

CityBlock Properties, INC. PO BOX 7631 Athens GA 30604
GEORGIA RESIDENTIAL LEASE AGREEMENT



This Residential Lease Agreement (herein after "lease") is entered into this the **20th** day of **January, 2006**, by and between the Lessor: **CityBlock Properties, INC**, (hereinafter referred to as "landlord"), and Lessee(s): _____. All Lessees (hereinafter referred to collectively as "Tenant"), are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease.

For the valuable consideration described below, the sufficiency of which is hereby acknowledged, Landlord and Tenant do hereby covenant, contract and agree as follows:

1. GRANT OF LEASE: Landlord does hereby lease unto Tenant, and Tenant does hereby rent from Landlord, solely for use as a personal residence, excluding all other uses, the personal residence located in **Clarke** County, Georgia, with address of: **127 Highland Park Dr. Athens GA 30605**, together with all fixtures, all electrical, mechanical, plumbing, air conditioning, and any other systems, appliances and fixtures.

2. NATURE OF OCCUPANCY: As a special consideration and inducement for the granting of this Lease by the Landlord to the Tenant, the personal residence described above shall be used and occupied only by the members of the Tenant's family or others whose names and ages are set forth below:

_____.

3. TERMS OF LEASE: This Lease shall commence on the **1st** day of **February, 2006**, and extend until its expiration on the **31st** day of **January, 2007**, at 11:59am unless renewed or extended pursuant to the terms herein.

Renewal option deadline: July 1st, 2006 at 5:00pm. Lessee is to pay therefore during said term the sum of **Nine Thousand Two Hundred Forty USD (\$9240.00)**.

4. SECURITY DEPOSIT: Upon execution of this Lease Tenant shall deposit the sum of **\$840.00** to be held by Landlord as a security deposit for reasonable cleaning of, and repair of damaged to, the premises upon the expiration or termination of this Lease, or other reasonable damages resulting from a default by Tenant. Tenant shall be liable to Landlord for all damages to the leased premises upon the termination of this Lease, ordinary wear and tear excepted. Tenant is not entitled to interest on the security deposit. Tenant may not apply the security deposit to any rent due under the Lease. If Landlord sells or assigns the leased premises, Landlord shall have the right to transfer Tenant's security deposit to the new owner or assignee to hold under this Lease, and upon so doing Landlord shall be released from all liability to Tenant for return of said security deposit. Your security deposit will be kept in escrow account #3264865959 at Bank Of America.

As Per Georgia Code § 44-7-34:

Within one month after the termination of the residential lease or the surrender and acceptance of the premises, whichever occurs last, a landlord shall return to the tenant the full security deposit which was deposited with the landlord by the tenant. No security deposit shall be retained to cover ordinary wear and tear which occurred as a result of the use of the premises for the purposes for which the premises were intended, provided that there was not negligence, carelessness, accident, or abuse of the premises by the tenant or members of his household or their invitees or guests.

In the event that actual cause exists for retaining any portion of the security deposit, the landlord shall provide the tenant with a written statement listing the exact reasons for the retention thereof. If the reason for retention is based on damages to the premises, such damage shall be listed. When the statement is delivered, it shall be accompanied by a payment of the difference between any sum deposited and the amount retained. The Landlord shall be deemed to have complied with this paragraph

by mailing the statement and any payment required to the last known address of the tenant via first class mail. If the letter containing the payment is returned to the landlord undelivered and if the landlord is unable to locate the tenant after reasonable effort, the payment shall become the property of the landlord 90 days after the date the payment was mailed. Nothing in this paragraph shall preclude the landlord from retaining the security deposit for nonpayment of rent or of fees for late payment, for abandonment of the premises, for nonpayment or utility charges, for repair work or cleaning contracted for by the tenant with third parties, for unpaid pet fees, or for actual damages caused by the tenant's breach, provided the landlord attempts to mitigate the actual damages.

5. RENT PAYMENTS: Tenant agrees to pay rent unto the Landlord during the term of this Lease in equal monthly installment of **\$840.00**, said installment for each month being due and payable on or before the 1st day of the month, the first full rent payment under this Lease being due on the 1st day of **March, 2006**. _____ Initial.

