants or buyers.

14. LANDLORD LIABILITY/INDEMNITY. Landlord (and its property manager if any is so designated from time to time) shall not be liable to Tenant, Tenant's guests or any other occupant or person at the Premises, for any injury, damage or other loss to any person or property caused by Tenant or any other occupant or person, including but not limited to theft, burglary, assault, other crimes, fire, ice, water, wind, rain, smoke, acts of God or force majeure or any other cause, excluding only Landlord's (or its property manager's) willful misconduct or extreme and reckless indifference and disregard for safety and rights of others, it being specifically acknowledged however that Landlord shall have absolutely no duty or responsibility of any kind with respect to safety or security at the Premises. Subject thereto, Tenant agrees to indemnify and hold Landlord (and its property manager, if any) free and harmless from any and all liability for injury to or death of any person, or for damage of any property, arising from the use and occupancy of the Premises or by the act or omission of any person, including costs of defense and reasonable attorneys fees. Tenant shall report any criminal incident in or near the Premises to Landlord, and if requested shall fill out a report and participate in any investigation Landlord may undertake. Should Landlord establish any security procedures or policy, Tenant shall abide by the same.

15. INSURANCE. During the Term, Tenant shall maintain general liability insurance coverage and if requested, shall provide proof of coverage prior to taking possession. Tenant shall maintain insurance on Tenant's own personal property if Tenant desires this coverage. Tenant acknowledges that loss of or damage thereto will not be covered by the proceeds of any insurance maintained by Landlord and hereby releases Landlord from any and all claims for loss, damage or inconvenience. Landlord will maintain fire and extended homeowners/hazard casualty replacement coverage and liability insurance covering the building in which the Premises is located during the Term. Landlord and Tenant hereby waive all rights each may have against the other on account of any loss or damage occasioned to the person or property of Landlord or Tenant, the Premises or its contents, arising from any risk which is insured against by Landlord or Tenant (to the extent of such insurance proceeds), and the parties each, on behalf of their respective insurance companies insuring the property of either Landlord or Tenant against any such loss, waive any right of subrogation that it may have against Landlord or Tenant, as the case may be.

16. CASUALTY. If the Premises are rendered partially uninhabitable by fire or other casualty, Rent shall be equitably reduced until such time as the Premises are wholly habitable or this Lease is terminated. If Landlord does not elect to terminate this Lease, then Landlord shall proceed without undue delay to render the Premises wholly habitable, and if not finished within one month after the date of damage or loss, then Tenant shall have the option of terminating this Lease immediately thereafter by giving to Landlord Notice of termination. If the Premises are totally destroyed or rendered wholly uninhabitable, then at the option of either party, this Lease shall terminate upon Notice to the other and any prepaid Rent shall be refunded to Tenant together with any unexpended portion of the Security Deposit. If the parties do not elect to terminate, then Rent shall be wholly abated until the Premises is repaired and fit for occupancy.

17. DEFAULT. If Tenant shall fail to make any payment of Rent on or before when the same is due, or to comply with any other term, covenant or agreement herein contained, Tenant shall be in default hereof and Landlord shall have the option to pursue any one or more right or remedy provided for herein without Notice or demand whatsoever, which rights and remedies shall be in addition to, and not in lieu of, any other rights and remedies provided for at law or in equity, including but not limited to those set forth at §441.065 RSMo if Tenant abandons the Premises. No failure to exercise, nor any delay in exercising any right or remedy hereunder by Landlord shall operate as a waiver thereof, nor shall any single or partial exercise by Landlord of any such right or remedy preclude any other or further exercise thereof or any other right. Waiver by Landlord of any default, breach or failure of Tenant under this Lease shall not be construed as a waiver of any subsequent or different default, breach or failure. No payment by Tenant or receipt by Landlord of a lesser amount than the Rent herein stipulated shall be deemed to be other than on account of the earliest stipulated Rent, nor shall any endorsement or statement on any check or any letter accompanying any payment be deemed an accord and satisfaction. Landlord may accept such payment without prejudice to Landlord's right to recover the balance due or pursue any other remedy, or in any way waiving Landlord's rights with respect thereto or any other breach.

18. HOLDING OVER. If Tenant remains in possession of the Premises after the expiration or sooner termination of the Term without Landlord's written consent, such holding over shall constitute a default hereof and, without limiting any other right or remedy of Landlord at law or in equity, create and be deemed to be a tenancy at sufferance, terminable without Notice of any kind except as may be required in accordance with law, but subject to all other terms of this Lease insofar as the same may apply to such a tenancy, except that Tenant shall pay, in addition to all other charges payable by Tenant hereunder, for each day that Tenant holds over, Monthly Rent at an amount equal to two (2) times the rate (on a per diem basis) of Monthly Rent herein provided to be paid during the last month of the Term. Landlord's receipt of holdover Rent shall not relieve Tenant of liability to Landlord for damages resulting from Tenant's holdover.

