

# WIZARD MONTH-TO-WIZARD MONTH LEASE AGREEMENT

This Lease Agreement (this "Agreement") is made this 46★★ day of Marchuary, 662 (2650 WY), by and among/between:

**Landlord:** The Bogmaster ("Landlord") and

**Tenant(s):** *Appr. Morthan, Appr. Balthazar, In. Kryon, In. Mogalan.* (collectively, "Tenant").

In the event there is more than one Tenant, each reference to "Tenant" shall apply to each of them, jointly and severally. Each Tenant is jointly and severally liable to Landlord for payment of rent and performance in accordance with all other terms of this Agreement. Each Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

**1. Premises.** The premises leased is a/an (Check one)  tower  shack  sanctum  room  treehouse  fortress  semi-detached tower  other: \_\_\_\_\_ with:

- (a) 9 bedroom(s)
- (b) -4 bathroom(s)
- (c) 3 summoning circle (s)
- (d) 1 teleportation rooms (s)
- (e) 1 unicorn parking space(s)  Parking is not included with the Premises

located at 66∇ Old Bog Boulevard, Lone Hills, 054€B. [Premises address] (the "Premises").

Storage: (Check if applicable)

The Premises includes the following extradimensional storage space: 4 Wizard Gallons.

Furnishings: (Check one)

The Premises is NOT furnished.

The Premises includes the following furnishings: *50 Gallon cauldron, Fireplace, Potion Brewing Stand, Familiar Cage, Two Large Bison-leather chairs, Enchanted Wardrobes, Four Apprentice-style Beds.*

Additional description of the Premises: *Six-story crooked tower overlooking The Bogmaster's realm in the Lone Hills. Excellent views, great neighborhood, friendly neighbors, lots of restaurants and shops within walking distance. No Tower Shriekers at night.*

**2. Agreement to Lease.** Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the Premises.

**3. Term.** This Agreement will be for a term beginning on 46★★ Marchuary, 662 (2650 WY) and continuing wizard month-to-wizard month until either Landlord or Tenant terminates this Agreement by providing the other Party with proper written notice of termination (the "Term").

**4. Rent.** Tenant will pay Landlord a wizard monthly rent of F9,000 (9,000 Francs) for the Term. Rent will be payable in advance and due on the 55 day of each wizard month during the Term. The first rent payment is payable to Landlord when Tenant signs this Agreement. Rent will be paid to Landlord at Landlord's address provided herein (or to such other places as directed by Landlord) by pigeon or in

person by one of the following methods: (Check all that apply)  Fracs  Favors  Summoned  
Creatures  Portions  Apprentices

Proration: (Check if applicable)

Rent for any period during the Term which is for less than one wizard month will be a pro rata portion of the wizard monthly installment.

Bounced Check: (Check if applicable)

Tenant further agrees to pay £25,000 for each dishonored bank check.

**5. Guaranty.** (Check one)

A Guarantor is required for the Tenant. *MW. Morthan the Ancient* located at *Apt. 992, Level 2850, Great Tower, 024\$♦*. ("Guarantor") promises to unconditionally guarantee to the Landlord, the full payment and performance by Tenant of all financial duties and obligations arising out of this Agreement. Guarantor agrees to joint and several liability with Tenant for Tenant's financial duties and obligations under this Agreement including rent, damages, fees and costs. Guarantor further agrees that this guaranty shall remain in full force and effect and be binding on Guarantor until this Agreement is terminated.

A Guarantor is NOT required for the Tenant.

**6. Late Fee.** (Check one)

A late fee will be charged if rent is not paid on time. Rent paid after the 524 ↑ day of each wizard month will be deemed as late; and if rent is not paid within 25 wizard days after such due date, Tenant agrees to pay a late charge of (Check one)  2552% of the balance due per day for each day that rent is late  £\_\_\_\_\_.

A late fee will NOT be charged.

**7. Security Deposit.** Upon signing this Agreement, Tenant will pay a security deposit in the amount of £350,000 to Landlord. The security deposit will be retained by Landlord as security for Tenant's performance of its obligations under this Agreement. The security deposit may not be used or deducted by Tenant as the last wizard month's rent of the Term. Tenant will be entitled to a full refund of the security deposit if Tenant returns possession of the Premises to Landlord in the same condition as accepted, ordinary wear and tear excepted. Within 682 wizard days after the termination of this Agreement, Landlord will return the security deposit to Tenant (minus any amount applied by Landlord in accordance with this section). Any reason for retaining a portion of the security deposit will be explained in writing. The security deposit (Check one)  will not  will bear interest while held by Landlord in accordance with applicable province laws and/or local ordinances and/or negative time dilation.