Tenant agrees that if rent is not paid in full on or before the **5th** day of the month, Tenant will pay a late charge of **\$25.00** as allowed by applicable Georgia law. Any rent payment received after the 10th day of the month shall result in an additional LATE FEE of \$25.00. Thereafter, an additional \$5.00 per day LATE FEE will accrue until rent is paid in full. All checks returned by the bank unpaid will be subject to a **\$25.00** charge. After one check is returned, the Landlord may elect to terminate the lease or may require that the amount then due and all monies subsequently coming due hereunder be paid in the form of money order or cashier's check. _____ Initial.

The prorated rent from the commencement of this Lease to the first day of the following month is **\$00.00**, which amount shall be paid at the execution of this Lease.

Tenant agrees that rent shall be paid in lawful money of the United States by the (indicate those that apply): cash, personal check, money order, cashier's check.

Rent payment shall be made payable to **CityBlock Properties, INC**, and mailed or delivered to the following address: **PO BOX 7631, Athens, GA 30604**. All notices from Tenant to Landlord under this Lease and applicable Georgia law shall be delivered to the above address.

Tenant agrees that rent monies will not be considered paid until Landlord or Landlord's agent receives the rent monies, either by mail or by delivery to the above address. Tenant placing rent monies in the mail is not sufficient for rent to be considered paid, and rent will be considered unpaid until actual receipt thereof.

If there are multiple Tenants signed to this Lease, all such Tenants are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease. A judgment entered against one Tenant shall be no bar to an action against other Tenants.

6. CONSEQUENCES OF BREACH BY TENANT: If Tenant, by any act of omission, or by the act or omission of any of Tenant's family or invitees, licensees, and/or guests, violates any of the terms or conditions of this Lease or any other documents made a part hereof by reference or attachment, Tenant shall be considered in breach of this Lease (breach by one tenant shall be considered breach by all tenants where Tenant is more than one person).

In case of such breach Landlord may deliver a written notice to the Tenant in breach specifying the acts and omissions constituting the breach and that the Lease Agreement will terminate upon a date not less than thirty (30) days after receipt of the notice if the breach is not remedied within a reasonable time not in excess of thirty (30) days: and the Lease Agreement shall terminate and the Tenant shall surrender possession as provided in the notice subject to the following:

(a) If the breach is remediable by repairs, the payment of damages, or otherwise, and the Tenant adequately remedies the breach prior to the date specified in the notice, the Lease Agreement shall not terminate;

(b) In the absence of a showing of due care by the Tenant, if substantially the same act or omission which constituted a prior noncompliance of which notice was given recurs within six (6) months, the landlord party may terminate the Lease Agreement upon at least fourteen (14) days written notice specifying the breach and the date of termination of the Lease Agreement;

If the Lease Agreement is terminated, Landlord shall return all prepaid and unearned rent and any amount of the security deposit recoverable by the Tenant.

However, if the breach by the Tenant is nonpayment of rent, the Landlord shall not be required to deliver thirty (30) days' written notice as provided above. In such event, the Landlord may serve Tenant with a seven (7) day written notice of termination, whereupon the Tenant must pay the unpaid rent in full or surrender possession of the premises by the expiration of the seven (7) day notice period.

Furthermore, the Tenant may be terminated by a three (3) day written notice delivered by Landlord if the Tenant has committed a substantial violation of the Lease Agreement or applicable law that materially affects health and safety.

Tenant expressly agrees and understands that upon Landlord's termination of this Lease, the entire remaining balance of unpaid rent for the remaining term of the Lease shall **ACCELERATE**, whereby the entire sum shall become immediately due, payable, and collectable. Landlord may hold the portion of Tenant's security deposit remaining after reasonable cleaning and repairs as partial offset to satisfaction of the accelerated rent.

7. DELIVERY OF NOTICE: Any giving of notice under this Lease or applicable Georgia law shall be made by Tenant in writing and delivered to the address noted above for the payment of rent, either by hand delivery or by mail. Certified or registered mail is recommended. Delivery by mail shall not be considered complete until actual receipt by Landlord or Landlord's agent.

