

LEASE AGREEMENT

made this the 1 day of Sept, 2024 by and between
hereinafter referred to as LESSOR, and
referred to as LESSEE:

1. PREMISES: LESSOR leases to LESSEE

2030 N. Washington St #2

2. TERM: This lease is to be for one (1) year beginning on the 1st day of 20.
Acceptance of pro-rated rent for occupancy of the unit in the month immediately prior to the beginning of the
term, as set forth above, fully obligates the tenants to all the terms and conditions contained in this Lease
Agreement, and such term is extended for this initial pro-rated period.

3. AUTOMATIC RENEWAL: At the end of the term, this lease shall be automatically renewed on a month
to month basis, unless written notice of termination is given by either party at least 30 days before the end
of the expiration date. LESSOR has the right to, upon thirty (30) days' notice after the expiration of the
initial term, adjust the rent to the market rate.

4. RENT: LESSEE agrees to pay rent of \$ 800 to the LESSOR per month for the initial term of the
lease. In the event a lease is signed prior to the beginning of the first month of the lease term, it is agreed
that the lease will be extended throughout this initial period and that the pro-rated rent for that period is
payable on _____.

5. NOTICE OF TERMINATION OF TENANCY FOR NON-PAYMENT OF RENT IS HEREBY SPECIFICALLY WAIVED. Failure
to pay rent by the 5th day of each month may result in the immediate issuance of an unlawful detainer warrant
or the eviction of the tenant.

6. LATE PENALTY: LESSEE agrees to pay a late penalty of ten percent (10%) of the total monthly rental
which will be added if the rent is not received on or before the 5th day of each month, Saturdays, Sundays, and
public holidays excepted. Returned checks will require the tenant to pay \$ 25.35 in addition to the amount
of the check and all future payments may be required to be made in cash, or certified funds thereafter.
Acceptance of late payment does not waive any rights of the LESSOR and habitual late payments may be grounds
for termination of this lease.

7. SECURITY DEPOSIT: LESSEE hereby deposits 800 as a security deposit to be held by the LESSOR
as long as the LESSEE occupies the leased premises. Said deposit is to be used by the LESSOR to apply toward
payment of any damage to the apartment beyond ordinary wear and tear and damages resulting from non-performance
of any conditions of this agreement by the LESSEE, including the payment of rent. Said deposit is to be
refunded to the LESSOR if LESSEE vacates the premises prior to the end of the first term without application
for other unpaid balances. Said deposit is located at BANK AMERICA Bank.

8. USE OF PREMISES: LESSEE shall maintain the leased premises in such condition and repair as accepted
at the commencement of this lease and shall, on its termination, surrender the premises in the same condition
and repair, ordinary wear and tear or unavoidable casualty, excepted. LESSEE shall not make any alterations,
additions or improvements to the premises without the written consent of the LESSOR. This premises shall be
used for residential purposes only. LESSEE shall not permit any objectionable noise or odors to escape from
the unit or to permit or create a nuisance or to disturb any other resident in the building or in any way injure
the reputation of the LESSOR or the building itself. LESSEE shall comply with all governmental health and
police requirements and regulations respecting said premises.

9. TENANT DAMAGES: LESSEE acknowledges the receipt, in good condition, and agrees to keep the property
in good condition, including general cleanliness and repair. Upon vacating the property, the tenant agrees to
pay for any damages to the property over and above normal wear and tear. LESSEE agrees to pay LESSOR the actual
costs incurred in making all repairs, including LESSOR'S actual time at \$ _____ per hour for all general
cleaning and repairs over and above those normally spent to put the property into rentable condition.

10. CASUALTY: LESSEE is fully responsible for any insurance on personal property contained within
the dwelling and LESSOR shall not be liable for damages to persons or property injured while within the
premises. LESSOR does not provide fire and casualty insurance for the LESSEE'S personal property. In the event
of fire or other casualty, the LESSEE should notify the landlord within fourteen (14) days of his intention
to terminate the rental agreement in writing.

