

41 Maggie Lane
Portland, ME 04103
Residential Lease

AGREEMENT OF LEASE made this August 1st 2015 between Joseph Kane (hereinafter called "Landlord") and Drew Blaney & Anna Davis (hereinafter called "Tenant"(s)). In the case of cotenants and Guarantors in this lease all of the obligations of each and every tenant & Guarantor shall be joint and several, and each of the co-tenants & Guarantors expressly agrees to perform the obligations and make the payments required under this lease without regard to any non-performance by the Tenant. Any default of breach of the terms of this lease by any Tenant or co-tenant shall constitute a default or breach by all Tenants.

1. AGREEMENT TO LEASE

Landlord hereby leases to Tenants and Tenant hereby rents from Landlord upon the terms and provisions of this Lease, 41 Maggie Lane, Portland, Me 04103 (hereinafter called the "Apartment").

2. TERM

The term of the Lease shall be for a period of 12 calendar months and 0 calendar days, commencing on August 1st, 2015 and ending on July 31st, 2015 at 11am. Either party may terminate this lease at the expiration of the initial term by serving on the other a written (30) day notice made to expire on the last day of the term.

3. RENT

Tenant agrees to pay in equal monthly installments of One Thousand Three Hundred Dollars (\$1300), in advance or on the first day of each month during said term. Payments shall be made payable to and mailed to, or delivered to Joseph Kane, 39 Maggie Lane Portland, ME 04103. Rent is payable by check or money order. No cash payments will be accepted. If tenant fails to pay rent within (7) days of the due date without making special arrangements in writing with Landlord, at Landlord's option, this lease shall be deemed to be breached and will lead to an eviction.

a. Partial Payments

Tenant shall make all rental payments in full. Payment or receipt of less than the amount stated in the lease shall be deemed to be nothing more than partial payment on that month's account. Any and all partial payments accepted by the Landlord shall be applied to the rent arrearage due which first became due and no partial payment shall be applied to the current month's rent until all outstanding rent arrearage has been paid in full despite any endorsement, stipulation, or other statement on any check. Under no circumstances shall the Landlord's acceptance of a partial payment constitute accord and satisfaction. The Landlord's acceptance of a partial payment will not forfeit the Landlord's right to collect the balance due on the account, despite any endorsement, stipulation or other statement on any check.

Any modification to this lease must be made in writing signed by the Landlord, in which the Landlord states and agrees to the modification. The Landlord may accept any partial payment check with any conditional endorsement without prejudice to its right to recover the balance remaining due, or to pursue any other remedy available under this lease and Maine law.

b. Payments Pending Litigation

During the pendency of any notice of termination and or litigation involving Tenant and the Landlord as to which individual or entity is entitle to possession of the premises, including, but not limited to forcible

entry and detainer or bankruptcy proceedings, any and all monetary payments in the amount of the rent shall be made by Tenant to the Landlord and shall be for current use and occupation of the premises and shall not act as a renewal of the Tenant's lease or tenancy despite any endorsement stipulation, or other statement on any check or money order or other writing from the Tenant or Tenant's legal representative.

4. LATE PAYMENT

Time is of the essence in the Lease. Notwithstanding the foregoing provisions in section 3 and without waiving any rights there under, if Landlord elects to accept rent paid after the 15th day of the month, a late charge of four percent (4%) of the amount outstanding shall be charged and due as additional rent. If Tenant remits a check which does not clear, Landlord reserves the right to charge and hold due as additional rent a nonsufficient funds fee of fifty dollars (\$50). The receipt by Landlord of less than the full amount due under this lease agreement shall not be deemed a waiver of the right to require immediate full payment of the charges herein.

5. Parking

This agreement includes: Shared Driveway Parking, On-street parking. Disabled vehicles and unregistered vehicles may be removed by Landlord at Tenant's expense at any time. All residents and their visitors will cooperate with the Landlord requests regarding parking (ie. to permit snow removal). No commercial trucks, boats, trailers or motorcycles may be parked on the premises without prior written permission from the Landlord. Tenant will not park nor drive on the grass. Landlord may charge, as penalty, Fifty dollars (\$50) per offense plus costs to repair any damage caused. The Landlord reserves the right to change the parking policy from time to time. In such case, proper notice will be given to tenant. In event Tenant refuses to abide by or is in violation of parking policies, Landlord may fine said violators or have said violators towed at Tenant's expense.