Any notice from Landlord to Tenant shall be in writing and shall be deemed sufficiently served upon Tenant if when deposited in the mail addressed to the leased premises, or addressed to Tenant's last known post office address, or hand delivered, or placed in Tenant's mailbox. If Tenant is more than one parson, then notice to one shall be sufficient as notice to all.

8. UTILITIES: Tenant will provide and pay for the following utilities (indicate those that apply):

Electric, Gas, Telephone, Cable Television, Water, Garbage pick-up.

Landlord will provide and pay for the following utilities (indicate those that apply):

Electric, Gas, Telephone, Cable Television, Water, Garbage pick-up.

Tenant shall be responsible for contracting and arranging for any utility service not provided by the Landlord, and for any utilities not listed above. Tenant shall be responsible for having same utilities disconnected on the day Tenant delivers the leased premises back unto Landlord upon termination or expiration of this Lease.

9. NOTICE OF INTENCT TO SURRENDER: Any other provisions of this lease to the contrary notwithstanding, at lease thirty (30) days prior to the normal expiration of the term of this Lease as noted under the heading TERM OF LEASE above, Tenant shall give written notice to Landlord of Tenant's intention to surrender the residence at the expiration of the Lease term. If said written notice is not timely given, the Tenant shall become a month-to-month tenant as defined by applicable Georgia law,

and all provisions of this Lease will remain in full force and effect, unless this Lease is extended or renewed for specific term by written agreement of Landlord and Tenant.

If Tenant becomes a month-to-month tenant in the manner described above, Tenant must give a thirty (30) day written notice to the Landlord of Tenant's intention to surrender the residence. At any time during a month-to-month tenancy Landlord may terminate the month-to-month Lease by serving Tenant with a written notice of termination, or by any other means allowed by applicable Georgia law. Upon termination, Tenant shall vacate the premises and deliver same unto Landlord on or before the expiration of the period of notice

10. OBLIGATIONS AND DUTIES OF LANDLORD: As per Georgia Code § 44-7-13:
Landlord must keep the premises in repair.

11. OBLIGATIONS AND DUTIES OF TENANT:

Tenant agrees to:

(a) Keep that part of the premises that he occupies and uses as clean and as safe as the condition of the premises permits;

(b) Dispose from his dwelling unit all ashes, rubbish, garbage and other waste in a clean and safe manner in compliance with community standards;

(c) Keep all plumbing fixtures in the dwelling unit used by the tenant as clean as their condition permits;

(d) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances, including elevators, in the premises;

(e) Not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises or knowingly permit any other person to do so;

(f) Conduct himself and require other persons on the premises with his consent to conduct themselves in a manner that will not disturb his neighbor's peaceful enjoyment of their premises;

(g) Inform the Landlord of any condition of which he has actually knowledge which may cause damage to the premises;

(h) Maintain the dwelling unit in substantially the same condition, reasonable wear and tear excepted and comply with requirements of applicable building and housing codes materially affecting health and safety;

(i) Not engage in any illegal activity upon the leased premises as documented by a law enforcement agency;

Tenant agrees that any violation of these provisions shall be considered a breach of this Lease.

12. NO ASSIGNMENT: Tenant expressly agrees that the leased premises nor any portion thereof **shall not be assigned or sub-let by Tenant** without the prior written consent of Landlord.

13. TENANT INSURANCE: Landlord shall not be liable to Tenant, Tenant's family or Tenant's invitees, licensees, and/or guests for damages not proximately caused by Landlord or Landlord's agents. Landlord will not compensate Tenant or anyone else for damages proximately caused by any other source whatsoever, or by Acts of God, and Tenant is therefore strongly encouraged to independently purchase insurance to protect Tenant, Tenant's family, Tenant's invitees, licensees, and/or guests, and all personal property on the leased premises and/or in any common areas from any and all damages.

