

39 Ruby Lane
342-13050001

Lease Agreement

This Lease Agreement is made by and between Madiha Syeda and Syed Fahd, 3 Fox Run Rd, Falmouth, Maine 04105, hereinafter referred to as Landlord, Maulik M Dhandha, Navdeep Kaur, hereinafter referred to as Tenant(s) who will be jointly and severally responsible under the terms and conditions of this Lease.

Landlord as owner of premises located at 39 Ruby Ln, Portland, Maine, 04103 ("the premises") which Landlord does hereby lease, demise, and let to Tenant(s), to hold for one (1) year from July 15th 2017 to July 14th 2018.

1. Rent Payments. The monthly rent will be two thousand and five hundred dollars (\$2,500) in advance on the first day of each month without notice, demand, or setoff, commencing on August 1st 2017. Rent for the occupancy on dates July 15th to July 31st, 2017 will be one thousand two hundred and fifty dollars (\$1,250) and will be due on July 15th, 2017. Rent for the occupancy on dates July 1st to July 14th, 2018 will be one thousand two hundred and fifty dollars (\$1,250) and will be due on July 1st, 2018.

Rent must be actually received by Landlord(s) in order to be considered in compliance with the terms of this agreement. Rental payments and any other payments due hereunder to be paid to Landlord at 3 Fox Run Rd, Falmouth, Maine 04105 or at such other place designated by the Landlord to the Tenant(s) in writing in accordance with the notice provisions of this Lease.

THERE WILL BE A 5 DAY GRACE PERIOD. Rent is considered late if payment is not made on or before the fifth day of each month. There will be an additional fee of \$25.00 per day for each day the rent is late and Tenant agrees that failure to pay shall be an event of default. Rent payments are applied as to the following:

First, the payment is applied to any outstanding late fee, and secondly, to the rent. So, if the Tenant(s) does not pay rent on time and does not include the late charge, the payment goes first to the late fee and rent second. Therefore the Tenant(s) is now considered late on rent.

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In addition to any other charges which may become due, Tenant(s) agrees to pay a handling charge of thirty two Dollars (\$32.00) for each check returned for insufficient funds. If Tenant(s) tenders a check, which is dishonored by a banking institution, then Tenant shall only tender a cashier's check for all future payments.

2. Occupants and Guests: Tenant(s) shall use the leased premises solely for the residential purposes. Per the information provided by Tenant(s), no more than two person(s) shall reside and occupy the leased premises. No persons, other than the Tenant(s) shall be permitted to reside in the premises more than seven (7) days over the term of this Lease without Landlord's written consent and such persons shall be considered as occupying the premises in violation of this agreement. Tenant(s) shall notify Landlord of the departure or arrival of any person whose occupancy of the premises is subject to the provisions of this Lease. In the event that Tenant marries during the term of this Lease, Tenant spouse may also occupy the premises provided that Tenant's spouse agrees to be bound to this lease in all respects.

3. Security Deposit: In order to secure the performance of the terms of this Lease, Tenant(s) agrees to deposit with Landlord the sum of two thousand and five hundred dollars (\$2,500) at the time of the execution of this Lease. The Security Deposit will be kept in a special account for this purpose. The Security Deposit shall be returned by the Landlord to the Tenant(s) no more than thirty (30) days after the tenancy ends, less any amount that is retained by the Landlord to cure any default by Tenant(s) of the Lease, including, but not by way of limitation, the following:

- Any rental payment or portions thereof required by the terms of this Lease that are not paid.
- The Tenant(s) may not, however, apply the security deposit against rental payments.
- Any unpaid late charges and insufficient charges.
- Any unpaid utility bills during the period of tenancy.
- Any expenses incurred for storage or disposing of unclaimed property at the end of the tenancy period.