6. OCCUPANCY AND USE

a) Apartment shall be used only as a residential dwelling unit and for no other purposes. The Apartment shall be occupied only by Tenant(s) and other family members, if any, who are under the age of 18 listed on application and only the person specifically listed below:

Drew Blaney

Anna Davis

b) No animals or pets shall be kept in the apartment without the Landlord's prior written consent which consent may be given upon condition. This includes but without limitation to the animals and pets of Tenant's visitors'.

c) Tenant will observe and comply with reasonable rules and regulations from time to time promulgated by Landlord and with all federal, state and local laws, regulations and ordinances affecting Tenant's use of the Apartment.

d) Tenant shall do or keep nothing nor allow anything to be done or kept, in the Apartment which would cause any of the Landlord's insurance to be adversely affected. If Tenant's use or occupancy of the Apartment increases the premium on any insurance policy, Tenant shall pay for the increase.

7. ASSIGNMENT, SUBLETTING, ETC.

Tenant shall not assign, mortgage or encumber this Lease or tenant's rights hereunder; nor sublet the Unit or any part thereof; nor permit Unit to be used by others without the prior written consent of the

Landlord in each instance. Landlord shall have the right to assign its interest in this Lease to a purchase of the Unit. Upon such assignment this Lease shall remain in full force and effect.

8. ALTERATIONS

Tenant shall not make alterations, decorations or improvements in or to the Unit or install, attach, remove or exchange appliances or equipment without Landlord's prior written consent. All materials installed in or affixed to the unit by either party shall become the sole property of Landlord, unless otherwise agreed in writing and shall remain in and be surrendered with the Unit at the end of the term hereof.

9. DAMAGE

Tenant shall not commit or permit any strip or waste of the Building and of the Unit or any part thereof. Any damage to or destruction of the Unit, or to any personal property belonging to Landlord located in or about the Unit, arising from the negligence or willful act or omission of Tenant, persons living with Tenant or his or their contractors, agents or invitees shall be the responsibility of Tenant, who shall reimburse Landlord for all resulting expenses and shall indemnify and hold Landlord harmless from the same.

10. SUBORDINATION

This Lease is subject and subordinate to mortgages which may now exist or hereafter be executed and delivered covering the Unit of any part thereof. Although the subordination provisions of this Section are, in fact, binding on the parties, Tenant shall within five (5) days after demand execute any and all instruments requested by Landlord to evidence such subordination. If Tenant fails to do so, Tenant hereby irrevocably appoints Landlord as Tenant's attorneys-in-fact to execute those instruments for and on behalf of Tenant.

11. UTILITIES

Utilities and services shall be paid by the parties as follows:

	Landlord	Tenant	Description
Electricity		x	
Heating Oil	x		
Sewerage	x		
Hot Water	x		
Cold Water	x		
Telephone		x	
Cable TV		x	
Internet		x	
Trash Removal		x	Curb Side Pick up
Yard Maintenance	x		
Snow Removal	x	x	Landlord will be responsible for snow removal Of driveway, curb/mailbox, front porch, and Path to oil tank. Tenant will be responsible for Any additional snow removal (ie back porch, Path from driveway to back porch, bulk head, Etc.)

12. LOSS AND DAMAGE TO PERSONAL PROPERTY OF TENANT

Tenant agrees that it shall be Tenant's obligation to insure his personal property. Landlord shall not be liable for any loss of, damage to, or destruction of property located in or about the Apartment occasioned by any cause whatsoever, including without limitation, fire, explosion, riot, water or theft by any person whether or not an employee of Landlord. Furthermore, Tenant waives as against Landlord and covenants and agrees to hold Landlord harmless from all claims by Tenant of any person claiming through or under Tenant by way of subrogation or otherwise, arising from the destruction or loss of or damage to any personal property located in or about the Unit belonging to Tenant or others, unless caused by the negligence of the Landlord or Landlord's agent in respect thereof, to the extent that such destruction, loss or damage is covered by insurance carried by Tenant, in order that no insurance carrier shall have a claim by way of subrogation against Landlord for such damage, destruction or loss.

13. DAMAGE TO OR DESTRUCTION OF DEMISED PREMISES

If during the term of this Lease, the Unit or the Building is so destroyed or damaged by fire or other unavoidable casualty not the fault of Tenant as to render the Unit as a whole unfit for occupation, then the rent shall be suspended until the Unit shall have been repaired; or this Lease shall, at the election of either Landlord or Tenant, upon written notice thereof to be given to the other within thirty (30) days after such damage or destruction, thereby be terminated, without prejudice to any rights of Landlord for breach of contract, arrears of rent or otherwise. If, however, such damage or destruction does not render the Unit unfit for occupation, Landlord shall promptly undertake to repair the same, in which event this Lease shall remain in full force and effect without any suspension of rent.