14. CONDITION OF LEASED PREMISES: Tenant hereby acknowledges that Tenant has examined the leased premises prior to the signing of this Lease, or knowingly waived said examination. Tenant acknowledges that Tenant has not relied on any representations made by landlord or Landlord's agent regarding the condition of the leased premises and that Tenant takes premises in its AS-IS condition with no express or implied warranties or representation beyond those contained herein or required by applicable Georgia law. Tenant agrees not to damage the premises through any act or omission, and to be responsible for any damages sustained through the acts or omissions of Tenant, Tenant's family or Tenant's invitees, licensees, and/or guests. If such damages are incurred, Tenant is required to pay for any resulting repairs at the same time and in addition to the next month's rent payment, with consequences for non-payment identical to those for not-payment of rent described herein. At the expiration or termination of the Lease, Tenant shall return the leased premises in as good condition as when taken by the Tenant at the commencement of the lease, with only normal wear-and-tear excepted. Tenant shall have the right to remove from the premises Tenant's fixtures placed thereon by the Tenant at his expense, provided, however, that Tenant is effecting removal, shall restore the leased premises to as good, safe, sound, orderly and slightly condition as before the addition of tenant's fixtures. Failing this, Tenant shall be obligated to pay for repairs as stated above.

15. ALTERATIONS: Tenant shall make no alterations, decorations, additions, or improvements to the leased premises without first obtaining the express written consent of Landlord. Any or the above described work shall become part of the dwelling. If carried out by independent contractors, said contractor must be approved by Landlord. Tenant shall not contract for work to be done without first placing monies sufficient to satisfy the contract price in an escrow account approved by Landlord. All work shall be done at such times and in such manner as Landlord may designate. If construction or mechanic's lien is placed on the leased premises as a result of the work, such shall be satisfied by Tenant within ten (10) days thereafter at Tenant's sole expense. Tenant shall be considered in breach of this Lease upon failure to satisfy said lien.

16. NO ILLEGAL USE: Tenant shall not perpetrate, allow or suffer any acts or omissions contrary to law or ordinance to be carried on upon the leased premises or in any common area. Upon obtaining actual knowledge of any illegal acts or omissions upon the leased premises, Tenant agrees to immediately inform Landlord and the appropriate authorities. Tenant shall bear responsibility for any and all illegal acts or omissions upon the leased premises and shall be considered in breach of this Lease upon conviction of Tenant or any of Tenant's family or invitees, licensees, and/or guests for any illegal act or omission upon the leased premises- whether known or unknown to Tenant.

17. NOTICE OF INJURIES: In the event of any significant injury or damage to Tenant, Tenant's family, or Tenant's invitees, licensees, and/or guests, or any personal property, suffered in the leased premises or in any personal property, suffered in the leased premises or in any common area, written notice or same shall be provided by Tenant to Landlord at the address designated for delivery of notices (identical to address for payment of rent) as soon as possible but not later than five (5) days of said injury or damage. Failure to provide such notice shall constitute a breach of this Lease.

18. LANDLORD'S RIGHT TO MORTGAGE: Tenant agrees to accept the premises subject to and subordinate to any existing or future mortgage or other lien, and Landlord reserves the right to subject premises to same. Tenant agrees to and hereby irrevocably grants Landlord power of attorney for Tenant for the sole purpose of executing and delivering in the name of the Tenant any document(s) related to the Landlord's right to subject the premises to a mortgage or other lien.

19. DELAY IN REPAIRS: Tenant agrees that if any repairs to be made by Landlord are delayed by reasons beyond Landlord's control, there shall be no effect on the obligations of Tenant under this Lease.

20. ABANDONMENT: Abandonment shall be defined as the absence of the Tenant from the leased premises for a period of seven (7) or more consecutive days while rent or any owing monies remain

unpaid- whereupon Tenant will be considered in breach of this lease. This definition is subordinate to , and shall not in any way impair, the rights and remedies of Landlord under this Lease or applicable Georgia law, except that in case of abandonment, Landlord or Landlord's agents may immediately or any time thereafter enter and re-take the leased premises as provided by applicable Georgia law, and terminate this Lease without notice to Tenant.

21. NOTICE OF ABSENCE FROM PREMISES: If Tenant is to be absent from the leased premises for seven (7) or more consecutive days, written notice of such should be served upon Landlord, If such absences are to be customary or frequent, the expected frequency and duration or absence should be summarily noted here: _____.