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- Any court cost caused by enforcement of the terms or provisions of this Lease.
- Cost of any repairs or replacements, redecorating, and/or refurbishing of the premises or any fixture, system, or appliances caused by other than reasonable wear and tear.
- A cleaning expense provided that the premises are not left in clean and rentable condition at the time vacated.
- Cost for replacing locks and keys, which are not returned, and/or the cost of a locksmith.
- Landlord and Tenant(s) agree that excessive burning of candles and/or incenses and the result in excessive soot buildup is not normal wear and tear and Tenant(s) agrees that he/she will be financially responsible for all costs regarding cleanup or repairs for said soot buildup or other damages resulting from the excessive use described above.
- The parties agree that the need for Landlord to repaint the premises due to Tenant(s) use and occupation does not constitute normal wear and tear. If necessary, Landlord may use the security deposit for the expense of repainting the premises.
- If the Landlord determines that it has the right to retain any portion of the Security Deposit the Landlord shall notify the Tenant(s) by written statement of the basis for that determination within said thirty (30) day period mailed to Tenant's last known address. The Landlord will not waive any claim against the Tenant in excess of the amount of the Security Deposit. If the Security Deposit is used during the term of this Lease to cure any default by Tenant(s) of the Lease, Tenant(s) agrees to immediately replenish the Security Deposit to the full amount.

4. Utilities/Services Additional Terms and Conditions: Utilities and services shall be paid by the parties as follows:

	Landlord	Tenant(s)
Electricity		X
Heating and gas		X
Water consumption		X
Trash Removal		X
Yard Maintenance		X
Driveway Snow Removal		X
Front stairs/walkway snow removal		X
Cable		X
Telephone		X
Sewerage/waste water		X
Stormwater service charge		X

5. Heating: It shall be the sole responsibility of the Tenant(s) to pay for heating fuel (Propane). The house has a Rinnai heating system/boiler and shall serve the purpose of heating the house and heating the water. This will be the main heating system for the house. Upon execution of the lease the Tenant(s) will have two days (2) to re-

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assign GIROUX Energy (supplier of propane) account to their name(s). There is a gas fireplace in the main living room, which is fueled by propane. This can be used as a secondary heating system for the main floor. The gas fireplace is operated by a remote control provided in excellent working condition. Any damage to the remote control will result in a fine of \$100.00 and cost of repair or replacement of remote control will be deducted from the security deposit. It is the tenant(s) responsibility to change batteries in the remote control as needed. There is also an electric fireplace in the kitchen/dining/living area. X NH X MD (Tenant's Initials).

6. Water and Waste Water Usage: It shall be the sole responsibility of the Tenant(s) to pay for water and waste water usage. Water is provided by the City of Portland (Portland Water District) and the tenant will have two days (2) to re-assign the water bills in their names.

We URGE our tenants to flush ONLY toilet paper and human waste. Even though products may indicate they are biodegradable or can be flushed, they do not break down in time to make it through the wastewater process.

7. Snow Removal: It shall be the sole responsibility of the Tenant(s) to provide for Tenant's own safety, snow and ice removal from all walkways, steps, front deck and back deck and driveway including the sanding/salting thereof, leading to the Tenant's premises. The front doors are your first exits in case of fire therefore it is very important that it is kept clean at all times. It shall be the sole responsibility of the tenant to apply salt/sand to the driveway areas used by tenant to ensure his/her/others safety. X NH X MD (Tenant's Initials)

8. Stormwater Service Charge: It shall be tenant(s) responsibility to pay for stormwater service charge which is levied upon all properties with rooftops and paved areas located in the City of Portland. The stormwater service charge is currently \$18.00 per quarter. The tenant(s) will pay the landlord(s) \$18.00 every quarter (i.e. July 2017, October 2017, January 2018, April 2018). The Landlord will then pay the City of Portland for the stormwater. The landlord will send a copy of the stormwater bill to the tenant(s) once it becomes available from the City of Portland. This charge is subject to change by the City of Portland, and landlord(s) will inform the tenant(s) of any such changes and adjust the rate accordingly. X NH X MD (Tenant's Initials)

9. Possession: In the event, Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the Lease term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein shall abate until possession is given. Landlord shall have thirty (30) days in which to give possession. If possession is tendered within thirty (30) days of the commencement of the lease term, then Tenant agrees to accept delivery of the premises and shall be responsible for rent from the date of delivery. In the event that Landlord or its agents through no fault of their own is unable to deliver possession of the premises within thirty (30) days of the commencement of the term, then this agreement and all rights herein shall terminate.

