



LEASE AGREEMENT, made between Reinhardt Properties, LLC. (Landlord) and,  
Name: \_\_\_\_\_ Position: \_\_\_\_\_ and or  
Company: \_\_\_\_\_ Type of Business: \_\_\_\_\_ (Tenant).  
For good consideration it is agreed between the parties as follows:

1. Landlord hereby leases and lets to Tenant the premises described as follows:  
Reinhardt Plaza, 1701 Jacaman Rd. Suite: \_\_\_\_\_ in Laredo, Texas 78041
2. This lease shall be in effect for a term of (\_\_\_\_) \_\_\_\_\_, commencing on:  
\_\_\_\_\_ of 201\_\_\_. And ending on the \_\_\_\_\_ of 201\_\_\_.  
with an option to renew the contract for a specific time to be discussed later.
3. Tenant shall pay Landlord \$ \_\_\_\_\_ every Month, and shall pay a  
security deposit of \$ \_\_\_\_\_.
4. Tenant shall at its own expense provide the following utilities:
  - a. Telephone
  - b. Business Personal Property Insurance
  - c. Cleaning Inside your Suite & throw trash in the trashcan outside the parking.
  - d. Other \_\_\_\_\_, \_\_\_\_\_
5. Landlord shall provide the following utilities:
  - a. Water (Association fee)
  - b. Electricity "normal office use"
  - c. Internet (Optional Fee) yes \_\_\_\_\_ No \_\_\_\_\_
6. Tenant further agrees that:
  - a. Upon the expiration of the Lease it will return possession of the leased premises in its present condition, reasonable wear and tear, and fire casualty accepted. Tenant shall commit no waste to the leased premises.
  - b. It shall not assign or sub-lets said premises or allow any other person to occupy the leased premises without Landlord's prior written consent.
  - c. Tenant shall not paint; wall nails or makes any material or structural alteration to the leased premises without Landlord's prior written consent. "Deposit will be use to let the space as it was"
  - d. Tenant shall not conduct a business deemed extra hazardous, a nuisance or requiring an increase in fire insurance premiums.
  - e. Tenant warrants the leased premises shall be used only for the following purpose:
  - f. Office, or specify other use: \_\_\_\_\_
  - g. In the event of any breach of the payment of rent or any other allowed charge, or other breach of this lease, Landlord shall have full rights to terminate this lease in accordance with state law and re-enter and re-claim possession of the leased premises, in addition to such other remedies available to Landlord arising from said breach.
7. This lease shall be binding upon and inure to the benefit of the parties, their successors, assigns, and personal representatives.
8. The rent cost can be revised and possible change the cost depend if is increased by: new Property Tax, new Association Expenses, new Mortgage Interests, or other that affect the cost of the rent.
9. Rent is due on the first of the month, if not received by the fifth of the month a \$10.00 per day will be charge until rent is paid in full.
10. Tenant shall pay \$ 39.00 for each returned check

  
\_\_\_\_\_  
Landlord  
Carbell Reinhardt  
General Manager  
Reinhardt Properties, llc.

Signed under seal this date  
\_\_\_\_\_, \_\_\_\_\_ of 201\_\_.

Tenant  
Sign. \_\_\_\_\_  
Name. \_\_\_\_\_  
Title. \_\_\_\_\_



## **SPECIAL PROVISION to Lease Agreement for Executive Offices.**

### **SECURITY**

1. Maximum occupancy in every Office is only two employees and two customers.
2. Smoking inside the building is prohibited by Law, and Back door is Not for a smoking area, only for emergency exits.
3. Any kind of hazardous materials is prohibited inside the Suite.
4. If you use Electrical Equipment please turn off when you leave speciality the weekend.
5. In case of emergency or fire use exit like the "Evacuation Map" in the receiving room.
6. In case of fire use Extinguisher in the halls and use stairs, don't use elevator.
7. In case of emergency call 911
8. We are not responsible for fire, stole, accident or vandalism you need to have your own insurance for liability or stolen, etc. "or other type of business that need special insurance" (Certified Holder to Reinhardt Plaza Owner Association, Inc.)
9. Keys must be returned to landlord for security reasons when you terminate the contract.
10. Furniture or big packages in or out need special care inside Elevator walls and throw the cartons in the parking trashcan.
11. Children in your suite need to be supervise by and adult for not run or play on Elevator, hall or stairs, or make noise and please don't let them play with the elevator's control.

