MONTH TO MONTH RESIDENTIAL RENTAL AGREEMENT

Parties

The parties to this Month to Month Residential Rental Agreement ("Agreement") are "Landlord" and "Tenant" as identified below:

Landlord	Tenant
Joe Jester	John Juggler
Jane Jester	Jenna Juggler
	Julie Juggler

The Tenants are jointly and severally responsible for their obligations under this Agreement. In using the terms Landlord and Tenant, the singular includes the plural.

Premises

Location: Landlord rents to Tenant those Premises identified by the following address ("Premises"): 4321 Right Road, Downsouth, CA 1234

Fixtures & Amenities: The Premises include the common areas of the building wherein the unit is located, and include or exclude, as indicated, the following:

Included
· Fixtures described as: Lamps, microwave, refrigerator
· 2 parking spots as designated by Landlord at no additional cost
· Storage space as designated by Landlord at no additional cost
· Use of the swimming pool
· Other exclusions are here for testing only

Parking: Tenant shall use the above noted parking spots only for parking operable cars, pickup trucks, and motorcycles that do not leak any fluids. Tenant shall not do use the parking spots for any of the following, without the prior written consent of the Landlord:
· Park trailers, mobile homes, campers, or buses
· Wash motor vehicles
· Repair or disassemble motor vehicles
· Use the parking spots as storage space

Storage: Tenant shall not use the above noted storage space for storing any perishable, illegal or hazardous items or substances, or any property that is not owned by Tenant.

Use of Premises

Tenant shall use the Premises only for residential purposes. Tenant shall not use or allow the use of the Premises in any way that interferes with other tenants' use and enjoyment of the Premises. Tenant shall not use the Premises for any illegal or improper purpose. Additionally, Tenant shall be allowed or not allowed to do (as indicated below) any of the following on the Premises:

Allowed:
- Repair, disassemble, or store motor vehicles
- Park any motor vehicle in a place not specifically designated for parking
- Operate a business

Not Allowed:
- Wash motor vehicles
- Bring or park on the Premises any motor vehicle that leaks any fluids
- Repair, maintain or operate heavy machinery (not including motor vehicles)

Term

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xx
thereafter as a month to month tenancy. Either party may terminate the tenancy by giving written
notice 30 days in advance of the termination date, except that if Tenant has lived in the Premises
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xxx xxx xxxxxxxxxxxxxxxx
xx Furthermore, this paragraph is subject to any applicable local rent control laws that require
different time periods for notice of termination. Any notice under must be delivered either
by certified or registered mail or in person.

Rent

Amount: Tenant agrees to pay rent in the amount of $1,250.00 per month, in advance,
                    on
                    xxxxxxxxxxxxxxxxxx xxx xxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
                    xx execution of this Agreement, Tenant shall pay the first month's rent.

Form of Payment: Rent shall be paid in any the following forms: cashier check, money
                    transfer.
                    xxxx xxxxxxxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
                    xx Landlord may in Landlord's sole discretion, demand that all future
                    payments be made by money order, cashier check, cash, or any other form
                    required by
                    xxxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
                    xx intended effective date, and Tenant shall comply with said demand.
                    Landlord's decision not to exercise this right for any given returned check
                    does not affect or waive this right for any future returned check.

Delivery: Tenant shall deliver payment of rent by mail or personal delivery to Ross
                    Swisser, 2345 Heavenly Dr., Thousand Oaks, ID 34534, (876) 789-9999.
                    Personal delivery may be made during the hours of 10 am to 7 pm, Tuesday
                    through Thursday.

Late Charge

If any rent payment is not received within 3 days of when it is due, Tenant shall pay as additional
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xx estimate of the damages that Landlord will incur if Tenant is late in paying rent, which
estimate is made because ascertaining and fixing the actual damages that would be suffered by
Landlord is
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xx does not give Tenant a grace period for paying rent, and that Landlord may exercise any rights available under the law for remedying Tenant's failure to pay rent when due.

Charges for Returned Checks

If Tenant makes a rent payment by check that is returned for insufficient funds, in addition to any

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xx first such returned check, and $35 for all such returned checks thereafter.

Security Deposit

Amount: Upon execution of this Agreement, Tenant shall pay a security deposit in the xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xx deposit will be payable to Tenant.

Uses: Landlord may claim of the security deposit only those amounts as are reasonably necessary to:
a) Compensate Landlord for Tenant's default in the payment of rent, xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xx by Tenant or by a guest or licensee of Tenant,
c) Clean the Premises upon termination of the tenancy necessary to return it to the same level of cleanliness as was in at the inception of the tenancy, and
d) Remedy any default of Tenant's obligation herein to restore, replace, or return personal property or appurtenances.

