RESIDENTIAL TENANCY · STATE OF TEXAS

Standard Residential Lease Agreement

8 Congress Ave, Austin, Texas 73301
Republic Studio

MONTHLY RENT	SECURITY DEPOSIT	RENT DUE
$700.00	**$1,400.00**	**5th of the month**
+ $50.00 fees		3-day grace period

LANDLORD	**Sarah Miller**
TENANT(S)	**Emma Johnson**
LEASE TERM	**From September 15, 2026**
GOVERNING LAW	**State of Texas**
DOCUMENT	**LSE-2026-3789**

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Standard Residential Lease Agreement

Prepared November 16, 2026 via Demo Workspace

LANDLORD	TENANT(S)	LEASE TERM
Sarah Miller	**Emma Johnson**	**September 15, 2026 —** _____
350 5th Ave, New York, NY 10118	8 Congress Ave, Austin, Texas 73301	Fixed-term tenancy

I · THE PARTIES

This Residential Lease Agreement ("Agreement") made this November 16, 2026 is between:

Landlord: Sarah Miller, with a mailing address of 350 5th Ave, New York, NY 10118 ("Landlord"),

AND

Tenant(s): Emma Johnson ("Tenant").

Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties." NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:

II · LEASE TYPE

This Agreement shall be considered a:

[X] Fixed Lease. The Tenant shall occupy the Premises starting on September 15, 2026 and ending on _____ ("Lease Term"). At the end of the Lease Term and no renewal is made, the Tenant:

[ ] May continue to lease the Premises on a month-to-month arrangement under the same terms.

[X] Must vacate the Premises.

[ ] Month-to-Month Lease. The Tenant shall occupy the Premises on a month-to-month arrangement starting on _____ and ending upon notice of ____ days from either Party to the other (or the minimum notice required by state law, if longer).

III · OCCUPANT(S)

The Premises is to be occupied strictly as a residential dwelling by the Tenant only. No additional occupants may move in without the Landlord's prior written consent.

IV · THE PROPERTY

The Landlord agrees to lease the described property below to the Tenant:

a.) Mailing Address: 8 Congress Ave, Austin, Texas 73301.

b.) Residence Type: [X] Apartment [ ] House [ ] Condo [ ] Other

The aforementioned property shall be leased wholly by the Tenant ("Premises"). Internal reference: Republic Studio.

V · PURPOSE

The Tenant and Occupant(s) may only use the Premises as:

[X] A residential dwelling only.

[ ] A residential dwelling and: ____.

VI · FURNISHINGS

The Premises is:

[ ] To be furnished with the following items: ____.

[X] Not furnished.

VII · APPLIANCES

The Landlord shall:

[ ] Provide the following appliances: ____.

[X] Not provide any appliances.

VIII · RENT

The Tenant shall pay the Landlord, in equal monthly installments, $700.00 in base rent plus $50.00 in monthly fees ($750.00 total) ("Rent"). The Rent shall be due on the 5th of every month ("Due Date") and paid under the instructions provided by the Landlord.

IX · NON-SUFFICIENT FUNDS (NSF CHECKS)

If the Tenant pays the Rent with a check that is not honored due to insufficient funds (NSF):

[ ] There shall be a fee of $____ per incident.

[X] There shall be no fee.

X · LATE FEE

If Rent is not paid on the Due Date:

[X] There shall be a penalty of $50.00. Rent is considered late when not paid within 3 day(s) after the Due Date.

[ ] There shall be No Late Fee if Rent is late.

XI · FIRST (1ST) MONTH'S RENT

The Tenant is required to pay the first (1st) month's rent:

[X] Upon the execution of this Agreement.

[ ] Upon the first (1st) day of the Lease Term.

XII · PRE-PAYMENT

The Tenant shall:

[ ] Pre-Pay Rent in the amount of $____, due upon the execution of this Agreement.

[X] Not be required to Pre-Pay Rent.

XIII · PRORATION PERIOD

The Tenant:

[ ] Shall take possession before the Lease Term and pay $____ for the proration period, due upon the execution of this Agreement.

