

**RESIDENTIAL
LEASE
AGREEMENT**

This Residential Lease Agreement (“Agreement”) is made and entered into as of February 28, 2023, by and between the parties identified below.

1. PARTIES

Landlord: Meridian Property Management, LLC

Tenant: Sarah Johnson

2. PREMISES

Landlord leases to Tenant the residential dwelling located at Unit 4B, 1420 Oak Street, Jackson, Mississippi 39201 (the “Premises”), together with the fixtures and appliances therein.

3. TERM

The term of this Agreement shall be twenty-four (24) months, commencing March 1, 2023, and ending February 28, 2025, unless sooner terminated in accordance with the terms hereof.

4. RENT

Tenant shall pay monthly rent of One Thousand Four Hundred Fifty and 00/100 Dollars (\$1,450.00), due on the first (1st) day of each calendar month.

8. SECURITY DEPOSIT

Upon execution of this Agreement, Tenant shall deposit with Landlord the sum of Three Thousand Five Hundred and 00/100 Dollars (\$3,500.00) as security for the faithful performance of Tenant's obligations. Landlord may apply the deposit toward (a) unpaid rent; (b) damage to the Premises beyond ordinary wear and tear; and (c) the reasonable cost of cleaning required to restore the Premises to its condition at move-in, ordinary wear and tear excepted. Any deposit not so applied shall be returned to Tenant in accordance with applicable law.

12. MOVE-OUT INSPECTION

Upon termination of the tenancy, Tenant shall surrender the Premises in clean condition. Landlord shall conduct a move-out inspection within fourteen (14) days after Tenant vacates the Premises.

15. NOTICES

All notices required under this Agreement shall be in writing and delivered to the addresses set forth above, or by electronic mail to the Tenant at sarah.johnson@email.com.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Meridian Property Mgmt.

Landlord — Meridian Property Mgmt., LLC (by J. Whitfield)

Date: 02/28/2023

Sarah Johnson

Date: 02/28/2023

Tenant — Sarah Johnson

JOHNSON 000001

JOHNSON 000002

JOHNSON 000003

JOHNSON 000004