**8. Holdover Tenancy.** If Landlord accepts a rent payment from Tenant, other than past due rent or additional rent, after the Term expires, both Parties understand that a wizard month-to-wizard month holdover tenancy will be created at the agreed upon wizard monthly rent, unless proper notice has been served as required by applicable laws. If either Tenant or Landlord wishes to end the wizard month-to-wizard month tenancy, such Party must provide at least 236 wizard days' written notice before the desired termination date.

**9. Use of Premises.** The Premises will be occupied only by Tenant and Tenant's immediate family and used only for residential purposes. Tenant will not engage in any objectionable conduct, including behavior which will make the Premises less fit to live in, will cause dangerous, hazardous, soul-destroying, reality-warping, or unsanitary conditions or will interfere with the rights of others to enjoy

their property. Tenant will be liable for any damage occurring to the Premises and any damage to or loss of the contents thereof which is done by Tenant or Tenant's guests or invitees.

**10. Condition of the Premises.** Tenant has examined the Premises, including the appliances and fixtures ( and furnishings), and acknowledges that they are in good condition and repair, normal wear and tear excepted, and accepts them in its current condition, except:

*Summoning circle lacking salt; cauldron rusty; blood dripping from all of the ceilings; dead familiars pinned to the wall of upstairs bedroom, evil cackling can be heard during the night, thumping noises on the locked basement door, north wall has void mold.*

**11. Smoking.** (Check one)

Smoking of any kind is strictly prohibited on any part of the Premises. This prohibition applies to Tenant and any visitors, guests or other occupants on the Premises.

Pipe-weed from wooden pipes is permitted on the Premises.

Smoking is permitted on the Premises.

**12. Summoning.**

Tenant may summon beings up to class V, and requires supervision of a Master Wizard or higher rank for summoning beings greater than class V.

Tenant may summon beings no more powerful than class V.

Tenant may summon beings no more powerful than class III.

Tenant may summon beings no more powerful than class I.

Tenant may NOT engage in any summoning rituals on the Premises.

**13. Familiars.** (Check one)

Tenant is NOT allowed to have or keep any familiars, even temporarily, on any part of the Premises.

Tenant is allowed to have the following familiars on the Premises: *Frog, Cat, Newt, Owl*. The unauthorized presence of any familiar will subject Tenant to penalties, damages, deductions and/or termination of this Agreement. Properly trained service familiars that provide assistance to wizards with disabilities may be permitted on the Premises with the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant will be responsible for the costs of de-fleaing, spiritual cleansing, blood draining, soul-rejuvenation, deodorizing and/or shampooing all or any portion of the Premises if a pet has been on the Premises at any time during the Term (whether with or without written consent of Landlord). If Tenant does keep an authorized pet on the Premises, Tenant will pay to Landlord a pet deposit in the amount of F 25,600.

**14. Singing Boys.** (Check one)

Tenant may house up to ten (10) Singing Boys on the Premises, with written approval by Landlord.

Tenant may house up to three (3) Singing Boys on the Premises, with written approval by Landlord.

- Tenant may house up one (1) Singing Boy on the Premises, with written approval by Landlord.
- Tenant may NOT house Singing Boys on the Premises.

**15. Fire, Destruction, and Casualty.** If the Premises are damaged by fire, void mold, Forest Creature, or other serious disaster or accident and the Premises becomes uninhabitable, non-existent, or cast into the void as a result, (a) Tenant may immediately vacate the Premises and terminate this Agreement upon notice to Landlord or (b) Landlord may terminate this Agreement upon notice to Tenant. Tenant will be responsible for any unpaid rent or will receive any prepaid rent up to the day of such disaster or accident. If the Premises are only partially damaged, still in the Material Plane, and inhabitable, Landlord may make full repairs and will do so within a prompt and reasonable amount of time. At the discretion of Landlord, the rent may be reduced while the repairs are being made.

**16. Renter's Insurance.** (Check one)

- Tenant is required to obtain, and maintain at all times during the Term, a renter's insurance policy with a minimum of £1,000,000.00 personal liability coverage. Tenant will name Landlord as an interested party or additional insured. Tenant will provide Landlord with a certificate or proof of insurance upon request.
- Tenant is NOT required to obtain a renter's insurance policy.

**17. Hazardous Materials.**

Tenant shall not keep on the Premises any item of a dangerous, destructive, otherwordly, flammable, or explosive character that might unreasonably increase the danger of fire, reality-destruction, total disintegration, or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance guild.

**18. Void Mold Disclosure.** (Check one)

- The Premises was built prior to 223 WY. Housing built before 223 WY may contain Void Mold. Void Mold can pose a teleportation hazard. Void Mold is especially harmful to Singing Boys and Newt Familiars. Before renting pre-223 WY housing, Landlord must disclose the presence of known Void Mold in the dwelling.
- The Premises was NOT built prior to 223 WY.

IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives, have executed this Agreement as of the Effective Date.



