

# RECTOR PROPERTY MANAGEMENT, INC.

56 Guava Terrace, Ocklawaha, Florida 32179

Leslie Rector: Phone: (352) 434-7483 ☒ Email: [LeslieRector@hotmail.com](mailto:LeslieRector@hotmail.com)

Clay Rector: Phone: (352) 408-7437 ☒ Email: [annieclay5@comcast.net](mailto:annieclay5@comcast.net)

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## ANNUAL RESIDENTIAL LEASE AGREEMENT

This Month-to-Month Residential Lease Agreement ("Agreement") is made and entered into on the 15<sup>th</sup> day of January, 2026, by and between:

**Landlord:**

Rector Property Management, Inc.  
56 Guava Terrace  
Ocklawaha, FL 32179  
Clay: 352-408-7437 or Leslie: 352-434-7483

**Tenant:**

Samuel & Annette Rector  
300 North Dixie Avenue, Apt. A  
Fruitland Park, FL 34731  
352-408-7437

**1. PREMISES**

Landlord hereby leases to Tenant the residential premises located at:  
Address: 300 North Dixie Avenue, Apt. A, Fruitland Park, FL 34731 ("Premises").

**2. TERM**

This Agreement shall begin on the 15<sup>th</sup> day of January, 2026 and will continue month-to-month until terminated by either party in accordance with Florida law.  
Either party may terminate the tenancy by giving written notice at least 15 days before the end of any monthly period.

**3. RENT**

Monthly rent shall be \$1,800.00, due on the 15<sup>th</sup> day of each month.  
Payments shall be made to: Rector Property Management, Inc.  
Late Fees: Rent received more than 5 days past due shall incur a late fee of \$75.00.

**4. SECURITY DEPOSIT**

The deposit is on file from the initial agreement with Rector Property Management, Inc.  
The deposit will be handled in accordance with Florida Statutes §83.49.

**5. UTILITIES**

Landlord pays 100%

**6. USE AND OCCUPANCY**

The Premises shall be used exclusively as a private residence for the following occupants:  
Samuel & Annette Rector and family

**7. MAINTENANCE AND REPAIRS**

- Tenant shall keep the Premises clean, sanitary, and in good order.
- Tenant shall promptly notify Landlord of any condition requiring repair.
- Tenant is responsible for damages caused by their negligence or that of guests.
- Landlord shall maintain structural components and comply with Florida housing codes.

**8. ALTERATIONS**

Tenant shall not paint, alter, or make improvements to the Premises without written consent.



# RECTOR PROPERTY MANAGEMENT, INC.

56 Guava Terrace, Ocklawaha, Florida 32179

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Clay Rector: Phone: (352) 408-7437 ☑ Email: [annieclay5@comcast.net](mailto:annieclay5@comcast.net)

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## ANNUAL COMMERCIAL LEASE AGREEMENT

This Annual Commercial Lease Agreement ("Agreement") is made and entered into on the 1<sup>st</sup> day of December, 2025, by and between:

### Landlord:

Rector Property Management, Inc.  
56 Guava Terrace  
Ocklawaha, FL 32179  
Clay: 352-408-7437 or Leslie: 352-434-7483

### Tenant:

Upholstery Shop c/o ~~Mollie~~ Chitraika Narine  
302 North Dixie Avenue, Units A-C  
Fruitland Park, FL 34731  
352-396-5024

### 1. PREMISES

Landlord hereby leases to Tenant the residential premises located at:  
Address: 302 North Dixie Avenue, Units A-C, Fruitland Park, FL 34731 ("Premises").

### 2. TERM

This Agreement shall begin on the 1<sup>st</sup> day of December, 2025 and will continue month-to-month until terminated by either party in accordance with Florida law.  
Either party may terminate the tenancy by giving written notice at least 15 days before the end of any monthly period.

### 3. RENT

Monthly rent shall be \$1,000.00, due on the 1<sup>st</sup> day of each month.  
Payments shall be made to: Rector Property Management, Inc.  
Late Fees: Rent received more than 5 days past due shall incur a late fee of \$75.00.

