

RESIDENTIAL LEASE AGREEMENT

This agreement, dated April 27, 2015, is between Evan & Emily Kumagae and David Boyer & Nicholas Murray:

1. Landlord:

The Landlord(s) and/or agents(s) is/are: Evan and Emily Kumagae and will be referred to in this lease agreement as "Landlord" and/or "Landlords" interchangeably.

2. Landlord Communications:

- a. Any notices required by this lease shall be in writing.
- b. Notices to the Landlord may be sent to the following:
 - I. 23 Pembroke Street, Unit 3, Portland, ME 04103
 - II. evankumagae@yahoo.com
- c. The Landlords' phone numbers are (310) 869-5403 (Evan) and (805) 689-4775 (Emily). Please limit non-emergency calls to business hours.
- d. Notices to either party may be given in the following ways:
 - I. Regular mail
 - II. Personal Delivery
 - III. Certified or registered mail
 - IV. Email
- e. If the Tenants are unable to contact the Landlord for any urgent repair or emergency, tenants shall contact Steven Leonard (207) 799-5219.

3. Tenant & Minor Occupants:

The Tenant(s) is/are: David Boyer (SS#xxxx-xx-2844) and Nicholas Murray (SS# xxxx-xx-1305) and will be referred to in this lease agreement as "Tenant" and/or "Tenants" interchangeably.

Minor Occupants are authorized residents of the apartment who are under the age of 18. Minor Occupants must abide by all terms and conditions of the lease. On or after his/her 18th birthday, the Minor Occupant may be required to submit a rental application and criminal background check AND sign the Lease Agreement as a Tenant. Tenant(s) assume all financial and legal responsibility for minor occupants. The minor occupants are: no minor occupants

4. Rental Property:

The Landlord agrees to rent to the Tenant the property described as a(n) apartment located at 23 Pembroke Street, Unit 2, Portland, ME 04103, which will be referred to in this Lease as "Leased Premises" and/or "Property" interchangeably.

5. Term of Lease Agreement:

The Lease Agreement will begin on May 1, 2015 and will end on April 30, 2016.

6. Ending or Renewing the Lease Agreement & Early Termination Clause:

At the end of the Lease term, the lease will automatically continue on a month-to-month basis unless the Landlord or the Tenants give the other party 30 days written notice to terminate the lease agreement. To terminate this Lease at the end of the Lease term or any renewal thereof, the Landlord or the Tenant must give the other party written notice at least 30 days prior the last day of the Lease term or any renewal thereof. Verbal notices will not be accepted under any circumstance. All Tenants must sign written notice of termination. INITIALS: DB NM

If the tenant must end the Lease prior to the end of the Lease term or any renewal thereof, the tenant agrees to pay an early termination fee. If the tenant gives at least 30 days notice of early termination, the early termination fee is equal to one month's rent. If the tenant does not give 30 days notice of early termination, the early termination fee is equal to two month's rent. This fee is non-negotiable and due at the time of lease termination. The early termination fee must be paid in secured funds. The security deposit may not be applied towards the early termination fee. Rent must be paid on time and in full through the end of occupancy. The Landlord will not offer a refund or pro-ration of rent under any circumstance. Written notice of early termination is required. No verbal notices will be accepted. Notice must be dated and signed by all tenants. INITIALS: DB NM

7. Use & Occupancy of the Property:

- a. The only person(s) living in the Leased Premises is/are: David Boyer & Nicholas Murray.
- b. Any change in occupancy will require written consent of the Landlord and may be subject to an adjustment in the amount of rent.
- c. The Tenant will only use the Leased Premises as a residence.
- d. Overnight guests are allowed for no more than 5 consecutive nights and no more than 30 days of a 12-month period. Tenant is responsible for all actions and costs associated with their guest. A guest is considered an unauthorized tenant if any of the following conditions are present: they do not maintain a residence elsewhere, receive mail at the address of the Leased Premises, do laundry at the Leased Premises, pay any portion of rent or utilities, or take any other action that can be reasonably construed as establishing residency.
- e. The maximum overnight occupancy of the apartment is (4) people, total.

8. Rent Due:

- a. The amount of Rent is \$1290 to be paid monthly.
- b. The rent is due in advance, on or before the first day of each month. The rent due date is the date the Landlord must receive the Tenant's payment. If the first of the month falls on a Saturday, Sunday, or National Holiday, rent is due on the next business day. Rent shall be paid in one lump sum.
- c. Rental payments are made payable to: Evan & Emily Kumagae
- d. Rental payments paid by Certified Check, Personal Check, or Money Order may be delivered to the Landlord at: Evan & Emily Kumagae, 23 Pembroke Street, Unit 3, Portland, ME 04103. Cash payments must be delivered to the Landlord in person, by the due date. It is the tenant's responsibility to meet at the Landlords' convenience for cash payments.

