

Rental / Lease Purchase Agreement

LESSOR: FutureWare Enterprises, Inc. 2503 Gables DR Eustis, FL 32726	Date: September 26, 2008 RENTER: JOHN DOE 1000 ANYSTREET ANYTOWN FL 32726
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AGREEMENT #: 98763

TERMS OF AGREEMENT

As used in this agreement "you" and "your" mean the person or persons sign this agreement as renter. "We" and "our" mean the Lessor/Owner (The Rental Company). "Lease" means this Rental Purchase Agreement including all disclosures.

-----RENTAL PURCHASE DISCLOSURES-----

1. Rental Term: MONTHLY **First Renewal Date: 10/26/2008**
 Rental Payments are due at the beginning of each term for which you choose to rent. There are no refunds if you return the property before the end of the term.

2. Description of Property and Rental Rates:

Model#	Description	Serial#	Condition	Rent
JVC MXJ700J	SHELF SYSTEM	075C2566	PRE-LEASED	65.92
VR4421	ZENITH HI-FI VCR	89086603	NEW	29.75
MCHS980	SANYO 6 CD BOOM BOX	25748372	PRE-LEASED	29.16

3. Initial Rental Payment. Your initial rental payment will include the following charges:

Rent	Delivery / Other Charge	Sales Tax	Other	Total
124.83	9.35	9.91	7.48	151.57

4. Other Charges:

In-house Collection	Damage Waiver Fee	Reinstatement Fee
\$10.00	8.00 / MONTHLY	\$5.00

Accepted _____

5. Total Cost. If you choose to rent to own you must renew this lease for the following number of rental terms.

The total cost includes all costs included in the initial rental payment but does not include other charges you may incur.

18. MONTHLY Payments @ 124.83 (+tax) for a total cost of 2,246.94 (+tax)

6. Our Cash Price for This Property is: \$ 1,460.51

7. Early Purchase Option. If you wish to purchase the rental property you may do so at any time by the payment of 40. % of the remaining Total Cost calculated at that time.

8. Risk of Loss. You are liable for destruction, loss and damage to the property in excess of normal wear and tear.

9. Reinstatement. If this lease expires and you return the rental property upon request, you may reinstate it within 60 days of the expiration date by paying any rental payments and other charges that are due including a \$5.00 reinstatement fee.

NOTICE: You are renting this property. You will not own it until you make all of the regularly scheduled payments. You do not have the right to keep the property if you do not make required payments or do not use the early purchase option. If you miss a payment, the lessor can repossess their property but you may have the right to the return of the same or similar property.

TOTAL OF PAYMENTS	COST OF RENTAL	CASH PRICE	AMOUNT OF PAYMENT
\$2,246.94	\$786.43	\$1,460.51	\$141.57
You must pay this amt. to own the property if you make all the regular pymts. You can buy the property for less under the early purchase option.	Amount over cash price you will pay if all pymts are made.	Property available at this price for cash from retailers in this area.	NUMBER OF PAYMENTS 18. Rental Period MONTHLY

If you return or voluntarily surrender the rental property within ten days of the monthly renewal date, you will have one year to reinstate by paying all past due rental and other charges due, plus a re-delivery fee, if we redeliver the rental property. If you reinstate, we will provide the same or like item.

LATE CHARGES: Late charges will be assessed on any payment made after 3 days late on a weekly contract or 10 days late on any contract paid other than weekly. The late charge will be either 5% or \$5.00 for the late period.

Type of Transaction: This is a Rental Transaction. You may use the property for the term of the lease. At your option, you may renew this lease. To do this, you must make a rental payment in advance for each term you wish to rent the property. The rental rates are shown above. Time is of the essence in this lease. There are no grace periods.

Termination: You may voluntarily terminate this lease at the end of any term with no penalty. To do so, you must return the property and pay all rental payments and other charges due through the date of return.

Assignment: We may sell, transfer, or assign this lease without notice to you.

Title, Maintenance and Taxes: We retain title to the property at all times and will pay any taxes which might be levied on the property. You do not own the property unless you buy it or acquire ownership as provided by the terms of this lease. We will maintain the property in good working order as long as you rent it.

Our Rights to Take Possession: If you do not renew this lease, we have the right to take possession of the property. If you do not allow us to do so, you agree to pay our costs incurred in taking possession of the property including reasonable attorney's fees.

Forbidden Acts: If you sell, mortgage, pawn, pledge, encumber, hook, dispose of the property or move it from your current residence, without our consent, you will have breached this lease, and we will have the immediate right to possession of the property.

Intent: You agree that by signing this lease your intent is to rent rather than purchase the property.

Warranty: If you acquire ownership of the property, the manufacturer's warranty will be given to you if the warranty is still in effect and we are allowed to give it to you.

Notice to Renter: Do not sign this Rental Agreement before you read it or if it contains any blank spaces. You are entitled to an exact copy of the Rental Purchase Agreement you sign. Keep it to protect your legal rights.

BY SIGNING THIS LEASE, YOU ADMIT THAT YOU HAVE READ IT, THAT YOU UNDERSTAND IT AND THAT YOU HAVE RECEIVED A SIGNED COPY OF IT. YOU ALSO ADMIT THAT YOU RECEIVE THE PROPERTY IN SATISFACTORY CONDITION.

Rental Customer: _____ First Renewal Date: **10/26/2008**

Rental Customer: _____ Employee: _____