

State of Georgia
County of Clayton

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (“Lease”) is entered into as of _____, 2026 (“Effective Date”), by and between THE CITY OF JONESBORO, GEORGIA, a Georgia municipal corporation (“City” or “Lessor”), and CLIFFORD THOMPSON, an individual (“Tenant” or “Lessee”).

1. Premises

City hereby leases to Tenant the residential real property owned by the City and commonly known as 173 Cloud Street, Jonesboro, Georgia (“Premises”), together with any improvements thereon.

2. Term

The term of this Lease shall be for twelve (12) months, commencing on _____, 2026, and ending on _____, 2027 (“Term”), unless earlier terminated as provided herein.

3. Condition of Occupancy – Employment Requirement

Tenant’s right to occupy the Premises is expressly conditioned upon Tenant’s continued employment with the City of Jonesboro.

If Tenant ceases to be employed by the City, whether voluntarily or involuntarily, for any reason, this Lease shall automatically terminate upon the effective date of such separation, and Tenant shall vacate the Premises no later than ten (10) days thereafter, unless the City provides written authorization for a longer period.

This provision is a material inducement to the City’s entry into this Lease.

4. Rent

Tenant shall pay to the City monthly rent in the amount of One Thousand Two Hundred Fifty Dollars (\$1,250.00), due on the ___ day of each month during the Term.

All rent payments shall be made payable to: City of Jonesboro, Georgia and shall be submitted to the City of Jonesboro Finance Department, Attn: Finance Director, at 1859 City Center Way, Jonesboro, Georgia 30236.

5. Rent Allocation; Repair / Closing Cost Set-Aside

Of each monthly rent payment, Three Hundred Dollars (\$300.00) shall be internally allocated by the City and set aside for one or more of the following purposes, as determined in the sole discretion of the City:

- a. Repairs, maintenance, or improvements to the Premises; and/or
- b. Application toward Tenant's closing costs should Tenant purchase the Premises during the Term; provided that, Tenant acknowledges and agrees that:
 1. The set-aside funds remain City funds unless and until applied by the City based on its sole discretion, which shall not be reviewable or challenged by Tenant; and
 2. No interest shall accrue to Tenant; and
 3. Any portion of the rent that is set aside but not used remains the property of the City and shall not be refundable to Tenant except as may be otherwise provided herein.

6. Use of Premises

The Premises shall be used solely as Tenant's primary personal residence. No commercial, illegal, or unlawful use shall be permitted.

7. Occupancy and Guests

Only Tenant may reside in the Premises. No other person may stay overnight at the Premises for more than ten (10) consecutive days or fourteen (14) days in any calendar year without the City's prior written approval.

8. Maintenance and Upkeep

Tenant shall:

- Keep the Premises in a clean, safe, and sanitary condition;
- Perform ordinary and routine upkeep; and
- Promptly notify the City of any condition affecting habitability.

Tenant shall not make alterations or improvements without the City's prior written consent.

9. Insurance

Tenant shall, at Tenant's sole expense, maintain renter's insurance during the Term with minimum coverage limits of:

- \$100,000 for property damage liability; and
- \$30,000 minimum for personal property coverage.

The City of Jonesboro, Georgia shall be named as an additional insured. Proof of coverage shall be provided no later than the execution of this Lease and upon renewal or request by the City. Failure to maintain insurance shall constitute a default.

10. Compliance with Law; Prohibited Conduct

Tenant shall comply with all applicable federal, state, and local laws, ordinances, and regulations. Any illegal activity on the Premises shall constitute a material default under this Lease.

11. Utilities

Unless otherwise agreed in writing, Tenant shall be responsible for all utilities and services serving the Premises.

12. Default

The following constitute Events of Default:

- a. Failure to pay rent when due;
- b. Violation of the employment condition in Section 3;
- c. Illegal activity or violation of law committed at the property;
- d. Failure to maintain required insurance;
- e. Housing unauthorized tenants;
- f. Creating or maintaining a nuisance as prohibited by state or local law.
- g. Material breach of any provision of this Agreement.

Upon default, the City may exercise any remedy available at law or equity, including but not limited to eviction and recovery of possession of the property.

13. No Tenancy Beyond Term

This Lease creates no right to continued occupancy beyond the Term or beyond Tenant's employment with the City. No holdover tenancy is authorized.

14. Indemnification

To the extent permitted by Georgia law, Tenant shall indemnify and hold harmless the City from claims arising from Tenant’s use or occupancy of the Premises, excluding claims caused by the City’s sole negligence.

15. No Waiver of Sovereign Immunity

Nothing in this Lease shall be construed as a waiver of the City’s sovereign immunity or other governmental immunities.

16. Notices

All notices shall be in writing and delivered personally or by certified mail to the parties at their respective addresses on file. Tenant shall have an obligation to provide immediate notice of any vacancy or destruction of the property.

Notices shall be provided to Tenant at the leased Premises. Notices shall be provided to the City as follows:

City of Jonesboro, Georgia
Attn: Mayor Donya Sartor
1859 City Center Way
Jonesboro, Georgia 30236.

17. Governing Law

This Lease shall be governed by and construed in accordance with the laws of the State of Georgia.

18. Entire Agreement

This Lease constitutes the entire agreement between the parties and may be amended only by a written instrument executed by both parties.

SIGNATURES ON FOLLOWING PAGE

This ___ day of _____, 2026.

CITY OF JONESBORO, GEORGIA

By: _____

Date: _____

TENANT:

Clifford Thompson

Date: _____

ATTEST:

Shandrella Jewett, City Clerk