14. REPAIRS AND MAINTENANCE

During the term of this Lease, Tenant shall keep and maintain the interior non-structural portions of the Unit and any appliances contained therein including, without limitation, floors, carpeting, walls, paint, wallpaper, ceilings, paneling, windows, storm doors, storm windows, screens, plumbing system, electrical system, stoves, washing machine, dryer and refrigerator, if any, net and clean and in as good repair, order and condition as the same may now be and may hereafter be placed by the Landlord. This section is not intended to refer to reasonable wear and tear and damage by unavoidable casualty. If Tenant fails, within a reasonable time, to make repairs as provided herein or make such repairs improperly, Landlord reserves the right to make or correct such repairs without being deemed in any manner guilty of trespass, eviction or forcible entry and detainer and without incurring any liability for damage resulting therefrom, and Tenant shall reimburse Landlord in full and on demand for the cost of effecting compliance with Tenant's obligations under this Lease.

15. ACCESS TO PREMISES

The Landlord may enter the dwelling unit upon twenty-four (24) hour notice to the tenant. If, however, the Landlord or his agent reasonably believes that an emergency (such as fire, no heat/hot water, etc) exists which requires an immediate entry, such entry may be made without notice.

16. DEFAULT

(a) Any violation of the provisions of this Agreement by the Tenant will be deemed to be a breach of the lease and the Tenant will be given a seven (7) day Notice of Termination of lease. If the Tenant fails to vacate prior to the expiration of the Notice of Termination of Lease, the remaining term will be forfeited and Tenant will be subject to a forcible entry and detainer action (eviction, as well as suit for damages). Except for when Tenant is deemed to be an eminent threat or in case of emergency, Landlord may issue an immediate termination of lease and eviction. Furthermore it is agreed that non-payment of rent will

cause all monthly rental payments remaining in the term to immediately become due unless the landlord expressly waives this acceleration in writing.

b) Any false or misleading information provided by the Tenant in an application for tenancy will be considered a breach of this agreement and the landlord will have the right to cancel and terminate this agreement immediately and all deposits will be forfeited in favor of the Landlord as liquidated damages.

c) During the course of any action for forcible entry and detainer, including any notice of termination, the Tenant shall continue to be obligated to comply with all provisions of this Lease Agreement, including, but not limited to the obligation to pay rent and any other charges that shall become due, as long as the Tenant remains in possession of the premises. By incorporating this provision in this Lease Agreement and agreeing to be bound by its terms, the Parties wish to clarify that they do not intend to create any type of new tenancy beyond this Lease Agreement, and they wish to clarify that until a court has ordered that possession of the premises be returned to the Landlord, and the Tenant's right of appeal has expired, the leasehold obligations remain in effect.

d) Landlord shall in no event be in default in the performance of any of its obligations hereunder unless and until landlord shall have failed to perform such obligations within thirty (30) days or such additional time as is reasonably required to correct any such default after notice by Tenant to Landlord properly specifying wherein Landlord has failed to perform such obligation.

e) If the Tenant fails to pay any installment of rent or any part thereof when due, or if Tenant or their guests shall violate any other term, condition, covenant, rules or regulation of this Lease or if Tenant shall fail promptly to take possession of or shall abandon the premises, Landlord may terminate this Lease in accordance with the terms set forth above. Tenant shall not be relieved of any obligations hereunder, including without limitation, the payment of rent. The failure on the part of the Landlord to re-enter and repossess the premises or to exercise any of its right hereunder upon default shall not preclude Landlord from the exercise of any such rights during the continuance of such default or upon any subsequent default. Acceptance of past due rent will in no way act as a waiver of Landlord's right to terminate the Lease for non-payment of rent when due after the Lease has been properly terminated in accordance with the Lease and Maine Law. If Tenant or their guests shall violate, breach or be in default of any term or condition of this Lease, Tenant shall pay all costs and expenses incurred by Landlord in connection with its exercising any rights or remedies it may have under this Lease because of such violation or breach. The re-letting of Tenant's premises by Landlord shall not terminate or otherwise affect Landlord's right against Tenant for damages including, without limitation, loss of rent.