10. Parking of Vehicles: Tenant(s) shall have the right to park two (2) private automobiles, or motorcycles, or such other motor vehicle as Landlord shall approve in the garage located on the premises. It shall be the Tenant(s) responsibility to insure that Tenant(s) guests comply with all parking rules and regulations. No unregistered, uninspected or uninsured vehicles may be parked on the Landlord's property. Tenant may not wash, repair, or paint in this space or at any other common area of the premises. Tenant shall not store without Landlord's written permission any boats, trailers, ATV's, snowmobiles, personal sports mobiles (as that term is defined in 10 M.R.S.A. §1042) canoes, and/or watercraft of any kind upon any part of the premises. Tenant(s) further agrees not to permit children to play in the parking areas.

11. Cleanliness: The Tenant(s) must keep the leased premises in a clean and sanitary condition, free of garbage, rubbish and other trash. Tenant acknowledges that the premises have been inspected. Tenant acknowledges that said premises have been cleaned and all items, fixtures, appliances, and appurtenances are in complete working order. Tenant promises to keep the premises in a neat and sanitary condition and to immediately reimburse landlord for any sums necessary to repair any item, fixture or appurtenance that needed service due to Tenant(s) or Tenant's invitee, misuse or negligence. Tenant(s) shall be responsible for the cleaning or repair to any plumbing fixture where a stoppage has occurred. Equipment pertaining to Tenant(s) employment must be kept to a minimum. Excess boxes or clutter that constitutes a hazard or could be considered unsightly are not allowed in or around the house.

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12. Extermination: Tenants acknowledge that the premises have been inspected and said premises are free of any pests, vermin, and/or insects. Any infestation of vermin, pests, and/or insects including without limitation ants, roaches, termites, mice, rats, rodents, bats, flies, or ladybugs shall be the sole expense and responsibility of Tenant.

13. Rubbish and Debris: All waste is to be placed in city of Portland purple trash bags and deposited curbside for pickup by the city on the designated pickup day. Under no circumstances shall waste be deposited or stored in any location other than that designated location. Trash not disposed in designated receptacle and left outside can be cleaned up by the Landlord and Tenant will be billed \$50 per violations of said condition.

14. Landlord's Entry: To provide both routine and emergency maintenance service, a passkey is retained to the house. The Landlord shall give the Tenant(s) reasonable notice either verbal, by telephone, or email message of his/her intent to enter and shall enter only at reasonable times. Twenty-four (24) hours will be presumed to be a reasonable notice period. However, the landlord or agent shall have the right to enter the house in an emergency without notice to the tenant. Tenant(s) may not unreasonably withhold consent to the Landlord to enter the premises in order to inspect, make necessary or agreed repairs, decorations, alterations or improvement, supply necessary or aggress services or exhibit the dwelling to prospective purchasers, mortgagees. If for any reason we (landlord) could not reach the tenants, or hear back from the tenants we reserve the right to enter the premises for maintenance or inspection.

15. Electric Light Bulbs: Landlord will supply the apartment with electric light bulbs at the time the Tenant(s) occupy the apartment. Tenant(s) agree to furnish replacements thereafter that shall remain with the premises when Tenant(s) vacate the premises.