9. Funds Collected On or Before Lease Signing:

The following funds are due on or before the signing of this Lease Agreement unless otherwise agreed to in writing. All funds due on or before lease signing must be paid by Certified Check or Money Order:

Security Deposit	\$ 1290.00
First Month's Rent	\$ 1290.00
Applicant Fee	\$ 60.00

10. Late Fee:

- a. If the rent or any other charges are not received by the Landlord on or before 15 days after the rent due date, Tenant must pay a late fee of 4% of the amount owed in addition to the rent.
- b. Payments received by the Landlord when there are arrearages shall be credited first to any outstanding balance, and then applied to the current amount due.

11. Returned Payments:

- a. A returned payment fee of \$50.00 will be added for all returned payments. A personal check will not be accepted as payment to replace a returned payment.
- b. If there is (1) or more instance of returned payments, Tenant(s) agree that the Landlord may require all future payments to be made only by Certified Check or Money Order.
- c. If your financial institution returns your rental payment and causes the rental payment to be late, a late fee will apply.

12. Security Deposit:

- a. The Tenant(s) have paid to the Landlord a Security Deposit of \$1290.00. This Security Deposit is refundable less qualified deductions.
- b. Tenant agrees that this Security Deposit is intended to secure the faithful performance by the Tenant of all terms, covenants, and conditions of this Lease Agreement, Addendums, and Amendments including but not limited to the cost of damages beyond normal wear and tear, unreturned keys, unpaid rent, and any other amount due and legally allowable under the terms of this Lease Agreement, Addendums, and Amendments and in accordance with state and local laws and regulations.
- c. Tenant may be responsible for any charges or attorney fees, suffered by the Landlord by reason of Tenant's default of the Lease Agreement, Addendums, and Amendments in accordance with state and local laws.
- d. The Security Deposit cannot be used by the Tenant as payment of rent and/or other charges due during the term of this Lease Agreement.

INITIALS: DRB NM

- E. The Leased Premises must be returned in the same condition received, less normal wear and tear. The Leased Premises must be left in good, clean condition with all trash, debris, and Tenant's personal property removed. The Leased Premises shall be left with all appliances and equipment in working order. The Landlord will not distribute the deposit until the Leased Premises are completely vacant and all keys are returned.
- f. Landlord's ability to recover damages will not be limited to the amount of the Security Deposit.

13. Utilities and Services:

- a. Tenant is responsible for the following utilities and services: electricity and any other services or utilities not explicitly provided by the Landlord.
- b. Landlord will be responsible for the following utilities and services: Oil heat and hotwater, cold water/sewer, driveway snow/ice removal, yard & common area maintenance.
 - I. Tenant agrees that Landlord will not be held responsible for the loss of use, or discontinuation or interruption of any utility or extra service beyond the Landlord's control.
 - II. Tenant shall immediately notify the Landlord of any malfunction of a utility.
 - III. Tenant may not be negligent in his/her use of any included utility or service. If by tenant's negligence or misuse, the utility bill or service fee dramatically increases, tenant will be billed for any overages, which will then be due and payable as additional rent.

14. Oil Heat:

- a. Landlord will pay for oil heat and hotwater.
- b. At lease signing, the Landlord and Tenant acknowledge that the heating oil storage tank is 75 % full.
- c. Windows must remain closed while heat is in use. Tenants will not be wasteful of heat or hotwater.

15. Appliances:

- a. Landlord will supply and maintain: washing machine & dryer (in basement), stove/oven range, & refrigerator.
 - I. Tenants will keep appliances provided by the Landlord in good, clean, working order and shall immediately report any malfunction to the Landlord. Any damage sustained due to neglect or misuse by the Tenant will become the full responsibility of the Tenant, either in the appliance repair or replacement.
 - II. Tenants agree that items specified above are the property of the Landlord and will remain in the Leased Premises at the end of the Lease Terms.
- b. Tenant must have written approval before installing any appliance. Landlord accepts no responsibility for the maintenance, repair, or upkeep of any appliance supplied by the Tenant. Tenant agrees he/she is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Tenant.

16. Maintenance and Repairs:

Landlord shall be responsible for repairs in or about the Leased Premises unless caused by the negligence of the Tenant. Tenant will be responsible for any repairs caused by his/her negligence.

- a. It is the responsibility of the Tenant to promptly notify the Landlord of the need for any repair of which the tenant becomes aware.
- b. If any required repair is caused by the negligence of the Tenant or Tenant's guests, the Tenant shall be fully responsible for the cost of repair or replacement that may be needed.
- c. The Tenant must keep the Leased Premises clean and sanitary at all times and remove all rubbish, garbage, recycling, and other waste in a tidy and sanitary manner. Trash and recycling may not be stored in common areas or inside the building.
- d. Tenant must abide by all local recycling and garbage regulations. All garbage must be placed in City of Portland trash bags.
- e. The Tenant shall properly use all electrical, cooking, and plumbing fixtures, and keep them clean and sanitary. Tenants shall use drain strainers and only allow grey water, toilet paper, and human waste to enter plumbing drains: absolutely no grease, paper, floss, debris, food waste, hygiene products, etc.
- f. The Tenant is not permitted to paint, make alterations, improvements, or additions to the Leased Premises without first obtaining written permission of the Landlord. The Landlord's permission to a particular painting, alteration, improvement, or addition shall not be deemed as consent for future painting, improvements, alterations, or additions. The Tenant may be charged for improper or unauthorized painting, repairs, alterations, improvements, or additions.