17. INDEMNITY

Except to the extent caused by the gross negligence or willful misconduct of Landlord, its agents, servants, and employees, Tenant will defend and indemnify Landlord and save it harmless from and against any and all claims, actions, damages, liability and expense (including, but not limited to, attorneys' fees and disbursements) in connection with the occupancy or use by Tenant of the Unit or any part of the Landlord's property or occasioned wholly or in part by act or omission of Tenant, any persons living with Tenant, or his or their contractors, agents or invitees. The provisions of this section shall survive the termination or expiration of the term of this Lease. Unless, such damage is caused by the negligent acts or omissions or the willful misconduct of Landlord, or its agents, and then only to the extent of Landlord or its agents' negligence, neither Landlord, nor its agents shall be liable for, and Tenant hereby release them from, all claims or losses sustained by Tenant or any person claiming through Tenant resulting from any occurrence or condition in or upon the building.

18. EMINENT DOMAIN

If all or any part of the Apartment shall be taken by any competent authority for any public or quasi-public purpose or use, or a settlement or a compromise in lieu thereof be made this Lease shall cease and terminate from the date when possession of the Apartment which is taken shall be required. Resident shall have no right to any damages awarded or settlement made.

19. COVENANT OF QUIET ENJOYMENT

Tenant, subject to the terms and provisions of this Lease on payment of the rent and observing all of the provisions of this Lease, shall lawfully, peaceably and quietly have, hold, occupy and enjoy the Unit during the term without hindrance or ejection by any persons lawfully claiming under Landlord; but it is understood and agreed that this covenant and any and all other covenants of Landlord contained in this Lease shall be binding upon Landlord and Landlord's successors only with respect to breaches occurring during Landlord's interest hereunder. In addition, Tenant specifically agrees to look solely to Landlord's interest in the building and the real estate upon which said Building is situated for recovery of any judgment from Landlord; it being specifically agreed that neither Landlord nor anyone claiming under Landlord shall ever be personally liable for any such judgment. It is further understood and agreed that with respect to any services to be furnished by Landlord to Tenant, Landlord shall in no event be liable for failure to finish the same when prevented from so doing by any cause beyond Landlord's reasonable control, or for any cause due to any act or neglect of Tenant, any persons living with the Tenant, or his or their contractors, agents, invitees, or any person claiming by, through or under Tenant.

20. END OF TERM

Tenant will, upon termination of this Lease, surrender the Apartment and all fixtures and equipment of Landlord therein in good, clean, and operating condition and in the same condition as when received, ordinary wear and tear excepted. At the time of vacating, Tenant shall clean the Apartment, including without limitation, cleaning the stove and refrigerator, and shall remove all trash from the Apartment. Carpet shampooing will be professionally done by the Landlord at the Tenant's expense, which is 50 cents (\$.50) per square foot of carpet. If the cleaning and removal of trash is not done by Tenant, Landlord may have that done at Tenant's expense. Upon vacating the apartment, Tenant shall deliver all keys thereto to Landlord immediately after vacating; should Tenant fail to comply, Landlord may charge Tenant for changing locks and replacing keys.

21. HOLDOVER

Tenant must give Landlord at least thirty (30) days written notice prior to the end of Lease term of intention to renew or not renew this Lease. If such notice is given, the Lease Agreement will be renewed only at the discretion of the landlord. If Landlord elects to renew the Lease, the Landlord must provide the Tenant with 30 (thirty) days written notice of any rent increase prior to the termination of the Lease Agreement. If such notice is not given, this Lease agreement automatically terminates at the end of the term, and the premises shall be vacated on the termination date of this Lease or its anniversary date if the Lease was renewed prior thereto. If tenant request to stay an additional month after lease term as ended Landlord will make the decision at the time of the request. If Landlord agrees to let Tenant stay for additional months there will be an additions charge of up to ten (10) percent added onto Tenants current rental amount.

22. EARLY TERMINATION

Tenant may not terminate this Lease. All rights of Landlord that have accrued including all rights relating to the condition of the lease premises shall survive.