19. ENFORCEMENT/ATTORNEY FEES. If Landlord enforces any provision of this Lease through court action, then in addition to any damages or equitable relief, Tenant will pay Landlord's costs and expenses of litigation, including court costs and reasonable attorney fees. The provisions of this Section shall survive any termination of this Lease.

190 **20. NOTICES.** Unless otherwise specifically provided herein or under applicable law, any notice, consent, approval,
191 request, waiver, demand or other communication (collectively, "Notice") required under this Lease to be given by or on
192 behalf of either party to the other shall be in writing and may be given by mailing such Notice by registered or certified
193 mail return receipt requested, addressed to Landlord (or Property Manager on its behalf if so indicated), or to Tenant (as
194 the case may be), at the address set forth on the signature page of this Lease. Notice to Tenant may also be effectively
195 delivered to the Premises following initial occupancy thereof by Tenant. Notice to either party may also be sent via other
196 means (including personal delivery, courier or messenger service or otherwise as permitted or required under applicable
197 law, such as posting or legal publication). Any such Notice shall be deemed to have been duly given when actually
198 received by the intended recipient (or as otherwise provided under applicable law). Refusal to accept service of a Notice
199 shall constitute delivery of the Notice. A party may designate a new address for purposes of payment of Rent or delivery
200 of Notice hereunder by giving at least fifteen (15) days' advance Notice thereof to the other party in the manner provided
201 above.

202 **21. RULES AND REGULATIONS.** The following Rules and Regulations (and as the same may be revised or
203 supplemented from time to time by Landlord upon Notice to Tenant) shall be additional covenants and agreements on the
204 part of Tenant. Failure to comply with or observe any Rules and Regulations shall be deemed a violation by Tenant of
205 this Lease.

206 • Tenant shall keep the Premises and any common areas provided for Tenant use in connection with the Premises,
207 including halls, stairways, elevators, yard, sidewalks, driveways, recreation and parking areas, free from trash, debris or
208 filth, and shall not permit toys, bicycles, scooters, skates, charcoal grills or other items to be or remain in such common
209 areas, but shall be stored in the Premises or such other place which Landlord may provide. Tenant shall not interfere with
210 the use and enjoyment of any such areas by Landlord or any other tenant.

211 • Garbage, trash, waste and debris shall be kept in the kind of container, placed in the areas, and prepared for
212 collection in the manner and at the times and places specified by Landlord. If Landlord designates a service to pick up
213 such items, Tenant shall use the same at Tenant's cost. Landlord may require Tenant to contract directly for such service
214 with a designated service provider. Food stuffs, garbage and refuse shall be stored and removed from the Premises in
215 leak proof containers. Tenant shall clean and remove any evidence of such leakage at its expense.

216 • Automobiles of Tenant and all family members, guests, invitees, agents or employees, shall be parked in regular
217 parking places, if provided, and in no other place. No trailer of any kind shall be parked or stored at any place on or
218 around the Premises without Landlord's prior written approval.

219 • Tenant shall not make any alterations to the Premises, and shall not paint, wallpaper, decorate or otherwise change
220 the Premises in any manner, including but not limited to installing any nails, screws or other devices for hanging pictures
221 or other items on or from the walls or woodwork, without Landlord's prior written consent.

222 • Tenant shall not play any musical instrument or mechanical device or work with power tools in such manner as to
223 disturb Landlord or neighbors. Tenant shall not allow loud, disturbing noises or voices by Tenant or Tenant's family,
224 guests, invitees, agents or employees.

225 • Tenant shall not place or cause to be placed or permit anywhere in or about the Premises any sign, advertisement
226 or announcement whatsoever, without Landlord's prior written consent.

227 • Plumbing fixtures shall be used for the purposes intended only. Cloths, cardboard, grease or other materials not
228 designed for disposal in this manner shall not be placed in or disposed of in any plumbing fixture. Tenant shall be liable
229 for any costs or repair by reason of such misuse.

230 • Tenant shall not alter, replace or add locks upon any door or window without Landlord's prior written consent, and
231 shall return all keys to Landlord upon termination of this Lease. Landlord agrees to change locks upon written request of
232 Tenant and payment in advance of all applicable locksmith or other contractor service fees.