[X] Shall not be taking possession of the Premises before the Lease Term.

XIV · SECURITY DEPOSIT

The Landlord requires a payment of $1,400.00 ("Security Deposit") for the faithful performance of the Tenant under this

Agreement, due upon execution. The Security Deposit shall be returned to the Tenant, less any itemized deductions, within the period required by state law after the end of the Lease Term. It shall not be credited toward Rent unless the Landlord gives written consent.

Texas law (Tex. Prop. Code §§ 92.103, 92.107): No statutory cap on the deposit amount. Return deadline: 30 days after the tenant surrenders the premises; the landlord owes nothing until the tenant gives a written forwarding address.

View Tex. Prop. Code §§ 92.103, 92.107

XV · MOVE-IN INSPECTION

Before or shortly after the Tenant takes possession, the Landlord and Tenant:

- [X] Agree to inspect the Premises and note any present damages on a move-in checklist.
- [ ] Shall not inspect the Premises or complete a move-in checklist.

XVI · PARKING

- [X] The Landlord shall provide 1 parking space(s) to the Tenant at no additional charge.
- [ ] The Landlord shall NOT provide parking.

XVII · SALE OF PROPERTY

If the Premises is sold, the Tenant shall be notified of the new Owner and any new Manager's contact details. If the Premises is conveyed to another party, the new owner:

- [ ] Has the right to terminate this Agreement by providing ____ days' notice to the Tenant.
- [X] Does not have the right to terminate this Agreement.

XVIII · UTILITIES

The Landlord shall provide the following utilities and services to the Tenant: none. Any other utilities or services not mentioned will be the responsibility of the Tenant.

XIX · EARLY TERMINATION

The Tenant:

- [ ] Shall have the right to terminate this Agreement with ____ days' written notice and an early termination fee of $____. During the notice period the Tenant remains responsible for the payment of rent.
- [X] Shall not have the right to terminate this Agreement early.

XX · SMOKING POLICY

Smoking on the Premises is:

- [ ] Permitted ONLY in the following areas: ____.
- [X] Prohibited on the Premises and Common Areas.

XXI · PETS

- [X] The Tenant shall have the right to have pet(s) on the Premises. The Landlord shall charge a non-refundable pet fee of $300.00. The Tenant is responsible for all damage any pet causes and agrees to restore the Premises to its original condition at their expense.
- [ ] The Tenant shall not have the right to have pets on the Premises or in common areas.

XXII · WATERBEDS

The Tenant:

[ ] Shall have the right to use a waterbed on the Premises.

[X] Shall not have the right to use a waterbed on the Premises.

XXIII · NOTICES

Any notice sent by the Landlord or Tenant to each other shall use the following addresses:

Landlord's / Agent's Address: 350 5th Ave, New York, NY 10118.

Tenant's Mailing Address: the Premises, unless the Tenant designates another address in writing.

XXIV · AGENT / MANAGER

The Landlord can be contacted for any maintenance or repair at the contact details on file with Demo Workspace. If a separate on-site manager is designated, their name and contact details shall be provided to the Tenant in writing.

XXV · POSSESSION

Tenant has examined the condition of the Premises and by taking possession acknowledges acceptance of the Premises in good order and its current condition except as otherwise stated. Failure of the Landlord to deliver possession at the start of the Lease Term shall terminate this Agreement at the option of the Tenant, in which case the Security Deposit and any pre-paid rent or fees shall be returned to the Tenant.

XXVI · ACCESS

Upon the start of the Lease Term, the Landlord shall give the Tenant access to the Premises and common areas via keys, fobs, cards, or keyless entry. Duplicates may be authorized only with the Landlord's consent. At the end of this Agreement all access shall be returned to the Landlord or a fee may be charged or deducted from the Security Deposit.

XXVII · SUBLETTING

The Tenant shall not sublet the Premises without the written consent of the Landlord. Consent to one subtenant shall not be deemed consent to any subsequent subtenant.