23. SECURITY DEPOSIT

Tenant has deposited One Thousand Two Hundred Fifty Dollars (\$1250) hereunder as security for the full and faithful performance by Tenant of all the terms, covenants and conditions of this Lease, including without limitation Tenant's duty not to damage the Apartment of any of landlord's personal property located therein. Landlord shall have the right to apply any part of the whole of said security deposit to the curing of any default that may exist during the term of this Lease without prejudice to any other remedy which Landlord may have on account thereof. If Landlord uses any of such security deposit to fulfill obligations of Tenant hereunder, Tenant will deposit sufficient moneys so that said security deposit will be at all times equal in amount to one month's rent. No interest on the security deposit shall accrue in favor of Tenant. Security deposit cannot be applied by the Tenant to any past rental payments or be used as the last month's rent. After the Tenant has moved from the Unit on stated departure, the Landlord will determine wither the Tenant is eligible for a refund of any or all of the security deposit. The amount of refund will be determined in accordance with the following conditions and procedures:

a) After the Tenant has moved from the Unit, the Landlord will inspect the Unit. The Landlord will permit the Tenant to participate in the inspection, if the Tenant so requests.

b) The Landlord will refund to the Tenant the amount of the security deposit, less any amount needed to pay the cost of:

- 1) unpaid rent;
- 2) damages which are not due to normal wear and tear;
- 3) charges for late payment of rent and returned checks
- 4) any other charges due and owing by the Tenant to the Landlord

c) The Landlord agrees to refund the amount computed in the above paragraph within sixty (60) days of Lease end date. The Landlord will also give the Tenant a written list of charges, if any, that were subtracted from the security deposit.

d) If the apartment is rented by more than one (1) person, the Tenants agree that they will work out the details of dividing any refund amount among themselves. The Landlord may pay the refund to any person identified as a Tenant in this lease agreement.

24. ASSIGNMENT OF RENTS

With reference to any assignment by Landlord of Landlord's interest in this Lease, or the rents payable hereunder, conditional in nature or otherwise, which assignment is made to the holder of a mortgage of the Unit, Tenant agrees: (a) that the execution thereof by Landlord, and the acceptance thereof by such holder, shall never be deemed an assumption by such holder of any obligation of Landlord hereunder, unless such holder shall by written notice sent to Tenant, specifically otherwise elect; and (b) that, except as aforesaid, such holder shall be treated as having assumed Landlord's obligations hereunder only upon foreclosure of such holder's mortgage and the taking of possession of the unit.

25. LIENS

Tenant agrees to discharge promptly any lien against the Apartment and/or Tenant's interest therein, which lien may arise out of any payment due for or purposed to be due for, any labor, services, material or equipment alleged to have been furnished to or for Tenant in or about the Apartment.

26. REAL ESTATE BROKER

Tenant warrants and represents to Landlord that it has not dealt with any real estate broker in connection with the consummation of this Lease. Tenant further agrees to indemnify and hold Landlord harmless with respect to any claim for broker's commission or similar compensation brought by any person on account of Tenant's actions.

27. PETS

No animals, birds, fish, reptiles or pets of any kind or nature whatsoever shall be permitted in the premises without prior written consent of Landlord. The granting of consent to others shall in no way be deemed the granting of consent to Tenant, nor obligate Landlord to grant consent to Tenant. Any consent so given may be revoked at any time.

28. RULES AND REGULATIONS

From time to time it may be necessary for Landlord to change the rules and regulations. Landlord will only do this to preserve the obligation of this agreement. In that event, Tenant agrees to comply with these rules. Water beds cannot be used in the premises without prior written consent. Consent will only be granted if Tenant provide proof of insurance coverage for possible resulting damages due to the use of water beds. Changes in rules and regulations shall be effective immediately upon delivery of a copy of the same either to Tenant personally or left at premises.

29. NOTICES

(a) Whenever by the terms of this Lease notice, demand, or other communication shall or may be given either to Landlord or Tenant, the same shall be in writing and shall be sent by registered or certified mail, postage prepaid, as follows:

To Management: Joseph Kane, 39 Maggie Lane Portland, ME 04103

To Tenant: At the address of the Apartment or to such other address as may from time to time hereafter be designated by one party to the other by like notice.

(b) After receiving written notice from any person, firm or other entity stating that it holds a mortgage on the Building, Tenant shall, so long as the mortgage is outstanding, be required to give such holder the same notice as required to be given to the Landlord under the terms of this Lease and it is further agreed that such holder shall have the same opportunity to cure any default and the same time within which to effect such cure as is available to Landlord; and if necessary to cure such a default, such holder shall have access to the Building.