16. Water Beds: Waterbeds will not be allowed.

17. Use of Premises: Tenant(s) shall personally use and occupy the Leased Premises only as a private dwelling, and no business activity of any nature may take place without prior written approval from the Landlord. the premises and any common areas shall be used in such a manner as to comply with all local, county, state and federal laws, and the rules, ordinances and regulations enacted there under, and shall not be used, or permitted to be used, for any disorderly manner or for any unlawful purpose or in any manner determined by Landlord to interfere with the rights, comforts or conveniences of any other Tenant(s).

18. Sublease: Premises may not be subleased or assigned without prior Landlord's written consent.

19. Pets: Tenants may not maintain any pets in the premises.

20. Alterations: Tenant(s) shall not cause any change to the plumbing, cooking, electrical or heating systems, remodel, paint, wallpaper, stain, varnish or otherwise refinish the walls, ceilings or floors, or make any structural changes to the Leased Premises, or make any holes in the walls or ceiling with nails, hooks, drills, etc., nor shall any fixtures be attached or removed without Landlord's prior written permission. Fixtures, which are attached to the premises during the term of this Lease, shall become the property of Landlord upon the expiration of this Lease unless written permission has been given by the Landlord for their removal. Tenant(s) shall be responsible for all necessary repairs for the removal of fixtures from the premises. Tenant shall not place placards, signs, advertisements, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.

21. No smoking: Due to the increased risk of fire, and the known health effects of second-hand smoke, smoking is prohibited in any area of the property, both private and common, whether enclosed or outdoors. This policy applies to all owners, tenants, guests, and service-persons. Any violations will be a breach of this lease. Smoking: The term "smoking" means inhaling, exhaling, burning, or carrying any lighted cigar, cigarette or other tobacco product in any manner or in any form.

22. Fire Hazards: Tenant(s) shall not cause or permit the use of the premises, or common areas or their surrounding area, for any purpose or hazardous act which might cause fire or that may increase the rate of

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insurance on the premises. The tenant shall keep the smoke detectors and carbon monoxide detectors in working condition by keeping charged batteries in and by testing the smoke alarms and carbon monoxide detectors periodically. Tenant shall not disconnect a smoke detector and carbon monoxide detector or tamper in any way with a thermostat lock. The disconnection of a smoke detector and carbon monoxide detector or any damage to a thermostat or thermostat lock shall be a breach of this agreement and grounds for termination of the tenancy.

23. Locks and keys: A lock shall be provided for your exterior doors, which is considered safe by the industry. So as not to restrict our ability to provide you with maintenance and emergency service, Tenant(s) agrees that no additional locks shall be placed upon any doors of the premises, nor shall locks be changed, without Landlord's prior written permission. Upon termination of this Lease, all keys to the premises shall be immediately returned.

24. Disturbing Noises: Everyone living in the leased premises must be a good and considerate neighbor who understands and respects the fact that other persons should not be bothered by noise or other disturbances. Tenant(s) shall not make, or permit to be made, any noises which are disturbing to Tenant(s) neighbors; neither shall Tenant(s) commit, or permit, any act which will unreasonably interfere with the rights, comforts or convenience of other Tenant(s).

25. Disruptive conduct: If the Landlord at any time determines that the conduct of Tenant(s), Tenant(s)'s family, visitors, or other occupants of the Leased Premises is disruptive, Landlord will ask that such conduct be ended. Tenant(s) agrees to comply with such request. Lease may be terminated.

26. Destruction: In the event the premises are destroyed or damaged by fire or other unavoidable casualty, which was not caused by the Tenant(s) negligence, or the negligence of Tenant(s) invitees, family or guests, and if the premises have become unfit for occupational use as a residence in the Landlord's reasonable discretion, the rent or a fair and just proportion thereof, according to the nature and extent of the damages sustained, shall be suspended or abated until the premises have been rebuilt and put in proper condition for use and occupation by the Tenant(s). Alternatively, this Lease shall, at the election of either the Landlord or the Tenant(s) upon written notice to the other within thirty (30) days after such destruction or casualty, be terminated. Landlord is not obligated to rebuild or restore the premises in the event of destruction or damage by fire or other casualty.

