



GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.
 Louisville, Kentucky 40205
 (For use of members only)
LEASE

DATE OF LEASE	TERM OF LEASE		MONTHLY RENTAL	SECURITY DEPOSIT
	BEGINNING	ENDING		
6/1/2023	6/1/2023	month to month	625.00	N/A

TENANT:
 Name: Bluegrass Gas Sales, Inc
 Address: 3620 Rockland Mills Rd
Center, Ky 42214

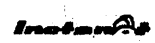
LANDLORD:
 Name: Jodie A. Parsons
 Agent for Landlord: n/a (same)
 Address: 3390 Rockland Mills Rd
Center, Ky 42214

(send all payments and correspondence to the above address)

In consideration of the mutual agreements and covenants set forth below, the payment of the rent and deposit for the amount specified above to secure the premises from damage, Landlord leases to Tenant the Premises described below for the terms stated. The Leased Premises shall be used as a dwelling, and not otherwise, and shall not be sublet, assigned or transferred in any manner without the written consent of a Landlord.

- Location 1) Description of Leased Premises Office space at 3620 Rockland Mills Rd. Center Ky 42214
- Parties 2) For the purposes of this lease, the term "Landlord" shall refer to property owner and/or any person authorized to manage said Premises. The term "Tenant" shall refer to all persons occupying the Leased Premises.
- Occupancy 3) These are the only persons who are to occupy the Leased Premises; and other(s) must be approved in writing by Landlord:
 1) Bluegrass Gas Sales, Inc 4) _____
 2) _____ 5) _____
 3) _____ 6) _____
- Utilities 4) Utilities to be furnished by Landlord: N/A (none)
 Electricity _____ Water & Sewer _____ Gas _____ Waste Removal _____
- Appliances & Accessories 5) Appliances/Accessories to be furnished by Landlord:
 Range Refrig Dishwasher _____ Drapes/Blinds
 Carpet AC Unit(s) _____ Other _____
- Late Charges 6) Tenant shall pay to Landlord at Agent's address the monthly rent specified above on or before the 1st of each month in advance. The time of each and every payment is of the essence of the lease. If the rent is not paid by the 5th the monthly rent shall be increased by no late fee
- Agency 7) Landlord has authorized the above Agent to enter into this lease agreement on his/her behalf, to receive and receipt for rent, and to do any and all other things necessary or desirable to administer or effectuate this agreement during Tenant's occupancy. Rent shall be paid and all notices, requests or other communications shall be by or to Landlord through the Agent at his address listed above. Agent has full authority from the owner to manage the Leased Premises.
- Obligations of Tenant 8) In addition to other duties of maintenance, Tenant shall:
 a) Comply with all obligations imposed on Tenant by governmental authority materially affecting health and safety;
 b) Keep that part of the premises that he/she occupies or uses as clean and safe as possible;
 c) Dispose from his/her unit all ashes, garbage, rubbish and other waste in a clean and safe manner;
 d) Use the plumbing in a reasonable manner and if, by Tenant misuse, it should freeze, burst, or get out of order, Tenant agrees to sustain cost of same repairs (the Landlord is to maintain and repair at Landlord's expense any plumbing deficiencies due to normal wear and tear);
 e) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and if repairs are needed due to Tenant misuse or neglect, Tenant agrees to sustain cost of repairs;
 f) Not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises or knowingly permit any person to do so;
 g) Conduct himself/herself and require any guest to conduct themselves in a manner that will not disturb neighbors' peaceful enjoyment of the premises;
 h) Abide by any rules or regulations adopted by the Landlord to promote the convenience, safety or welfare of Tenants in the premises, to preserve the property, and "or" fairly distribute services or facilities;
 i) Not use gasoline stoves or other similar fuel burning appliances using highly flammable liquids, including portable kerosene, Wane or propane stoves or other similar portable fuel burning appliances;
 j) Shall replace all broken glass in the windows, doors, etc. regardless of any cause; also put in and properly repair all locks or keys to the same, if lost, or to pay for the same, at fair valuation;
 k) Not erect an aerial on the roof or chimney; or install an air conditioner or coaxial cable without the written consent of Landlord.

X M. A. Parsons 6/1/2023 X Jodie A. Parsons 6/1/2023
 TENANT DATE LANDLORD DATE
for Bluegrass Gas Sales, Inc.