### 4. SECURITY DEPOSIT

The deposit is on file from the initial agreement with Rector Property Management, Inc.  
The deposit will be handled in accordance with Florida Statutes §83.49.

### 5. UTILITIES

Tenant pays 100% electrical power. Landlord pays 100% water, garbage & sewer.

### 6. USE AND OCCUPANCY

The Premises shall be used exclusively as a private residence for the following occupants:  
Upholstery Shop c/o ~~Mollie~~ Chitraika Narine

### 7. MAINTENANCE AND REPAIRS

- Tenant shall keep the Premises clean, sanitary, and in good order.
- Tenant shall promptly notify Landlord of any condition requiring repair.
- Tenant is responsible for damages caused by their negligence or that of guests.
- Landlord shall maintain structural components and comply with Florida housing codes.

### 8. ALTERATIONS

Tenant shall not paint, alter, or make improvements to the Premises without written consent.

**9. RULES AND REGULATIONS**

Tenant agrees to comply with all community rules provided by the Landlord.

**10. PETS**

Pets are allowed.

**11. SMOKING**

Smoking prohibited inside the Premises.

**12. RIGHT OF ENTRY**

Landlord may enter the Premises with reasonable notice for inspections, repairs, or showings.

**13. ASSIGNMENT AND SUBLETTING**

Tenant shall not assign or sublease the Premises.

**14. INSURANCE**

Tenant is encouraged to carry renter's insurance, but it is not required.

**15. DEFAULT**

Failure to pay rent or comply with other terms constitutes default.

**16. GOVERNING LAW**

This Agreement is governed by the laws of the State of Florida.

**17. ADDITIONAL TERMS**

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\_\_\_\_\_  
\_\_\_\_\_

**18. SIGNATURES**

  
\_\_\_\_\_  
Landlord Signature

12/1/25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Tenant Signature:

12/1/25  
\_\_\_\_\_  
Date

# RECTOR PROPERTY MANAGEMENT, INC.

56 Guava Terrace, Ocklawaha, Florida 32179

Leslie Rector: Phone: (352) 434-7483 ☒ Email: [LeslieRector@hotmail.com](mailto:LeslieRector@hotmail.com)

Clay Rector: Phone: (352) 408-7437 ☒ Email: [annieclay5@comcast.net](mailto:annieclay5@comcast.net)

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## ANNUAL RESIDENTIAL LEASE AGREEMENT

This weekly Residential Lease Agreement ("Agreement") is made and entered into on the 1<sup>st</sup> day of December, 2025, by and between:

**Landlord:**

Rector Property Management, Inc.  
56 Guava Terrace  
Ocklawaha, FL 32179  
Clay: 352-408-7437 or Leslie: 352-434-7483

**Tenant:**

Christian Williams  
301 North Dixie Avenue, Apt. B  
Fruitland Park, FL 34731  
352-406-3803

**1. PREMISES**

Landlord hereby leases to Tenant the residential premises located at:  
Address: 301 North Dixie Avenue, Apt. B, Fruitland Park, FL 34731 ("Premises").

**2. TERM**

This Agreement shall begin on the 1<sup>st</sup> day of December, 2025 and will continue one calendar year until terminated by either party in accordance with Florida law.  
Either party may terminate the tenancy by giving written notice at least 15 days before the end of any monthly period.

**3. RENT**

Weekly rent shall be \$250.00, due on Friday of each week.  
Payments shall be made to: Rector Property Management, Inc.  
Late Fees: Rent received more than 5 days past due shall incur a late fee of \$75.00.

**4. SECURITY DEPOSIT**

The deposit is on file from the initial agreement with Rector Property Management, Inc.  
The deposit will be handled in accordance with Florida Statutes §83.49.