Tenant expressly agrees and understands that absence from the premises, with or without notice, in no way obviates the requirement to pay rent and other monies as stated herein, or the consequences of failure to timely pay same.

22. POSSESSION OF PREMISES: Tenant shall not be entitled to possession of the premises designated for lease until the security deposit and first month's rent (or prorated portion thereof), less any applicable promotional discount, is paid in full and the premises designated for lease is vacated by the prior tenant.

23. DELAY OF POSSESSION: Tenant expressly agrees that if by reason of the premises being unready for occupancy, or by reason of the previous tenant or occupant of the dwelling holding over, or as a result of any other cause whatsoever, Tenant is unable to enter and occupy the premises, Landlord shall not be liable to tenant in damages, but shall abate the rent for the period in which the Tenant is unable to occupy the premises.

24. MATERIALITY OF APPLICATION TO RENT: All representations made by Tenant(s) on the Application to Rent (or like-titled document) are material to the grant of this lease, and the Lease is granted only on condition of the truthfulness and accuracy of said representations. If a failure to disclose of lack of truthfulness is discovered on said Application, Landlord may deem Tenant to be in breach of this Lease.

25. MODIFICATION OF THIS LEASE: Any modification of this lease shall not be binding upon Landlord unless in writing and signed by Landlord or Landlord's authorized agent. No oral representation shall be effective to modify this Lease. If, as per the terms of this paragraph, any provision of this lease is newly added, modified, or stricken out, the remainder of this Lease shall remain in full force and effect.

26. REMEDIES NOT EXCLUSIVE: the remedies and rights contained in the conveyed by this Lease are cumulative, and are not exclusive of other rights, remedies and benefits allowed by applicable Georgia law.

27. SEVERABILITY: If any provision herein, or any portion thereof, is rendered invalid by operation of law judgment, or court order, the remaining provisions and/or portions of provisions shall remain valid and enforceable and shall be construed to so remain.

28. NO WAIVER: The failure of Landlord to insist upon the strict performance of the terms, covenants, and agreements herein shall not be construed as a waiver or relinquishment of Landlord's right thereafter to enforce any such term, covenant, or condition, but the same shall continue in full force and effect. No act or omission of Landlord shall be considered a waiver of any of the terms or conditions of this Lease, nor excuse any conduct contrary to the terms and conditions of this lease, nor be considered to create a pattern of conduct between the Landlord and Tenant upon which Tenant may rely upon if contrary to the terms and conditions of this Lease.

29. ATTORNEY FEES: In the event that Landlord employs an attorney to collect any rents or other charges due hereunder by Tenant or to enforce any of Tenant's covenants herein or to protect the interest of the Landlord hereunder, Tenant agrees to pay all attorney's fee and all expenses and costs incurred thereby.

30. HEIRS AND ASSIGNS: It is agreed and understood that all covenants of this lease shall succeed to and be binding upon the respective heirs, executors, administrators, successors and, except as provided herein shall be construed so as to allow the Tenant to transfer or assign this lease in violation of any term hereof.

31. DESTRUCTION OF PREMISES: In the event the leased premises shall be destroyed or rendered totally untenable by fire, windstorm, or any other cause beyond the control of Landlord, then this Lease shall cease and terminate as of the date of such destruction, and the rent shall than be accounted for between Landlord and Tenant up to the time of such damage or destruction of said premises is the same as being prorated as of that date. In the event the leased premises are damaged by fire, windstorm or other cause beyond the control of Landlord so as to render the same partially untenable but repairable within a reasonable time, then this lease shall remain in force and effect and the Landlord shall, within said reasonable time, restore said premises to substantially the condition the same were in prior to said damage, and there shall be an abatement in rent in proportion to the relationship the damaged portion of the leased premises bears to the whole of said premises.

32. EMINENT DOMAIN: In the event that the leased premises shall be taken by eminent domain, the rent shall be prorated to the date of taking and this Lease shall terminate on that date.