- ~~Security Deposit~~ 9) To secure the property of Landlord from damage, Tenant has placed with Landlord a security deposit in the amount set forth above. This deposit will be utilized as a fund for repairing damage to the Leased Premises. It is not an advance of rent, and may not be deducted from a rental payment at any time. The procedures for returning or retaining the security deposit will be in accord with Kentucky Revised Statute (KRS) 383.580, which is printed on the reverse side of this form. All interest earned, if any, shall be retained by the Agent. *na*
- ~~Alterations~~ 10) Tenant shall make no alterations or install or maintain on the Premises major appliances, locks or devices of any kind without in each case obtaining the written consent of the Landlord.
- Liability 11) Landlord does not insure Tenant's person. All personal property in the Leased Premises or elsewhere shall be at the risk of Tenant only, and Tenant shall carry such insurance as Tenant deems necessary. Tenant acknowledges the Leased Premises have been examined to the extent necessary to ascertain its condition. The Premises are leased in the condition found and Landlord shall not be liable to Tenant or anyone on the Premises for property damage or personal injuries caused by or arising out of the condition of the Leased Premises, it being understood that Tenant, and all others take the premises as they find them. In the event such damage or injury arises out of Tenant's failure to maintain or repair the Tenant shall indemnify Landlord, and Landlord's agent and employees, from any such claims and hold them harmless.
- Reduction of Services 12) Landlord shall not be responsible to Tenant or any others for a loss or reduction of services by acts not willful, or conditions beyond Landlord's control, nor shall any loss or reduction of services terminate this lease or reduce the amount of rental due hereunder, except as provided by law.
- Landlord Access 13) a) The Landlord and Landlord's agents and employees shall have access to the Leased Premises at all reasonable times in order to inspect same, make necessary agreed repairs, decorations, alterations, or improvements, supply necessary or agreed services, or exhibit the Leased Premises to prospective or actual purchasers, mortgagees, Tenants, workmen or contractors. Except in the case of emergency, the Landlord shall give Tenant at least forty-eight (48) hours notice of his/her intent to enter.
b) In the event Tenant will be absent from the Leased Premises for more than seven (7) days, Tenant agrees to notify Landlord. During such absences, Landlord and Landlord's agents and employees may enter the Leased Premises to inspect or protect the property, or for any other reason deemed necessary or desirable.
- Binding on Heirs, etc. 14) Each of the provisions of this lease shall extend to, be binding on, and insure to the benefit of the heirs, legal representatives, and assigns of Landlord and Tenant.
- Bankruptcy 15) If Tenant should be declared bankrupt during the term of this lease, Landlord, at Landlord's option, may terminate this lease. If so terminated, Tenant agrees to promptly vacate premises removing all personal property and belongings and upon Tenant's failure to do so, Landlord may take all steps necessary, including storage of Tenant's property, and shall not be responsible to Tenant for loss or damage due to causes beyond Landlord's control.
- Condemnation 16) If the whole or any part of the building containing the Leased Premises is taken by any competent authority for any public use or purpose, the term of this lease, at Landlord's option, shall terminate upon, and not before, the date when possession of the part so taken shall be required for said use or purpose. Rent shall be apportioned to the date of termination. Landlord shall be entitled to the entire compensation for the part of the premises taken without apportionment to the Tenant.
- Eminent Domain
- Renewal of Lease 17) This lease shall be automatically renewed with the same terms and conditions on a month to month basis after its original expiration date unless otherwise notified by Landlord. Whenever Tenant wishes to vacate and all terms and conditions of the lease have been fulfilled, a full thirty (30) day written notice must be given before the Tenant's next rent-due date and accompanied by the rent for the final thirty (30) day rental period. No verbal notices will be accepted.
- Expiration/Termination of Lease 18) Upon termination of this lease, Tenant shall yield up immediate possession, remove all property and belongings, and return unit in undamaged condition, and deliver all keys to Landlord at the address where rent is payable. Upon Tenant's failure to vacate, the Landlord may take all steps necessary to remove Tenant and Tenant's property as provided by law and Tenant shall acquire no additional rights or extension of the lease term by reason of such holding over. In addition to all remedies provided by law, Tenant shall pay all rent and other actual damages suffered by Landlord.
- Abandonment 19) Ten days absence by Tenant with rent unpaid, or the removal of a substantial portion of Tenant's personal property without explanation or notice to Landlord shall be deemed an abandonment of the Leased Premises by Tenant. In such event, Landlord may reenter the Leased Premises immediately, take all action necessary to remove remaining property and belongings of Tenant, and relet the Premises, without notice and without responsibility for damages resulting therefrom.
- Rental Application Required Documents 20) The application to rent the premises herein leased is hereby made a part of this lease. Tenant warrants the information contained therein to be true, and if false, Landlord may, at Landlord's option, terminate this lease.
- 21) *na* Inspection Report
na Lead Based Paint Disclosure & Pamphlet
na Rules and Regulations (if any)
- Additional Clauses 22) *na*

This lease and additional required documents as stated in clause (21) contains the entire agreement between the parties. No oral agreement or representations have been made by Landlord or shall be binding upon the parties unless set forth in writing in this lease. All notices called for in this lease are to be in writing. I (We) certify that I (We) have read the entire document, understand same, and have received a copy.

Landlord/Agent _____ Date _____
Juli Parsons *6/1/2023*
 Landlord/Agent _____ Date _____
 Tenant *M. Adams* *6/1/2023*
 Tenant For Bluegrass Gas Sales, Inc Date

