

Mirage on the Gulf Condominium Association, Inc.
Simple Lease Agreement

I/We _____ agree to lease unit # _____ a
condominium at Mirage on the Gulf, at 1070 South Collier Boulevard, Marco Island for the
period beginning _____ and ending _____
from the owners, _____.

I/We agree to pay a rental fee in the amount of \$_____ per month
including applicable taxes. The first months rent is due and payable one month prior to the
beginning of the rental period. Rent for subsequent months is due on the first of that month.
Any deposit requested will be applied to the last month's rent. Cancellation with less than one
month's notice will result in the forfeiture of the deposit.

I/We also agree to abide by the Rules and Regulations of Mirage on the Gulf. A copy
of these rules is available in the office as well as in the condominium unit itself. I/We
understand that failure to abide by these rules could result in the lease being terminated and
the remaining rental fee being forfeited.

As owners, _____, expect normal wear and tear to occur to the
unit as a result of renting it. Damage, breakage or theft beyond that will be assessed to the
renters for the period in which such damage, breakage or theft occurred, and the renters will
be assessed for repair and/or restitution, as applicable.

Your signature below indicates that you understand and agree to the terms of this lease.

Name: _____

Signature: _____

Phone Number: _____

Date: _____

Owner's Signature: _____

Date: _____