XXVIII · ABANDONMENT

If the Tenant vacates or abandons the Premises for the minimum period set by State law or seven (7) days, whichever is less, the Landlord shall have the right to terminate this Agreement immediately and remove any personal property from the Premises, in accordance with State law.

XXIX · ASSIGNMENT

Tenant shall not assign this Lease without the prior written consent of the Landlord. Consent to one assignment shall not be deemed consent to any subsequent assignment.

XXX · RIGHT OF ENTRY

The Landlord may enter the Premises during normal working hours with at least twenty-four (24) hours' notice for inspection, repairs, alterations, improvements, agreed services, or any reasonable purpose, and may show the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice. No notice is required in an emergency threatening life or property.

XXXI · MAINTENANCE, REPAIRS, OR ALTERATIONS

The Tenant shall, at their own expense, maintain the Premises in a clean and sanitary manner and surrender it at termination in as good a condition as received, normal wear and tear excepted. The Tenant may not make alterations without the Landlord's written consent. The Landlord shall be responsible for repairs to the interior and exterior of the building. The Landlord will place fresh batteries in all battery-operated smoke detectors at move-in; thereafter it is the

Tenant's responsibility to replace them.

XXXII · NOISE / WASTE

The Tenant agrees not to commit waste, maintain a nuisance, or use the Premises in an unlawful manner, and to abide by all local, county, and State noise ordinances.

XXXIII · GUESTS

There shall be no persons living on the Premises other than the Tenant and any Occupant(s). Guests are allowed for periods not exceeding 48 hours unless otherwise approved by the Landlord in writing.

XXXIV · COMPLIANCE WITH LAW

The Tenant agrees to promptly comply with all present and future laws, ordinances, orders, rules, and regulations of any Federal, State, County, City, or Municipal authority with respect to the Premises or its use or occupancy.

XXXV · DEFAULT

If the Tenant fails to comply with any material or financial provision of this Agreement, or with duties imposed by statute, within the time specified in a written notice from the Landlord, the Landlord may terminate this Agreement. If the Tenant fails to pay rent when due and the default continues after written notice, the Landlord may declare the entire balance of rent immediately due and payable and exercise all rights and remedies available at law or in equity. The Tenant will also be in default for abandoning the Premises, providing false information in the rental application, or violating any fire, safety, health, or criminal law.

XXXVI · MULTIPLE TENANT OR OCCUPANT(S)

Each individual considered a Tenant is jointly and individually liable for all obligations of this Agreement, including rent. A violation by any Tenant, guest, or Occupant is considered a violation by the Tenant. Notices to or from any Tenant or Occupant of legal age constitute notice to or from the Tenant.

XXXVII · DISPUTES

If a dispute arises during or after the term of this Agreement, the Landlord and Tenant shall hold negotiations amongst themselves, in good faith, before any litigation.

XXXVIII · SEVERABILITY

If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement and the application of that provision to other persons or circumstances shall not be affected, and shall be enforced to the maximum extent permitted by law.

XXXIX · SURRENDER OF PREMISES

The Tenant has surrendered the Premises when the move-out date has passed and no one is living there in the Landlord's reasonable judgment, or when access has been returned to the Landlord, whichever comes first. At the end of the term the Tenant shall surrender the Premises in equal or better condition than at the start, reasonable wear and tear and damage by the elements excepted.

XL · RETALIATION

The Landlord is prohibited from any retaliatory act against the Tenant, including restricting access, decreasing or cancelling services or utilities, failing to make repairs, or any other unjustified act.

XLI · WAIVER

A waiver by the Landlord of a breach of any covenant or duty is not a waiver of a breach of any other covenant or duty,

or of any subsequent breach. No provision shall be considered waived unless expressed in a written amendment executed by both Parties.

XLII · EQUAL HOUSING

If the Tenant has a mental or physical impairment, the Landlord shall provide reasonable modifications to the Premises unless doing so would be too difficult or expensive. Any impairment should be presented to the Landlord in writing to determine the most appropriate accommodation.