33. LANDLORD ENTRY AND LIEN: In addition to the rights provided by applicable Georgia law, Landlord shall have the right to enter the leased premises at all reasonable times for the purpose of inspecting the same and/or showing the same to prospective tenants or purchasers, and to make such reasonable repairs and alterations as may be deemed necessary by Landlord for the preservation of the leased premises or the building and to remove any alterations, additions, fixtures, and any other objects which may be affixed or erected in violation of terms of this lease. Landlord shall give reasonable notice of intent to enter premises except in the case of an emergency. Furthermore, Landlord retains a Landlord's Lien on all personal property placed upon the premises to secure the payment of rent and any damages to the leased premises.

34. GOVERNING LAW: This Lease is governed by the statutory and case law of the State of Georgia.

35. ADVERTISEMENT: Lessee shall place no signs, placards, or other advertisements of any character within or on the premises without written permission from lessor.

36. SPECIAL STIPULATIONS: The following are special stipulations agreed upon between the parties:
Exhibit "A" , Exhibit "B" , Exhibit "C" , Exhibit "D"

Landlord:

Sign: _____ Print: Faisal Anwar, Property Manager Date: _____
CityBlock Properties, INC.

Tenant:

Sign: _____ Print: _____ Date: _____

Sign: _____ Print: _____ Date: _____

Sign: _____ Print: _____ Date: _____

EXHIBIT "A"

Rules and Regulations for Lessee

1. Rent is Due and payable on the first day of each month. Lessee agrees to pay the herein described monthly rent amount in the form of one check or cash representing the full amount due and payable under said terms. There will be penalties as outlined in section 15 regarding late fees and returned checks.
2. All yards, hallways, passages, driveways, etc. shall not be congested or used for storage by Lessee. It shall be the responsibility of the Lessee to keep all porches, decks, stairways and passages free of debris and broom-swept clean.
3. Security Deposits will not be returned until the premises are vacated and the Lease Agreement has terminated and an inspection of the premises has been completed by Lessor. **Deposits may not be used for the last month's rent.**
4. No towels, bathing suits, bottles. Or other miscellaneous items will be permitted to be stored or hung over the patios or balconies of the dwelling.
5. No noisy or disorderly conduct, annoying or disturbing to other occupants of the building or apartment community shall be permitted.
6. Lessee shall not use any electrical appliances that will interfere with the reception of other tenant appliances.
7. **All garbage or refuse must be placed in appropriate containers. No garbage shall be left on porches, decks, or any area located inside or outside the property that is not in appropriate containers. A \$50.00 fine shall be charged per occurrence.**
8. All glass, locks, screens, and windows treatment in or upon doors and windows, belonging to the building shall be kept whole and in place, No physical change may be made to the exterior of the dwelling.
9. Tenant is responsible for promptly reporting to management, in written form, all damages done to the premises. Lessee shall be responsible for all damages to his dwelling and all surrounding dwellings, where applicable, caused by overflow from drains or plumbing due to the neglect of persons in premises.
10. Lessee shall be responsible for reporting any changes in family size or composition change in any occupant of the dwelling to management in writing.
11. Soliciting is strictly prohibited. It is requested that Lessee notify Lessor if solicitor appears and appropriate action will be taken.
12. **Pets are not allowed at any time without written permission of the Lessor.** If you are discovered to have a pet **without landlord's permission** in your unit, you are immediately subject to the Pet Discovery Fee of \$600.00, due in full – no exceptions. If you are discovered with a pet the second time, you will be charged a second \$600.00 Pet Discovery Fee, asked to move, you will be liable for the remainder of the lease, damages, cleaning charges, and forfeit the security deposit. By signing this agreement you are stating that you do not intend to house any animals on the premises.
13. **Waterbeds are not allowed** at any time without written permission of the Lessor.
14. At no time will automobiles be parked on lawns, grassed, or "No Parking" areas. Automobiles found in violation of this rule will be removed by the management at the owner's expense. Any type of non-

operative vehicle will not be permitted upon the premises, and any such vehicle may be removed by management at the expense of the owner. Lessee may not perform maintenance on vehicle on any part of the premises. Only one vehicle per bedroom is permitted. No boats, trailers, campers or vehicles larger than a passenger automobile will be permitted. Management will remove any such vehicle at the owner's expense, and the owner shall have no legal recourse against the Management.