11. SAFETY AND SECURITY: LESSEE states that he has inspected the premises and has determined to his
satisfaction that the smoke detector, door locks and latches, window locks and latches, and any other security
devices within the unit are adequate and in proper working order. LESSEE acknowledges that the LESSOR is under
no duty to inspect, test or repair any security device unless and until the LESSOR has received written notice
from the LESSEE to do so. LESSOR assumes no responsibility for the security of the dwelling place or the
contents therein and LESSEE further acknowledges and understands that neither the LESSOR nor the owner of the
property nor the agent or their agents guarantee, warrant or secure personal security of the LESSEE.

14. RIGHT TO INSPECT: LESSOR or its agents may, at all reasonable times, enter the leased premises to make repairs, examine and inspect them. LESSEE specifically consents to such entrance upon twenty-four (24) hour's notice by the LESSOR posted on the door of the premises.

15. REPAIRS: Any request for repairs must be in writing. LESSEE accepts the property in good condition and agrees to maintain the property in the same condition throughout its tenancy, accepting normal wear and tear. The costs of any repairs that are necessitated by the negligence or the intentional act of the LESSEE, or the guests of the LESSEE may be billed to the LESSEE at the reasonable costs as determined by the LESSOR.

16. ABANDONMENT: The LESSEE must notify the LESSOR of any anticipated extended absence from the premises in excess of seven (7) days. Notice shall be given on or before the first day of an extended absence in writing. Should tenant fail to notify landlord, the landlord shall be authorized to enter the unit to inspect it and if it appears the tenant has vacated the unit, the landlord shall have a right to take possession of the unit, remove and store all personal property for thirty (30) days and thereafter dispose of said personalty and apply the proceeds of the sale to the unpaid rents, damages, storage fees, sale costs, court costs, and attorney's fees.

17. UTILITIES: The tenant is responsible for paying for all utilities. Should the tenant fail to pay utilities in their name, the landlord is authorized to notify the tenant of his intent to discontinue utility services and the LESSEE releases the landlord from any liability for such discontinued service. LESSOR is only authorized to discontinue service where such service is not voluntarily provided to the tenant as part of the original lease agreement.

18. EARLY TERMINATION OF THE LEASE: If during the original term of the lease, tenant is required to cancel the agreement, they shall be permitted to do so upon giving LESSOR a full term's written notice, paying the LESSOR all sum due through the end of the notice period, plus one (1) additional month's rent and the forfeiture of a security deposit as a termination payment. Tenant further agrees to leave the property in as good a condition as he accepted it, excepting normal wear and tear.

19. PETS: No pets are allowed, without prior written approval of the LESSOR. LESSEE is fully responsible for all damages caused by the pet to the property.

20. RULES AND REGULATIONS: All rules and regulations are incorporated herein by reference and made part hereof.

21. NOTICES: Any notices required to be served upon the tenant may be served by conventional mail, or delivered to the tenant at the leased premises, or may be posted on the front door of the apartment.

22. FAILURE TO VACATE AFTER TERMINATION OF TENANCY BY EITHER PARTY. Upon receipt of written notice by the LESSEE, or the acceptance of written notice from the LESSEE by the LESSOR of the intent of the LESSEE to vacate the unit, LESSEE agrees to so vacate unless the parties agree in writing to vacate the termination notice. In the event the LESSEE holds over beyond the designated termination date, he agrees to pay two (2) months' rent for the subsequent period in addition to the costs and attorney's fees as set forth in addition to the costs and attorney's fees which the LESSOR may be forced to incur.

23. ACKNOWLEDGEMENT: LESSEE hereby acknowledges that he/she has read this agreement, the rental application and the rules and regulations. LESSEE understands that the rules and regulations may be amended from time to time and are for the purpose of protecting the premises and providing for the safety and well-being of the occupants and the premises and affirms that the LESSEE will, in all respects, comply with the terms and provisions of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date and day first above written.

NAME

SSH