XLIII · HAZARDOUS MATERIALS

The Tenant agrees not to keep on the Premises any personal property that could be considered a fire hazard (such as flammable or explosive substances). Prohibited items include, but are not limited to, compressed gas, gasoline, fuel, propane, kerosene, motor oil, and fireworks, other than for everyday cooking or appliance needs.

XLIV · INDEMNIFICATION

The Landlord shall not be liable for any damage or injury to the Tenant or any person or property occurring on the Premises or common areas, and the Tenant agrees to hold the Landlord harmless from any claims unless caused solely by the Landlord's negligence. Renter's insurance is recommended, at the Tenant's expense.

XLV · COVENANTS

The covenants and conditions herein shall bind the heirs, legal representatives, and assigns of the Parties, and all covenants shall be construed as conditions of this Agreement.

XLVI · PREMISES DEEMED UNINHABITABLE

If the Premises is deemed uninhabitable due to damage beyond reasonable repair, the Tenant may terminate this Agreement by written notice. If the damage was due to the Tenant's negligence, the Tenant shall be liable for all repairs and lost income to restore the Premises, in addition to any other provable losses.

XLVII · ATTORNEY'S FEES

In any action or proceeding arising out of or related to this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and court costs from the non-prevailing Party, to the extent permitted by the law of the State where the Premises is located.

XLVIII · QUIET ENJOYMENT

So long as the Tenant is not in default under this Agreement, the Tenant shall be entitled to the peaceful and quiet enjoyment of the Premises for the duration of the Lease Term, subject to the Landlord's rights of entry and the other terms set forth in this Agreement.

XLIX · SEX OFFENDER REGISTRY

Pursuant to applicable law, information about registered sex offenders may be obtained from the local law enforcement agency where the Premises is located or from the State's public sex offender registry. The Tenant is solely responsible for obtaining any such information. The Landlord makes no representation regarding the presence or absence of registered offenders in the vicinity of the Premises.

L · COUNTERPARTS AND ELECTRONIC SIGNATURES

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. The Parties agree that electronic signatures, and copies of this Agreement delivered electronically, shall have the same legal force and effect as original handwritten signatures on paper.

LI · RENTER'S INSURANCE

Renter's (tenant's) insurance is not required under this Agreement but is strongly recommended, at the Tenant's expense, to protect the Tenant's personal property and liability. The Landlord's insurance does not cover the Tenant's belongings.

LII · LEAD-BASED PAINT

[ ] The Premises was built prior to 1978 (Lead-Based Paint Disclosure attached).

[X] The Premises was not built prior to 1978 (built in 2005).

The federal Lead-Based Paint disclosure (42 U.S.C. 4852d) does not apply to housing built in 1978 or later.

LIII · GOVERNING LAW

This Agreement is to be governed under the laws of the State of Texas. Provisions that conflict with that State's landlord-tenant law are superseded by the statutory requirement.

LIV · ADDITIONAL TERMS AND CONDITIONS

None.

LV · ENTIRE AGREEMENT

This Agreement contains all the terms agreed to by the Parties relating to its subject matter, including any attachments or addenda, and replaces all previous discussions, understandings, and oral agreements. The Landlord and Tenant agree to the terms and conditions and shall be bound until the end of the Lease Term.

SIGNATURES

LANDLORD'S SIGNATURE /SIGN-LANDLORD/ — DATE

Print name: Sarah Miller

TENANT'S SIGNATURE /SIGN/ — DATE

Print name: Emma Johnson

TENANT'S SIGNATURE — DATE

Print name: _____

AGENT'S SIGNATURE — DATE

Print name: _____

SCHEDULE OF PAYMENTS

Amount ($) Due at Signing

ITEM	AMOUNT
Security Deposit	$1,400.00
First (1st) Month's Rent	$750.00
Parking Fee	$0.00
Pet Fee(s)	$300.00
Pre-Payment of Rent	$0.00
Proration Amount	$0.00
Total Amount	**$2,450.00**

Total reflects the amounts due at signing under this Agreement. Any monthly parking fee is billed with the rent and is not included above.

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