Move-out   In accordance with California Civil Code section 1950.5(f), Landlord will
Inspection: timely
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xx to give Tenant an opportunity to remedy identified deficiencies and avoid deductions from the security deposit. If Tenant chooses not to have an inspection, Landlord's duties under this Code section will be discharged.

Itemization and   Within three weeks after Tenant has vacated the Premises, Landlord shall
Refund: xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xx copy of an itemized statement indicating the basis for, and the amount of, any security received and the disposition of the security deposit and shall return any remaining portion of the security to Tenant.

Misc.:   The security deposit shall not be applied towards last month's rent. If multiple xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xx deposit shall not be returned until all Tenants have vacated the Premises. Any refund check issued shall be payable to all Tenants named in this Agreement. If
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xx shall replenish the security deposit to its original amount within three days of Landlord providing to Tenant an itemized statement regarding the use of the security deposit.

Utilities

THERE IS NO SEPARATE METER FOR TENANT'S GAS AND ELECTRICITY. THIS MEANS THAT THE GAS AND THE ELECTRIC METERS THAT SERVE TENANT'S DWELLING AREA ALSO SERVE AREAS OUTSIDE OF TENANT'S DWELLING AREA. Accordingly, Tenant and Landlord agree as follows:

Joint Responsibility	Landlord shall maintain the following utilities in Landlord's name, for which xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xx below: · Gas (67%) · Water (100%) · Long Distance (100%) · Cable (40%) · Tre Trimming (55%) Landlord shall provide Tenant a copy of the entire bill reflecting ... ll amount of the charges for each utility listed above within f... n (1... days of Landlord's receipt thereof from the utility company. There ... ter with the next rent due, Tenant shall pay to Landlord a sum equal t... the ab... e indicated percentage of the entire bill.
Tenant's Responsibility	Tenant shall place in Tenant's name and s... ...plete.. pay for, directly to the utility companies, the following utilities. · Electricity · Telephone

Occupancy

The Premises will be occupied only by Tenant as na... ...the "Parties" paragraph of this xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xx xxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx or lodgers. Tenant is allowed to have guests ... n ... Premises for not more than 25 consecutive days or more than 70 days total for a ... endar ... Additionally, Tenant shall not have more than 8 guests on the Premises at any ... ...me.

Condition of Premises

Landlord shall maintai... ...re... ...in accordance with all applicable laws, ordinances and regulations, including m... ...ning the Premises in tenantable condition as prescribed by California Civil C... ...194...

For the firs... ...0 da... ...r the Commencement Date, Landlord shall be responsible to repair and xxx xxx... x xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx p... ...ded by L... dlord as part of the Premises (such as air conditioning, heating, garbage di... xxxxxxx... xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx respons... ...le for such repairs and maintenance. Finally, Tenant shall be liable for and shall repair a... ...teriorations or injuries caused by Tenant's lack of ordinary care.

Tenant has not inspected the Premises with Landlord. Instead, within 2 days after the xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx that are either damaged or that Tenant desires to have noted as preexisting ("Inspection Letter"). Unless required by law or this Agreement, Landlord need not, but may at Landlord's sole xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

the Inspection Letter, Tenant is satisfied with the condition of the Premises, including fixtures, appliances and furnishings.

Rules and Regulations

Tenant agrees to comply with the rules and regulations governing the building including any xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx reference.

Alterations and Repairs By Tenant

Tenant shall not make any alterations or repairs to the Premises without the prior written consent of the Landlord, except as otherwise provided herein or by law. Any alteration or repair shall become part of the Premises at Landlord's option. Upon Tenant's vacating of the Premises, xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx. Tenant may repair untenantable conditions, as identified by Civil Code section 1941, but must first notify Landlord of the condition and allow the Landlord a reasonable amount of time, not to xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx deduct the cost of the repair from the rent next due up to the amount of one month's rent. Tenant may do this only twice in any 12 month period. This provision is intended to protect Tenant's rights under California Civil Code section 1942 and shall be construed accordingly.

Entry by Landlord

Landlord may enter the Premises only in the following cases:
1. In case of emergency.
2. When Tenant has abandoned or surrendered the Premises.
3. To make necessary or agreed repairs, decorations, alterations or improvements, supply necessary or agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workmen or contractors.
4. Pursuant to court order.

Landlord may enter the Premises only during normal business hours unless either cases (1) or (2) xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx right of access or use to harass Tenant.

Except where cases (1) or (2) above are applicable, Landlord shall give Tenant reasonable notice in writing of his or her intent to enter the Premises. The notice may be personally delivered to the xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx under the usual entry door of the Premises in a manner in which a reasonable person would discover the notice. Twenty-four hours shall be presumed to be reasonable notice in the absence of xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx days prior to an intended entry is presumed reasonable notice in the absence of evidence to the contrary.