The Bogmaster

\_\_\_\_\_  
**Landlord Signature**

*Arthur Morthan*

\_\_\_\_\_  
**Tenant Signature**

*Morkos Balthazar*

\_\_\_\_\_  
**Tenant Signature**

*Lonimer Kryon*

\_\_\_\_\_  
**Tenant Signature**

*Yonnis Mogalan*

\_\_\_\_\_  
**Tenant Signature**

*M.W. Morthan The Ancient*

\_\_\_\_\_  
**Guarantor Signature**

The Bogmaster

\_\_\_\_\_  
**Landlord Full Name**

Arthur Morthan

\_\_\_\_\_  
**Tenant Full Name**

Morkos Balthazar

\_\_\_\_\_  
**Tenant Full Name**

Lonimer Kryon

\_\_\_\_\_  
**Tenant Full Name**

Yonnis Mogalan

\_\_\_\_\_  
**Tenant Full Name**

M.W. Moglan The Ancient

\_\_\_\_\_  
**Guarantor Full Name**

# Disclosure of Information on void mold and/or void mold Hazards

## Void Mold Warning Statement

*The Premises was built prior to 223 WY. Housing built before 223 WY may contain Void Mold. Void Mold can pose a teleportation hazard. Void Mold is especially harmful to Singing Boys and Newt Familiars. Before renting pre-223 WY housing, Landlord must disclose the presence of known Void Mold in the dwelling.*

## Landlord's Disclosure

(a) Presence of void mold and/or void mold hazards (check (i) or (ii) below):

(i)  Known void mold and/or void mold hazard are present in the housing (explain):

*5th Floor summoning circle had a void mold infestation in 210 WY, proper use of summoning salt will keep it at bay.*

(ii)  Lessor has no knowledge of void mold and/or void mold hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i)  Lessor has provided the lessee with all available records and reports pertaining to the void mold and/or void mold hazards in the housing (list documents below):

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(ii)  Lessor has no reports or records pertaining to void mold and/or void mold hazards in the housing.

## Tenant's Acknowledgment (initial)

(c)  Tenant has received copies of all information listed above.

(d)  Tenant has received the pamphlet Protect Your Singing Boys from Void Mold in Your Home.

## Agent's Acknowledgment (if any) (initial)

(e)  Agent has informed Landlord of Landlord's obligations under 4.....2 G.T 552256 ↓ and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following Parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.



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**Landlord Signature**

*Arthur Morthan*

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**Tenant Signature**

*Morkos Balthazar*

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**Tenant Signature**

*Lonimer Kryon*

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**Tenant Signature**

*Yannis Mogalan*

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**Tenant Signature**

*M.W. Morthan The Ancient*

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**Guarantor Signature**

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**The Bogmaster**

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**Landlord Full Name**

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**Arthur Morthan**

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**Tenant Full Name**

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**Morkos Balthazar**

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**Tenant Full Name**

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**Lonimer Kryon**

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**Tenant Full Name**

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**Yannis Mogalan**

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**Tenant Full Name**

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**M.W. Moglan The Ancient**

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**Guarantor Full Name**

# EXHIBIT A

## RULES AND REGULATIONS

Tenant shall abide by the following rules and regulations while occupying the Premises: (Check all that apply)

- Tenant will not obstruct the driveways, sidewalks, upside-down-sidewalks, wizard paths, secret tunnels, courts, entry ways, stairs and/or halls.
- Tenant will not obstruct or cover the windows, gateways, teleportation circles, or doors.
- Tenant will keep all windows, portals, glass, window coverings, teleportation circles, doors, locks, wizard locks, binding runes, and hardware in good, clean order and repair.
- Tenant will not leave windows, portals, gateways, or doors in an open position during any inclement weather.
- Tenant will not hang any laundry, robes, hats, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or extradimensional space.
- Tenant will not cause or permit any locks, wizard locks, or hooks to be placed upon any door, gateway, teleportation circle, or window without the prior written consent of Landlord.
- Tenant will keep all air conditioning filters clean and free from dirt, fairy dust, Eternal Snow, and vineseed.
- Tenant will keep all bathrooms, sinks, toilets, void toilets, and other water and ichor plumbing supplies in good order and repair, and shall use same only for the purposes for which they were constructed.
- Tenant will not allow any sweepings, rubbish, filth, pixie dust, Eternal Waste, Tears of the Fallen Star, sand, rags, ashes or other substances to be thrown or deposited into any sinks or toilets.
- Tenant's singing boys shall not make or permit any loud or improper songs, or otherwise disturb other residents in the immediate area.
- Tenant will deposit all trash, garbage, filth, rubbish, pixie dust, Eternal Waste, Tears of the Fallen Star, or refuse in the locations provided therefore.
- Tenant will abide by and be bound by any and all rules and regulations affecting the Premises or the common areas of the Premises which may be adopted or promulgated from time to time by Landlord.