233 • Waterbeds are prohibited without Landlord's written approval and certificate of insurance before move-in.
234 • Tenant shall not use, generate, manufacture, produce, store, release, discharge or dispose of on, under, from or
235 about the Premises any flammable or hazardous substances other than customary cleaning supplies and solvents
236 typically used in connection with residential properties.

237 • Tenant shall ensure that the air conditioner compressor is kept clean and free of debris at all times, and that all
238 filters are changed regularly (at least every 3 months).

239 • Tenant shall inspect smoke alarms monthly and replace batteries when needed.

240 **22. RIDERS.** Check A or B below to indicate all items (if any) attached hereto and incorporated herein.

241 **Option to Purchase:**

242 **A.** Lease does not provide option to purchase

243 **B.** Option to Purchase (RES-3000) is attached

244 **Pet Addendum:**

245 **A.** Lease does not allow for animals of any kind

246 **B.** Pet Addendum (RES-3020) is attached

247 **23. ENTIRE AGREEMENT/MODIFICATION.** This Lease and any attachment(s) hereto (if any) constitute the entire
248 agreement between the parties and there are no other understandings, written or oral, relating to the subject matter
249 hereof. This Lease may not be changed, modified or amended, in whole or in part, except in a writing signed by Landlord
250 (or its property manager if and as may be designated from time to time by Notice form Landlord) and any adult occupant
251 constituting Tenant (which shall be binding on all other persons and entities, if any, constituting the Tenant hereunder).

252 **24. LEAD-BASED PAINT DISCLOSURE.** Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint
253 Hazards (DSC-3000) (check one) **IS** **IS NOT** attached to this Lease and signed by Landlord, Tenant and Broker(s).

254 **25. SIGNATURES.** This Lease may be executed in multiple counterparts, each of which shall be deemed an original, but
255 all of which shall constitute one and the same instrument. For purposes of executing this Lease, a document signed
256 and/or transmitted by any electronic form deemed valid in accordance with the Missouri Uniform Electronic Transactions
257 Act, including but not limited to by facsimile machine, digital signature or a scanned image, such as a pdf via e-mail, is to
258 be treated as an original signature and document.

259 **26. GOVERNING LAW/CONSTRUCTION.** This Lease shall be construed in accordance with the laws of the State of
260 Missouri and the United States of America. The terms "**Landlord**" and "**Tenant**" may be either singular or plural
261 masculine, feminine or neuter gender, according to whichever is evidenced by the signatures below. Section captions in
262 this Lease are intended solely for convenience of reference and will not be deemed to modify, place any restriction upon,
263 or explain any provision of this Lease. If any one or more provision contained in this Lease shall for any reason be held to
264 be invalid, illegal or unenforceable in any respect, then such invalidity, illegality or unenforceability shall not be deemed to
265 terminate this Lease or to affect any other provision hereof, but rather this Lease shall, to the fullest extent permitted by
266 law, remain in full force and effect and be construed as if such invalid, illegal or unenforceable provision(s) had never
267 been contained herein; provided, however, that such provision(s) may be referred to in order to determine the intent of the
268 parties.

269 **27. PRINCIPAL(S) INVOLVED.** (Check one, none or both, if and as may be applicable)
270 Landlord Tenant is a licensed real estate broker or salesperson and is a principal party in this transaction.

271 **28. BROKER COMPENSATION.** Except as may be specifically set forth in the "Special Agreements," Section 35 of this
272 Lease, any real estate commission or other compensation due to the undersigned (the "**Broker(s)**") will be paid by (check
273 one, neither or both, as applicable) Landlord Tenant, pursuant to separate agreement. Landlord and Tenant each
274 represent to the other that the Broker(s) identified in Section 29 below, is (are) the only real estate broker(s) involved in
275 this Lease. Each party shall indemnify, defend and hold harmless the other party to this Lease from any loss, liability and
276 damage, including without limitation prevailing party fees and costs incurred by the other party, that arises from this
277 transaction as a result of any claim made by any other person purporting to act on behalf of such party. The provisions of
278 this Section shall survive expiration or termination of this Lease.

279 **29. BROKERAGE RELATIONSHIP.** By signing below, Landlord and Tenant confirm their receipt of the Broker
280 Disclosure Form prescribed by the Missouri Real Estate Commission, and that disclosure of the undersigned licensee(s)
281 brokerage relationship, as required by law or regulation, was made to the Landlord and/or Tenant or their respective
282 agents and/or transaction brokers (as the case may be), by said undersigned licensee(s), no later than the first showing of
283 the Premises, upon first contact, or immediately upon the occurrence of any change to their relationship.