27. Termination or Renewal: Landlord or Tenant(s) may terminate this Lease at the end of the term by giving the other party at least forty five (45) days' prior written notice. If tenants fail to give notice, the lease will automatically extend to an additional yearly lease. No "tenancy at will" permitted unless done in writing before the initial lease end and agreed upon by all parties. If the parties do not have a meeting of the minds, the lease will terminate and the tenants must leave the premises no later than the last day of the initial rental period. If the Tenant remains on the premises beyond the expiration of the fixed term without the express written permission of the Landlord, then the rent for the holdover period shall be three thousand dollars per month. (\$3000.00)

28. Vacating or Transfer: In cases of any other premature vacating of the premises, Landlord will make every reasonable effort to re-let the house and Tenant(s) agrees that recovery of the premises by Landlord shall not relieve Tenant(s) of any obligation under this Lease. Landlord may let the premises to others upon whatever terms and conditions deemed appropriate and recover from the Tenant(s) all sums due, less any consideration received from others, for use of the premises for the remaining term of this Lease. Although Tenant(s) is responsible for the rent payment for the full term of this Lease, Landlord agrees to terminate this Lease after thirty (30) days' written notice if Tenant(s) is transferred out of town by Tenant(s) employer. A written notice from the employer is required.

29. Attorney's Fees: In the case of Tenant(s) disregard of the terms of this Lease, Tenant(s) shall be responsible for payment of the reasonable attorneys' fees and other costs related to the enforcement of the obligation incurred by Landlords in prevailing in a contested hearing regarding this Lease. This clause applies in any lawsuit, action, or proceeding brought by Landlord to enforce Tenant(s) obligations under this Lease, whether or not the Lease is terminated and whether or not Landlord files a formal lawsuit, action, or proceeding in court.

30. Indemnification: Landlord shall not be liable for any damage or injury to Tenant(s), Tenant(s)'s family, visitors, invitees or employees, or any other person, or to any property occurring in or near the premises, unless such damage or injury is caused by the negligence or intentional act of the Landlord, Landlord's agents or employees.

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Tenant agrees to hold the Landlord harmless, to release and to indemnify Landlord, Landlord's agents and employees from all claims for any damage or injury to the fullest extent permitted by law.

31. Fire and other Casualty: The Landlord carries no insurance covering loss to Tenant(s) belongings and Tenant(s) is responsible for securing its own insurance protection against loss to its belongings by fire or to other cause. Tenant(s) agrees to use every reasonable precaution against fire and to promptly notify Landlord of any fire hazard, fire or accident on the leased premises. Tenant(s) shall not use the premises or permit them to be used in such manner that fire or other insurance placed in the lease premises or building or which it constitutes a part, shall be canceled or suspended, or shall be rated a more hazardous risk than at the date of the signing of this lease. On breach of this obligation, the Landlord may, in addition to other remedies provided by this Lease or by law, collect as additional rent or damages from Tenant(s) any increase in premiums or insurance carried by the Landlord on the leased premises of which it constitutes a part.

32. Tenant(s)/Renter's insurance: Landlord will not be responsible for any loss to personal property due to fire, theft, or any other damages due to act of nature. Landlord carries insurance on the structure of the building. Tenant(s) understands that it does not cover personal property due to loss and that it is the Tenant's responsibility to obtain Renter's Insurance to cover their personal property. It shall be the responsibility of the Tenant(s) to obtain and carry general comprehensive liability and personal property insurance of a minimum of \$100,000 coverage.

