

7. Pets. Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing this lease, Lessee shall pay Lessor, in trust, a deposit of N/A Dollars (\$N/A), to be held and disbursed for pet damages to the Premises (if any) as provided by law. This deposit is in addition to any other security deposit stated in this lease. Any Lessee who wishes to keep a pet in the rented unit must sign a Pet Agreement Addendum.

8. Parking. Any parking that may be provided is strictly self-park and is at the owner's risk. Parking fees are for a license to park only. No bailment or Bailee custody is intended. Lessor is not responsible for, nor does Lessor assume any liability for damage caused by fire, theft, casualty, or any other cause whatsoever with respect to any car or its contents. Snow removal is the responsibility of the car owner. Any tenant who wishes to rent a parking space or garage must sign a Parking Space or Garage Rental Agreement.

9. Ordinances and Statutes. Lessee shall comply with all statutes, ordinances, and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises.

10. Repairs or Alterations. Lessee shall be responsible for damage caused by her negligence and that of her family or invites and guests. Lessee shall not paint, paper or otherwise redecorate or make alterations to the premises without the prior written consent of Lessor. All alterations, additions, or improvements made to the premises with the consent of Lessor shall become the property of Lessor and shall remain upon and be surrendered with the premises.

11. Painting. Lessor reserves the right to determine when the dwelling will be painted unless there is any law to the contrary.

12. Keys. Lessee has been given a key combination to the house, and one for the Apartment (Unit-2) with instructions not to share this information with any other person. There is a \$35 charge to change the key combinations when requested by the lessee.

13. Locks. Lessee agrees not to change locks on any door or mailbox without first obtaining Lessor's written permission. Having obtained written permission, Lessee agrees to pay to change the locks and to provide Lessor with one duplicate key per lock.

14. Upkeep of Premises. Lessee shall keep and maintain the premises in a clean and sanitary condition always, and upon the termination of the tenancy shall surrender the premises to Lessor in as good condition as when received, ordinary wear and damage by the elements excepted.

15. Assignment and Subletting. Lessee shall not assign this Agreement or sublet any portion of the premises without prior written consent of Lessor.

16. Utilities. Lessee shall be responsible for the payment of Utilities and Other Services, such as Internet, Cable, Trash etc. Lessor will be making payments for utilities and services, however tenants not current regarding rent payments will be billed for their part of utilities and services which will be \$150 per pay period. In other words, the biweekly rent in which case will be \$750.

17. Default. If Lessee fails to pay rent when due, or perform any term hereof, after not less than three 3 days written notice of such default given in the manner required by law, Lessor, at his option, may terminate all rights of Lessee hereunder, unless Lessee, within said time, shall cure such default. If Lessee abandons or vacates the property, while in default on the payment of rent, Lessor may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law.

18. Security. The security deposit in the amount of Three Hundred Dollars (\$300), shall secure the performance of Lessee's obligations hereunder. Lessor may, but shall not be obligated to, apply all or portions of said deposit because Lessee's obligations hereunder. Any balance remaining upon termination shall be returned to Lessee. Lessee shall not have the right to apply the security deposit in payment of owed rent amounts.

19. Right of Entry. Lessor reserves the right to enter the demised premises at all reasonable hours for inspection, and whenever necessary to make repairs and alterations to the demised premises. Lessee hereby grants permission to Lessor to show the demised premises to prospective purchasers, mortgagees, tenants, workmen, or contractors at reasonable hours of the day.

20. Deposit Refunds. The security deposit or any balance of it shall be refunded at check-out from the date possession is delivered to Lessor, together with a statement showing any charges made against such deposits by Lessor.

21. Termination. This Agreement and the tenancy hereby granted may be terminated at any time by either party hereto by giving to the other party not less than Two-Week prior notice in writing. Otherwise, this lease expires on September 30, 2026.

22. Attorney's Fees. The prevailing party in an action brought for the recovery of rent or other moneys due or to become due under this lease or by reason of a breach of any covenant herein contained or for the recovery of the possession of said premises, or to compel the performance of anything agreed to be done herein, or to recover for damages to said property, or to enjoin any act contrary to the provision hereof, shall be awarded all of the costs in connection therewith, including, but not by way of limitation, reasonable attorney's fees.

23. Rules and Regulations. Lessor's existing rules and regulations, if any, shall be signed by Lessee, attached to this agreement, and incorporated into it. Lessor may adopt other rules and regulations later if they have a legitimate purpose, not modify Lessee's rights substantially and not become effective without notice of at least two (2) weeks.

24. Radon Gas Disclosure. As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in N/A. Additional information regarding radon and radon testing may be obtained from your county public health unit.

25. Lead Paint Disclosure. "Housing built before 1950 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1950 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. "

26. Additional Terms and Conditions.

The parties have further agreed to perform the following:

- Lessee agrees to pay rent in a timely manner OR inform Lessor in case of a delay.
- Lessee agrees to comply with the Housekeeping Guidelines. The Guidelines are provided by Lessor in writing and are part of this lease agreement as an Addendum.
- The said lessees are respectively designated as Primary and Secondary with mutually shared responsibilities. The Primary is responsible for rent payments and Secondary for complying with the Housekeeping Addendum without distinguishing such responsibilities among other tenants.
- The Biweekly rent will be 50% more (\$900 Biweekly) in case Lessee fails to move out after the maturity date of the Notice-to-Vacate or the Lease expiration date.
- Lessee is being provided with a furnished apartment; therefore, Lessee cannot bring anymore of the furnishings. Lessee may bring his own clothes, bedding, towels and toiletries.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate the day and year first above written.

Signed in the presence of:

Lessor _____ Lessee _____

Witness: _____ Lessee _____

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of your state. If you have a question about the interpretation of the legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.