Locks and Keys

Tenant shall not change, re-key, or add any locks or devices that prevent Landlord from being able
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expense, the alteration shall become part of the Premises, and Tenant shall immediately provide Landlord with a copy of any new key required to enter the Premises. Nothing herein shall be
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measures pursuant to California Civil Code section 1941.3.

Assignment and Subletting
Tenant may assign this Agreement or sublet the Premises or any portion thereof only
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consent in one instance is limited to that instance; Tenant must obtain a separate written consent from Landlord for each intended assignment or sublease.

Information Required For Notices and Personal Service
For the purposes of effecting personal service and for receipt of notices and demands required by this Agreement, the following is the information of each party as indicated:

Landlord 1:   Joe Jester, (818) 888-7777
                 1234 Side Street, Upnorth, CA 91234
Landlord 2:   Jane Jester, (818) 888-7777
                 1234 Side Street, Upnorth, CA 9123

Waiver of Breach
Either parties' waiver of a breach of any provision of this Agreement shall not be considered any of the following: 1) a continuing waiver, 2) a waiver of any subsequent breach, or 3) a waiver of any other breach.

Estoppel Certificate
If and when Landlord provides Tenant with an estoppel certificate, Tenant agrees to execute and return the same within three business days. Tenant's failure to do so shall be deemed as Tenant's
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purchaser or lender may rely.

Pets
Tenant shall not keep, or allow guests to bring, any pets or animals on or about the Premises at
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law.

Waterbeds
If Tenant desires to use a waterbed, Tenant shall comply with all the requirements of California Civil Code section 1940.5.

Indemnification of Landlord
While Tenant has possession of the Premises, if any negligent, intentional or willful conduct of Tenant or Tenant's guests or invitees causes any property damage or personal injury, Tenant shall

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paragraph is not intended to waive any of Landlord's duties imposed by law.

Tenant's Duties

Per Civil Code section 1941.2, Tenant's duties are (1) to keep that part of the Premises which occupies and uses clean and sanitary as the condition of the Premises permits, (2) to dispose from
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use and operate all electrical, gas and plumbing fixtures and keep them as clean and sanitary as their condition permits, (4) not to permit any person on the Premises, with his permission, to
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facilities, equipment, or appurtenances thereto, nor himself do any such thing, (5) to occupy the
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only which were respectively designed or intended to be used for such occupancies.

Additionally, Tenant shall cooperate with and allow Landlord to maintain the Premises in
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vacating the Premises, at Tenant's expense, for fumigation or repairs required to maintain the Premises in tenantable condition. Tenant shall not be liable for any rent for those days that Tenant has vacated the Premises at Landlord's request pursuant to this paragraph.

Landlords Failure to Timely Deliver Possession

Tenant's remedies are limited to the following in the event that Landlord fails to deliver possession of the Premises to Tenant the Commencement Date:

1. Tenant will not be liable for any rent until the date that possession is actually delivered, and
2. Tenant may terminate this Agreement by written notice, and Landlord shall promptly thereafter provide a full refund of any monies paid by Tenant, if possession is not delivered within 7 calendar days of the Commencement Date.

Landlord shall not be liable for any other damages incurred by Tenant.

Miscellaneous

Complete Agreement:	This Agreement is the complete, final, and the only Agreement between the xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx understandings that may have existed regarding the same subject matter. Any other statements or promises, whether written or oral, that are made prior to or xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx incorporated herein by reference.
Every Term Material:	The parties agree that every term, provision, and covenant of this Agreement is reasonable and material, and that a breach of any thereof is a breach of this Agreement.
Modification of Agreement:	No modification or amendment to this Agreement will be effective unless it is in xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

	provision below, that provision shall control whether the Guarantor's written consent is required to any modification of this Agreement.
Severability:	If any provision or part of this Agreement is found to be invalid or unenforceable, the remaining provisions or parts will not be affected thereby and will remain valid and enforceable.
Headings:	Heading are for convenience only and shall not be used for interpreting any term of this Agreement.
Time of Essence:	Time is of the essence for every term of this Agreement.
Renter's Insurance:	Landlord does not carry any insurance that covers Tenant's personal property. It is Tenant's responsibility to obtain renter's insurance at Tenant's own expense.

Database Disclosure

Notice: The California Department of Justice, sheriff's department, police departments serving xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xxxxxxx xxxxxxxxxxxxxxxxxx public access a database of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code. The database is updated on a quarterly basis and a source of information about the presence of these individuals in any neighborhood. The Department of Justice also maintains a Sex Offender Identification Line through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available through the "900" telephone service.