- List the Landlord as additional interested party on the insurance policy.
- Provide a copy of Certificate of Insurance to the Landlord within 30 days from beginning of the occupancy period. X MM X MD (Tenant's Initials)

33. Tenant(s)'s property: All property kept on the Leased Premises, shall be kept at Tenant(s)'s risk, and Landlord, Landlord's agents and employees shall not in any way be responsible. Therefore, any personal property not removed by the Tenant(s) within the applicable time period following notice from Landlord as required under 14 M.R.S.A. §6013 (as the same may be amended) following the termination of the Lease or any renewal or extension thereof shall be deemed abandoned.

34. Regulations: Landlord reserves the right to make necessary and reasonable rules and regulations from time to time relating to the use and operation of the premises, the common areas, the parking areas, balconies, patios and other portions of the Leased Premises visible to the public; together with rules and regulations relating to the convenience, comfort or common interest of other Tenant(s)'s and neighbors including those relating to noise, garbage, barbecues and antennas. Tenant(s) agrees to abide by such rules and regulations and agrees that a second violation thereof shall be deemed a default hereunder.

35. Notices: Any notice, demand, request or other instrument which may be, or are required to be given under this Lease, shall be delivered in person or sent by United States first class mail, postage prepaid and shall be addressed (a) if to 3 Fox Run Rd, Falmouth, Maine 04105 or at such other address as Landlord may designate by written notice; and (b) if to Tenant(s), at the Leased Premises, or as such other address as Tenant(s) shall designate by written notice.

36. Obligation: In the case of multiple Tenant(s), their obligations hereunder shall be joint and several. All terms and conditions of this Lease shall be binding upon and inure to the parties hereto except that Tenant(s) shall not assign this Lease or sublet the Leased Premises or any part thereof. Any notice required or permitted by the terms of this Lease may be given by, or to any Tenant(s) over the age of eighteen (18), if there be more than one, and shall have the same effect as if given to all.

37. Additional Rent: Tenant(s) agrees to pay as additional rent all sums of money or charges required to be paid by Tenant(s) under this Lease, whether or not the same be designated "additional rent." If such amounts or charges are not paid at the time provided in this Lease, they shall nevertheless, if not paid when due, be collectible as additional rent with the next installment of rent thereafter falling due hereunder, but nothing herein contained shall be deemed to suspend or delay the payment of any amount of money or charge at the time the same becomes due and payable hereunder, or limit any other remedy of Landlord.

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38. Sale of Property: This Lease can be terminated at the option of the Landlord if the property is to be sold by giving the Tenant(s) a thirty (30) day notice.

39. Breach: If the Tenant(s) shall fail to pay rent by the 1st of the month and within the 5 days grace period in which the rent is due or additional rent when due or shall fail to keep or perform any of the covenants herein the Tenant(s) shall be in breach of this Lease. Upon breach the Landlord may, upon its discretion, terminate this Lease by giving Tenant(s) five (5) days' written notice thereof and if Tenant(s) shall not have vacated the premises within said five (5) days, then Landlord shall have the right to commence eviction proceedings without further notice to Tenant(s).

40. End of Term: At the end of the Term, Tenant(s) shall (a) leave the house clean, (b) remove all of the Tenant(s)'s property, (c) repair all damage caused by moving, (d) return the apartment to the Landlord in the same condition as it was at the beginning of the term except for normal wear and tear, and (e) surrender all keys to Landlord. If the Tenant(s) leaves any property in the house, the Landlord may at its sole discretion (a) dispose of it or store it and charge the Tenant(s) for the cost of the disposal or storage, or (b) keep it as abandoned property pursuant to (14 M.R.S.A. § 6013 as amended).

41. Severance: Should any term or provision of this Lease or portion thereof be determined invalid or unenforceable under law, such determination shall not affect the validity or enforceability of the remaining terms and provisions herein.

42. Construction: The term "Landlord" and "Tenant(s)" shall to mean each and every person and party mentioned as a Landlord or Tenant(s) herein, be the same one or more; and if there shall be more than one Landlord or Tenant(s), any notice required or permitted by the terms of this Lease may be properly given by or to any one thereof. Whenever the singular member is used, the same shall include the plural, and if any reference to any gender shall include all genders, whether masculine or feminine.