284 **Licensee assisting Tenant is a:** (Check appropriate box) 292 **Licensee assisting Landlord is a:** (Check appropriate box)
285 **Tenant's Limited Agent** (acting on behalf of Tenant) 293 **Tenant's Limited Agent** (acting on behalf of Tenant)
286 **Landlord's Limited Agent** (acting on behalf of Landlord) 294 **Landlord's Limited Agent** (acting on behalf of Landlord)
287 **Dual Agent** (acting on behalf of both Landlord and Tenant) 295 **Dual Agent** (acting on behalf of both Landlord and Tenant)
288 **Designated Agent** (designated to act on behalf of Tenant) 296 **Designated Agent** (designated to act on behalf of Landlord)
289 **Transaction Broker Assisting Tenant** (not acting on 297 **Transaction Broker Assisting Landlord** (not acting on
290 behalf of either Landlord or Tenant) 298 behalf of either Landlord or Tenant).
291 **Subagent of Landlord** (acting on behalf of Landlord)

299 By signing below, the licensee(s) confirm making timely disclosure of its brokerage relationship to the appropriate parties.

300
301 **Broker's Firm Assisting Tenant (and MLS ID No.)** **Broker's Firm Assisting Landlord (and MLS ID No.)**
302 By (Signature) _____ By (Signature) _____
303 Licensee's Printed Name: _____ Licensee's Printed Name: _____
304 Date: _____ Date: _____

305 **30. FRANCHISE DISCLOSURE.** Although one or more Broker may be a member of a franchise, the franchisor is not
306 responsible for the acts of said Broker(s).

307 **31. LEASE INFORMATION.** Permission is hereby granted by Landlord and Tenant for Broker(s) to provide information about
308 this Lease, including but not limited to rental rates, Term and Premises address, to any multi-listing service, local Association or
309 Board of REALTORS®, its members, member's prospects, appraisers and other professional users of real estate data.

310 **32. ANTI-TERRORISM.** Each party hereto represents and warrants to each other and to Broker(s) that such party is not,
311 and is not acting directly or indirectly for or on behalf of any person or entity, named as a Specially Designated National
312 and Blocked Person (as defined in Presidential Executive Order 13224) or with whom you are prohibited to do business
313 under anti-terrorism laws, and agrees to deliver a certificate to that effect which contains its tax identification number.

314 **33. TIME IS OF THE ESSENCE.** Time is of the essence in performance of the obligations of the parties under this
315 Lease. All references to a specified time shall mean Central Time. Unless specified otherwise herein, a "**day**" is defined
316 as a 24-hour calendar day, seven (7) days per week.

317 **34. SUBMISSION OF LEASE.** Negotiation and submission of an offer to either party for signature does not constitute an
318 option to lease or reservation of space. Neither Landlord nor Tenant shall be bound until the last party to sign this Lease
319 has delivered a fully executed copy to the other party.

320 **35. SPECIAL AGREEMENTS.**
321 _____
322 _____
323 _____
324 _____
325 _____
326 _____

IN WITNESS WHEREOF, the parties have entered into this Lease as of the last date set forth below their respective signatures *(Add additional signature pages if needed)*.

Note: All adult occupants at the Premises are deemed a Tenant and must sign this Lease. Failure to do so shall be a default hereof. Notice delivered to the Notice Address set forth at below left (or as subsequently directed by a Notice from Tenant) shall be deemed delivery of Notice to all Tenants.

TENANT:

Print Name _____
Notice Address: _____

Phone: _____
E-mail: _____
Fax: _____
Pager: _____
Date _____
Print Name _____
Date _____

Print Name _____
Date _____

Print Name _____
Date _____

Print Name _____
Date: _____

LANDLORD:

(Sign here if Landlord is to sign this Lease and receive the Security Deposit and all Rent and Notices in Landlord's Name)

Print Name _____
Address: _____

Phone: _____
E-mail: _____
Fax: _____
Page: _____
Date _____

PROPERTY MANAGER:

(Sign here if Property Manager is to sign this Lease and receive the Security Deposit and all Rent and Notices on behalf of Landlord)

Property Manager's Firm Name
(as authorized agent of Landlord)
By _____
Print Name _____
Title _____
Address: _____

Phone: _____
E-mail: _____

Approved by legal counsel for use exclusively by current members of the Missouri Association of REALTORS®, P.O. Box 1327, Columbia, Missouri 65205. No warranty is made or implied as to the legal validity or adequacy of this Lease, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Lease be made. **Last Revised 12/31/10.** ©1989 Missouri Association of REALTORS®