

# South Central Property Management

1700 Patrick Way • Suite A • Bowling Green, KY 42103  
(270) 202-7276



## 1. Pre-Lease & Security Deposit Agreement

### 1.1 PARTIES AND OCCUPANTS

This Pre-Lease & Security Deposit Agreement is made and entered into on 01/30/2025, by and between Simpson Co. Schools (the "Tenant") and CSRBG Investments, LLC.

Tenant Info:

Tim Schlosser (270)586-8877

Email: tim.schlosser@simpson.kyschools.us

For the Property Located at: 104 State St. Franklin, KY 42134 (units #8,9,10)

Applicant agrees to pay to Management a Pre-Lease Deposit in the amount of \$2,925 (\$975 per unit) no later than 02/03/2025. The remainder of the full \$5,850 (\$1,950 per unit) Deposit to be paid upon execution of Lease Agreement and prior to move-in.

Applicant and Management agree to the following Pre-Lease and Security Deposit terms:

- Management will NOT refund the Pre-Lease Deposit if the applicant opts not to go forward with the lease.
- Applicant or their chosen delegate has walked through and reviewed the plans for the property.
- Applicant has reviewed:
  - Company Lease Agreement
- Until the lease is executed, the property is NOT under lease and there is no guarantee of occupancy or availability. For example, if the property is structurally compromised or construction is delayed Management will not move forward with a lease until permitted to do so.
- The tenant agrees to an estimated lease start date of 04/01/2025 depending on the completion of construction.
- The tenant agrees to sign a 1 year lease that will roll over month to month after the initial lease period with a 60 day notice to vacate requirement.

By initialing below, you acknowledge and agree to the terms in Section 1.

X \_\_\_\_\_  
Initial Here

## 2. Sign and Accept

### 2.1 ACCEPTANCE OF PRE-LEASE AND SECURITY DEPOSIT AGREEMENT

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept pre-lease agreement and addenda. You will receive a printed contract for your records.

X

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Date Signed

X

\_\_\_\_\_  
Lessor

\_\_\_\_\_  
Date Signed