43. Termination clause for false and/or missing information on application: The Tenant(s) certifies that all the information provided on the lease application was true and accurate and that no significant omissions of important information that would have likely led to a rejection were made. Also, that the information and terms of the application become a part of this lease for the rental premises, and any misrepresentation or significant omission of important information in the application shall be grounds for termination of the lease at the Landlord's option.

44. Abandonment: It shall be deemed a reasonable belief by the Landlord that an abandonment of the premises has occurred where rent has been unpaid for 14 days and the Tenant has been absent from unit for 14 days. In that event, the Lease shall be deemed forfeited and the Landlord may enter.

45. Death Clause: This agreement shall automatically terminate on the first day of any month following the death of the Tenant. If there is more than one tenant, this provision shall only apply upon the death of the last surviving tenant.

46. Headings: The headings or captions in this document shall not be taken into account in construing the meaning of the provisions hereof.

47. Rules and Regulations:

- If windows or doors are left open on the premises by the Tenant or by any person invited on the premises by the Tenant, causing plumbing to freeze, damage by rain or water damage to floors or walls, the Tenant shall be responsible for any damage occasioned by such action.
- The Tenant agrees to immediately report to the Landlord any and all damage that may occur to the premises.

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- The Tenant shall be responsible for maintaining and mowing the yard/lawn.
- The Tenant shall be responsible for any snow removal, salting and sanding required on the property.
- Appliances provided by the Landlord(s) (Stove/oven, Microwave oven, Dish washer, Refrigerator, Washer and Dryer) are to be kept in a working and clean condition. All fixtures attached to the Premises are also to be kept in a working and clean condition.
- The Tenant must keep and observe all health, fire and police regulations of the State and city, town or municipality in which the premises are located
- No additional electric wiring or heating units shall be installed in the premises without the prior written consent of the Landlord.
- No combustible material or flammable liquid shall be kept on the premises except in small quantities and in containers approved for this purpose.
- If the Tenant is absent from the premises and the premises are unoccupied for a period of fourteen (14) days or longer, the Tenant shall notify the Landlord and arrange for a regular inspection by a competent person.
- No pets, animals, reptiles or birds of any kind shall be allowed or kept at the premises.
- The basement at the premises may be used for storage of personal items in a safe, clean and tidy manner. The basement may contain personal items of the Landlord(s) and it is expected that these items remain unhandled and may not be removed without prior consent of the Landlord.
- The Landlord(s) and Tenant(s) will share storage space in the basement of the premise. 24 hour prior notice will be given in the event basement needs to be accessed by the landlord(s) or any other competent person designated by the landlord(s).
- The garage may be used for storage of personal items of the tenant(s) in a safe, clean and tidy manner.

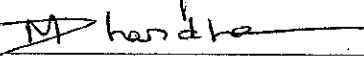
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Addendum to Rules and Regulations

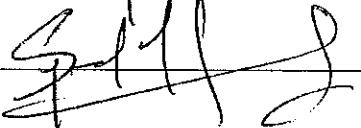
- Appliances provided by the Landlord(s) (Stove/oven, Microwave oven, Dish washer, Refrigerator, Washer and Dryer) are to be kept in a working and clean condition. All fixtures attached to the Premises are also to be kept in a working and clean condition. If there is a malfunction of any of the mentioned appliances due to age or normal wear and tear, which is not a direct result of negligence or misuse by Tenant(s), Tenant(s) must inform Landlord immediately in order for Landlord to be able to make necessary repairs. Tenant(s) must report any problems to Landlord within 1 (one) day.

The parties to this Lease sign and acknowledge receipt of a copy of all related documents.

Tenant  Date: 5/30/17

Tenant  Date: 5/30/2017

Landlord:  Date: 06/07/2017

Landlord:  Date: 06/07/2017.

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