

Installation: Shaw Air Force Base  
Forest City Southern Group LLC  
Neighborhood Management Office  
5705 A Plum Street  
Sumter, SC 29152  
Sumter County  
(803) 499-3074

**MILITARY LEASE AGREEMENT**

- 1. Lease Agreement Date: \_\_\_\_\_
- 2. Resident(s) – Pay Grade:  
\_\_\_\_\_  
\_\_\_\_\_
- 3. Other Occupants:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 4. Lease Term:
  - a. Commencement Date: \_\_\_\_\_
  - b. Expiration Date: \_\_\_\_\_
- 5. Neighborhood: \_\_\_\_\_
- 6. Premises Address:  
\_\_\_\_\_  
\_\_\_\_\_
- 7. Monthly Rent: \$ \_\_\_\_\_
- 8. Partial Month Rent: \$ \_\_\_\_\_
- 9. Partial Month Rent Due Date: \_\_\_\_\_
- 10. Security Deposit: \$ 0.00
- 11. Late Charge: \$50 as specified in Paragraph 5
- 12. Returned Check: \$35 as specified in Paragraph 5

Resident agrees to pay Rent to Owner by monthly electronic Allotment. Resident authorizes the Allotment to be initiated and changed as set forth in Paragraph 4 of this Lease Agreement. Authorization is also given to stop the Allotment at the time that the Lease Agreement is terminated.

This Lease Agreement is a legally binding contract. Owner and Resident agree that this Lease Agreement and the contractual relationship between the parties shall be construed in accordance with and shall be governed by the laws of the State of South Carolina and County of Sumter, except to the extent those laws may conflict with federal laws or regulations.

Owner and Resident accept the terms and conditions of the Lease Agreement. The Lease Agreement includes the Lease Agreement, the Community Handbook and any addenda, and sets forth all promises, agreements, and understandings between Owner and Resident. The terms and conditions of this Lease Agreement may only be changed if in writing and signed by both Owner and Resident. Oral changes or agreements are not permitted.

Forest City Residential Management, Inc., Agent for Owner, \_\_\_\_\_

By Authorized Representative: \_\_\_\_\_ Date

Resident: \_\_\_\_\_ Date

Resident: \_\_\_\_\_ Date

**Addenda:**

- Community Handbook Dated 09/01/1
- Mold Addendum
- Asbestos Addendum
- Lead-Based Paint Disclosure Addendum
- Third Party Allotment Addendum
- Pet Addendum
- Relocation Addendum
- Current Resident Addendum
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_