### **CLEANING:**

12. Bathroom and Kitchenette need to be kept clean all the time. (You use it, you clean it)
13. Receiving and Conference room need to be kept clean all the time. (If you use it, please clean it.) "If you need to use and is dirty, sure you don't going to like it, to"
14. Entrances, Halls, and Elevator need to be clean, please put trash in his place.
15. Trash Can with plastic back inside your suite and throw this bag into the container outside in the south side of the parking. Do not throw bags in the container inside de building.

### **RESTRICTION:**

16. These suites are for professional use and we expect to use like wise.
17. We don't allow inside these suites high noise, laughs, bad words or strong odors.
18. You can NOT paint the walls inside your suite, change carpet, stick nothing in the walls or hang more than 2 nails for walls, more need permit from the landlord. (\$10 each to fix)
19. A/C programmable thermostat is set 75 degrees from 9am-6pm. Mond-Frid. if you need diferent configuration, ask the landlord to modified and see if is more money for the bill.
20. Because this offices is only one suite and there are no much mail boxes outside, mail is receiving in only one mailbox and is distributed by the person in charge.
21. Only one type of business on the plaza (Except when a already business give permit) plase check [www.reinhardtplaza.com/directory.html](http://www.reinhardtplaza.com/directory.html) for the list of business already in the plaza. No more of this business: Phisical Therapy, Accounting, Survey Engineering, Farmer Insurance, Kiry Vacuum, Girls dance Studio, Restaurants Bar, Caffee shop.
22. Some Suites came with furniture and art on walls, this items are borrow to the suite and we spect you returned back in good conditions for the next renters.
23. Signs Installation, need to check with the landlorrd to see where to put it.
24. Any of this can't terminated the contract and ask back for the suite.
25. Complain contact the landlord in person to discuss the reason and the solutions.

Ps. You need at lease 30 days in advance to notified the landlord that don't need the suite anymore. The landlord can start to promote the space to new posible customers and if the cus-tomer whant to see inside, we will ask you to show inside.

\_\_\_\_\_  
Landlord  
Carbell Reinhardt  
General Manager

Signed under seal this date  
\_\_\_\_\_, \_\_\_\_\_ of 201\_\_.

Tenant  
Sign. \_\_\_\_\_  
Name. \_\_\_\_\_  
Title. \_\_\_\_\_

# Credit References Form

Company: \_\_\_\_\_ Nature of Business: \_\_\_\_\_ Position: \_\_\_\_\_

Name: \_\_\_\_\_ Phone:(\_\_\_\_) \_\_\_\_\_ email: \_\_\_\_\_

Address: \_\_\_\_\_ Apat# \_\_\_\_\_ City \_\_\_\_\_ State: \_\_\_\_\_

E-Mail: \_\_\_\_\_ Partner: \_\_\_\_\_ Employees \_\_\_\_\_

Partners: \_\_\_\_\_ Phone:(\_\_\_\_) \_\_\_\_\_ email: \_\_\_\_\_

Partners: \_\_\_\_\_ Phone:(\_\_\_\_) \_\_\_\_\_ email: \_\_\_\_\_

Copy of Driver Licence

Copy of Social Security

**Trade References :** 1. Company: \_\_\_\_\_ Phone:(\_\_\_\_) \_\_\_\_\_ Years: \_\_\_\_\_  
Contact: \_\_\_\_\_ Nature of Business: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
2. Company: \_\_\_\_\_ Phone:(\_\_\_\_) \_\_\_\_\_ Years: \_\_\_\_\_  
Contact: \_\_\_\_\_ Nature of Business: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Bank References :** Banck Name : \_\_\_\_\_ Phone:(\_\_\_\_) \_\_\_\_\_  
Contact: \_\_\_\_\_ E-Mail: \_\_\_\_\_ Branch: \_\_\_\_\_

**Relative** Contact : Name : \_\_\_\_\_ Phone:(\_\_\_\_) \_\_\_\_\_  
**Friend** Contact : Name : \_\_\_\_\_ Phone:(\_\_\_\_) \_\_\_\_\_

I Authorize the above stated references to provided Reinhardt Properties, Ilc. with any information in the possession regarding their business experience with my company or me.

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_