**5. UTILITIES**

Landlord pays 100%

**6. USE AND OCCUPANCY**

The Premises shall be used exclusively as a private residence for the following occupants:  
Christian Williams and family

**7. MAINTENANCE AND REPAIRS**

- Tenant shall keep the Premises clean, sanitary, and in good order.
- Tenant shall promptly notify Landlord of any condition requiring repair.
- Tenant is responsible for damages caused by their negligence or that of guests.
- Landlord shall maintain structural components and comply with Florida housing codes.

**8. ALTERATIONS**

Tenant shall not paint, alter, or make improvements to the Premises without written consent.

**9. RULES AND REGULATIONS**

Tenant agrees to comply with all community rules provided by the Landlord.

**10. PETS**

Pets are not allowed.

**11. SMOKING**

Smoking prohibited inside the Premises.

**12. RIGHT OF ENTRY**

Landlord may enter the Premises with reasonable notice for inspections, repairs, or showings.

**13. ASSIGNMENT AND SUBLETTING**

Tenant shall not assign or sublease the Premises.

**14. INSURANCE**

Tenant is encouraged to carry renter's insurance, but it is not required.

**15. DEFAULT**

Failure to pay rent or comply with other terms constitutes default.

**16. GOVERNING LAW**

This Agreement is governed by the laws of the State of Florida.

**17. ADDITIONAL TERMS**

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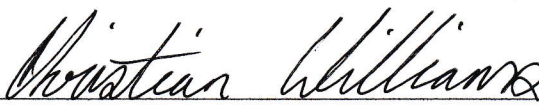
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**18. SIGNATURES**

  
\_\_\_\_\_  
Landlord Signature

12/1/25  
Date

  
\_\_\_\_\_  
Tenant Signature:

12/1/25  
Date

# RECTOR PROPERTY MANAGEMENT, INC.

56 Guava Terrace, Ocklawaha, Florida 32179

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Clay Rector: Phone: (352) 408-7437 ☑ Email: [annieclay5@comcast.net](mailto:annieclay5@comcast.net)

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## MONTH-TO-MONTH RESIDENTIAL LEASE AGREEMENT

This Month-to-Month Residential Lease Agreement ("Agreement") is made and entered into on the 1<sup>st</sup> day of December, 2025, by and between:

**Landlord:**

Rector Property Management, Inc.  
56 Guava Terrace  
Ocklawaha, FL 32179  
Clay: 352-408-7437 or Leslie: 352-434-7483

**Tenant:**

Brenda Sharp  
305 N. Iona Avenue, Apt. D  
Fruitland Park, FL 34731  
352-702-8770

**1. PREMISES**

Landlord hereby leases to Tenant the residential premises located at:  
Address: 305 North Iona Avenue, Apt D, Fruitland Park, FL 34731 ("Premises").

**2. TERM**

This Agreement shall begin on the 1<sup>st</sup> day of December, 2025 and will continue month-to-month until terminated by either party in accordance with Florida law.

Either party may terminate the tenancy by giving written notice at least 15 days before the end of any monthly period.

**3. RENT**

Monthly rent shall be \$1,500.00, due on the 3<sup>rd</sup> day of each month.

Payments shall be made to: Rector Property Management, Inc.

Late Fees: Rent received more than 5 days past due shall incur a late fee of \$75.00.

**4. SECURITY DEPOSIT**

The deposit is on file from the initial agreement with Rector Property Management, Inc.  
The deposit will be handled in accordance with Florida Statutes § 83.49.

**5. UTILITIES**

Landlord pays 100%

**6. USE AND OCCUPANCY**

The Premises shall be used exclusively as a private residence for the following occupants:  
Brenda Sharp and family

**7. MAINTENANCE AND REPAIRS**

- Tenant shall keep the Premises clean, sanitary, and in good order.
- Tenant shall promptly notify Landlord of any condition requiring repair.
- Tenant is responsible for damages caused by their negligence or that of guests.
- Landlord shall maintain structural components and comply with Florida housing codes.

**8. ALTERATIONS**

Tenant shall not paint, alter, or make improvements to the Premises without written consent.