30. ENFORCEABILITY OF LEASE

All negotiations, considerations, representations, and understandings between Landlord and Tenant are incorporated herein and may be modified or altered only by agreement in writing between Landlord and Tenant. All rights, obligations and liabilities herein give to, or imposed upon, the respective parties hereto shall extend to and bind the several respective heirs, executors, administrators, trustees, receivers, legal representatives, successors and assigns of the said parties. No rights, however, shall inure to the benefit of any assignee, legal representative, trustee, receiver, legatee or other personal representative of Tenant.

31. MISCELLANEOUS PROVISIONS

a) Waiver. Failure on the part of Landlord to complain or of any action or non-action on the part of Tenant shall never be deemed to be a waiver by Landlord of any of its right hereunder. Further, no

waiver at any time of any of the provisions hereof by Landlord shall be construed as a waiver of any of the other provisions hereof, and a waiver at any time of any of the provisions hereof shall not be construed as a waiver at any subsequent time. The consent or approval of Landlord to or of any action by Tenant requiring Landlord's consent or approval shall not be deemed to waive or render unnecessary Landlord's consent or approval to or of any subsequent similar acts by Tenant.

b) No act by Landlord shall be deemed a termination of this Lease or an acceptance of the surrender of the Unit, and no agreement to terminate this Lease or accept a surrender of said Unit shall be valid unless in writing and signed by Landlord.

c) Invalidity of Particular Provisions. If any term or provision of this Lease, or this application thereof to any application of such terms or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be effect thereby, and each term and provision of this Lease shall be enforced to the fullest extent permitted by Law.

(d) Governing Law. This Lease shall be governed exclusively by the provisions hereof and by the laws of the State of Maine.

e) Recording. Tenant agrees not to record this Lease, but each party hereto agrees, on request of the other to execute a Memorandum of Lease in recordable form and satisfactory to Landlord's attorney.

f) Section heading. The Section headings throughout this instrument are for reference only.

g) "Tenant" Defined- Use of Pronoun. The word "Tenant" shall be deemed and taken to mean each and every person or party mentioned as Tenant herein, be the same one or more; and if there shall be more than one Tenant, any notice required or permitted by the terms for this Lease may be given by or to any one thereof, and shall have the same force and effect as if given by or to all thereof. The use of the neuter singular pronoun to refer to Landlord and Tenant shall be deemed a proper reference even though Landlord or Tenant may be an individual, partnership, a corporation, or a group or a group of two or more individuals or corporations. The necessary grammatical changes required to make the provisions of this Lease apply in the plural number where there is more than one Tenant and to either corporations, associations, partnerships, or individuals, males or females, shall in all instances be assumed as through in case fully expressed.

32. RULES AND REGULATIONS

Tenant further agrees to conform to the following provisions during the entire term of this Lease:

a) Tenant may use the sidewalks adjacent to the Unit or the hallways in common with others only for ingress and egress to and from the Unit and shall not in any event place receptacles, bicycles, or any other articles or obstructions in or upon any common areas.

b) No dirt, waste, trash, or other substance or article may be swept, thrown, or disposed of from the Apartment or from any portion of the Building except in accordance with rules established by Landlord from time to time.

c) Tenant shall not perform any act or carry on any practice or permit any act or practice which may damage the apartment or any portion of the Building.

d) Tenant will not use the Apartment or allow it to be used for any disorderly or unlawful purposes or in any manner offensive to others (including without limitation to, causing offensive odors, including cigar or cigarette interference with the rights, comfort, safety, or enjoyment of any other tenant in the Building.

e) No article may be hung or shaken from the windows, doors, porches, and balconies of the Apartment or of any portion of the Building.

f) Tenant shall not smoke (including but without limitation to cigar, cigarettes, or pipes) on the premises (i.e. apartment, porches, driveways, etc.)

g) Tenant shall not make any nail or screw holes in any walls in the Apartment that will damage the paint or the walls.

h) The Tenant is responsible for not locking Tenant out of Unit. If the situations shall arise where the Tenant needs to obtain a key, Tenant shall contact the Landlord. If available, the Landlord may provide entry for a charge of \$10. If a key is loaned to the Tenant and the key is not returned within 24 hours, The Tenant will be charged with an additional \$50.00 fee. If the Landlord is not available to grant access to the Tenant then Landlord will make arrangements to grant tenant access, any additional charges required to accommodate the Tenant will be at cost to said Tenant.

Landlord:

[Signature] Dated 7-1-15
Owner/Manager

Tenant:

[Signature] Dated 7-1-15
Tenant
[Signature] Dated 7-1-15
Tenant