15. Lessee acknowledges that Lessee is responsible for maintaining a safe and secure premise by following all rules and regulations described within this lease and maintaining and using all safety devices in said premises, including but not limited to, securing all windows and doors and replacing smoke detector batteries when necessary.

16. Lessee acknowledges that management has informed Lessee of the occurrence and/or possible occurrence of crimes including burglaries and assaults in and around herein described property. Any additional information needed may be acquired from local law enforcement agencies.

17. All maintenance requests should be presented to management in writing describing what maintenance is needed. **Lessee shall incur the expense of any maintenance request by Lessee where no problem was found or the problem was caused by Lessee negligence.** Lessee shall be responsible for changing heat and a/c filters when necessary and shall be liable for any damage caused by failure to do this. Lessee shall be responsible for the replacement of light bulbs.

18. It is NOT the responsibility of Lessor to provide additional keys to Lessee for "lock-outs" or lost keys. Lessee shall be responsible for any and all expenses related to this matter.

19. If Lessor is providing any utilities, then Lessee agrees to use said utilities in a normal and efficient manner. If Lessor is providing water then no outdoor water use shall be allowed such as watering plants or washing cars.

20. Failure of the Lessee to vacate the premises and have all personal possessions removed from the premises by the ending date described within this lease shall constitute a default of the lease agreement by the Lessee.

21. Lessee must schedule "Move-Out" inspections in advance with management. No inspections will be completed until all personal possessions have been removed from the premises.

22. Pest control shall be the obligation and responsibility of Lessee unless otherwise stated in this lease agreement.

23. Do not put furniture in or around the trash dumpster. Discarded furniture must be removed from the area and disposed of appropriately. All garbage/trash must be placed inside the dumpsters or appropriate containers. No garbage/trash should be left on the ground.

24. No grills of any kind will be allowed on wooden decks.

I have read the above rules and regulations and understand them. I agree to abide by any and all of the above rules and regulations, and understand that failure to adhere to them will constitute a default of my Lease Agreement and will entitle Lessor to terminate said Lease and Lessee shall be liable for any and all expenses incurred by Lessor to correct or enforce said violations of these rules and regulations in addition to the penalties as described in stipulation 7 "Default" of the Lease Agreement and Stipulation 10 "Security Deposit".

Tenant: _____ Tenant: _____ Tenant: _____

EXHIBIT "B"
Lessee Moving Out Responsibilities

Kitchen:

1. Remove all food. Etc. from refrigerator. Clean all trays and shelves.
2. Empty all cabinets and drawers and wipe clean.
3. Clean interior and exterior of all appliances.
4. Clean floor, counters and sink.

Living room / Dining room:

1. **All carpets must be professionally cleaned and vacuumed. Receipt must be provided as proof.**
2. Clean baseboards, window seals, fireplaces and ceiling fan paddles.
3. All window treatments should be dusted or wiped clean.
4. All marks or damage to walls should be repaired.

Bedrooms:

1. Same as above.
2. All clothes hangers removed from closet.

Bathrooms:

1. Toilets, showers/tubs, and sinks cleaned.
2. All drawers and cabinets emptied and wiped clean.
3. Clean baseboards, window seals and floors.

Exterior:

1. All patios, porches, and decks cleaned of debris and swept clean.
2. All trash must be removed from around the premises.

All keys must be returned to management at the time the property is vacated. The property will not be considered vacated until all keys have been returned.

No inspections will be done until all personal possessions have been removed from the unit.

Failure to adhere to the above "move-out" requirements will cause a reduction in the amount of refund of your security deposit. There is an automatic minimum charge of **\$200.00 if any of the above requirements are not fulfilled by tenant.**

Tenant: _____ Tenant: _____ Tenant: _____

EXHIBIT "C"
Move in unit condition

The Tenant will be exempt from the following discrepancies the time of move out.

The following discrepancies existed before the Tenant moved in:

Landlord: _____ Faisal Anwar, Property Manager, CityBlock Properties, INC.

Tenant: _____

Tenant: _____

Tenant: _____

Exhibit "D"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 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-1978 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.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) _____ Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor Date Lessor Date

Lessee Date Lessee Date

Agent Date Agent Date