

CAT LEASE AND REGISTRATION

Cat Registration and Lease Agreement dated this _____ day of _____, by and between Washington House/ Hightowers/ Park Square (Lessor) and _____ (Lessee) of Apt. No. _____, at the Washington House/ Hightowers/ Park Square for permission to maintain and house _____ Cat(s) at said premise at the advance monthly Lease Fee of twenty dollars(\$20) per cat due on the first day of each month. A one time registration fee five hundred (\$300) dollars per cat, is due at the time of signing this agreement.

Name of Cat(s): _____

Breed(s): _____

Commencing Date: _____

Emergency Phone Number: _____

Veterinarian Name: _____ Phone #: _____

Rabies Shot Tag Number: _____

Insurance Policy Number: _____

Insurance Company: _____

Insurance Agent: _____



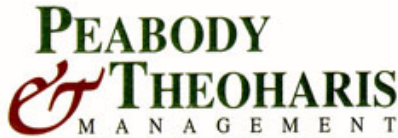
Please attach photo of cat with Lease.



In consideration of the mutual agreement between the parties Lessor does hereby grant a Lease to Lessee to maintain the cat specified above at the license fee specified above, in accordance with the following terms and conditions:

- A one time registration fee of \$300.00 must accompany the signed Lease Agreement. **This fee is not refundable.**
- The Washington House/ Hightowers/ Park Square reserves the right to require that 80% of the unit floors be covered with carpeting before the cat is in residence. Any initial waiver of this rule does not prevent the Washington House/ Hightowers/ Park Square from reinstating this requirement should the cat(s) cause a disturbance in the future.
- The cat lease will be cancelled if the cat(s) becomes a disturbance to the neighbors or the building staff, contractors or service providers, as witnessed by a staff member of the Washington House/ Hightowers/ Park Square. **Three complaints will constitute a disturbing cat and result in lease cancellation and requirement to remove the cat from the unit.**
- The cat must be secured when resident is notified of contractors, staff or service personnel entering the unit to perform necessary repairs, services, etc. The cat must be caged, moved to another unit or secured in a room other than the one where the repairs or service is to be performed.





- The Management will be kept informed of an emergency telephone number for Lessee and one other individual who will secure and/or assist the cat in the event of an emergency.
- Lessee will obtain liability insurance and will provide a copy of coverage for Management files. Management requires that the insurance be kept current to allow the Lessee to become personally liable for the damage or injury inflicted by the cat. Within ten (10) days of a request therefore, Lessee will provide the Washington House/ Hightowers/ Park Square with a certificate of insurance stating that the Lessee policy provides liability coverage for the cat listed above. Lessee will hold the Washington House/ Hightowers/ Park Square and its staff of service contractors harmless for damages, liability or injury caused as a direct result of entering the Lease Agreement.
- All waste produced by the cat while on the grounds or in the common areas of the Washington House/ Hightowers/ Park Square must be removed by the escort in control of the cat. Kitty litter must NOT be thrown down the trash chute unless it is properly bagged and sealed.
- Lessee must assume all damages caused by the cat. Lessee agrees to maintain the cat(s) in a humane manner while residing in the Washington House/ Hightowers/ Park Square. Any complaints of abuse to the cat(s) will constitute a notice to quit this lease and will be reported to The Humane Society.
- If Lessee is found in violation of any of the rules and regulations (including updated memos) regarding cats, or is deemed to be in default under this Agreement, Washington House/ Hightowers/ Park Square, in its sole discretion, may exercise any or all of its remedies as set forth herein, none of which are deemed to be exclusive. The Washington House/ Hightowers/ Park Square may impose a fine. Washington House/ Hightowers/ Park Square may require the Lessee to pay for the damage(s) caused by the cat. Washington House/ Hightowers/ Park Square may sue the Lessee as a Lessee in Landlord-Tenant Court for breach of this Agreement. Under this Agreement, **ALL NOTICES TO QUIT BEING HEREBY EXPRESSLY WAIVED IN WRITING.**

Lessee

_____ Date: _____
Lessee

Peabody & Theoharis Management

By: _____ Date: _____
Manager Member, Lessor