17. Condition of Property:

- a. The Tenant acknowledges that the Tenant has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior and exterior of the Leased Premises, as well as all equipment and any appliances are found to be in an acceptable condition and in good working order. Any defects have been noted on the apartment move in sheet.
- b. The Tenant agrees that neither the Landlord nor his agents have made promises regarding the condition of the Leased Premises.
- c. The Tenant agrees to return the Leased Premises to the Landlord at the end of the Lease Agreement in the same condition it was in at the beginning of the Lease Agreement.

18. Pets:

Pets are not allowed.

19. Parking:

Parking is not included.

20. Other Terms and Conditions:

The Landlord and Tenant agree to the following other terms, conditions, services, and/or charges:

- a. Tenants shall store garbage and recycling in provided trashcans with lids and blue tubs to prevent pests. Recycling containers must be stored on patios, not inside the building. At no time shall trash be stored outside of sealed trashcans. Tenants are responsible for placing trash and recycling curbside on the scheduled pick up day and promptly returning containers to storage location.
- b. Lock out services are not provided by the Landlord. If, at the discretion of the Landlord, the Landlord provides a lock out service, a \$25.00 fee will be charged to the tenant.
- c. At all times, tenants shall maintain active electrical service in the Leased Premises. Tenants shall maintain a minimum interior temperature of 55 degrees Fahrenheit in the Leased Premises. Tenants shall operate exhaust fans, open windows, and provide sufficient ventilation so as to prevent extreme humidity, odors, and heat within the Lease Premises.
- d. For any labor performed by the landlord due to Tenant negligence, an hourly rate of \$25.00 will be used to assess charges. There is a one-hour minimum charge.
- e. The property is equipped with electrical circuit breakers and ground fault interrupting outlets for safety. Putting excessive electrical draw on the system may actuate these safety devices. Resetting circuit breakers and ground fault interrupting outlets is not a service provided by the Landlord. If, at the discretion of the Landlord, the Landlord provides a reset service, a \$25.00 fee will be charged to the tenant.
- f. Tenants agree to professionally steam clean any and all carpets immediately prior to move-out. An invoice from a professional cleaning company must be submitted with the return of keys to landlord.
- g. Tenants are responsible for replacing the following non-durable items: light bulbs, fuses, vent fan filters, and batteries.

21. Rules and Regulations:

- a. Late fees are strictly enforced and any unpaid fees will not be waived.
- b. Smoking of any type is not permitted within the leased premises or common areas of the property.
- c. The Tenant may not interfere with their neighbors' peaceful enjoyment of the property.
- d. Trash/Recycling must be taken out weekly, on the scheduled days, and not before.
- e. The Tenant will be responsible for any fine and/or violation imposed on the Landlord due to the Tenant's negligence.
- f. The Tenant shall abide by all Federal, State, and Local laws.
- g. The Tenant agrees not to use the Leased Premises for any unlawful purpose.
- h. The Tenant agrees to test smoke and carbon monoxide detectors regularly and maintain operational batteries at all times.
- i. The Tenant must report any malfunction of smoke or carbon monoxide detectors. Tenants agree to never remove, dismantle, or interfere with the proper function of smoke or carbon monoxide detectors.
- j. Absolutely no hazardous materials are permitted in or around the Lease Premises.
- k. Laundry facilities are provided for tenants' personal laundry only. No other use.
- l. The stove/oven may not be used as a heat source.
- m. Barbecues, grills, or open flames are not permitted inside the Leased Premises. Incense is not permitted. Candles must be used in a non-flammable container and supervised.
- n. All windows and doors must remain closed during inclement weather.

- o. The Tenant shall notify the Landlord of any pest control problem.
- p. Tenant must notify the Landlord of any changes of employment.
- q. The basement and attic may not be modified for use as living quarters. The basement and attic may not be used for storage.
- r. Trampolines are prohibited in the Leased Premises.
- s. Waterbeds, liquid furniture, and any vessel containing more than 10 gallons of fluid are prohibited in the Leased Premises.
- t. Tenant must obtain the Landlord's written permission to install a satellite dish, antenna, or window air conditioner on or around the leased premises.
- u. The Tenant may not store or park a recreational vehicle, commercial vehicle, or watercraft in or around the leased premises without written Landlord permission.
- v. The Tenant may not block fire escapes at any time. The landlord without notice or compensation at any time may remove any items left in common areas.
- x. Tenants shall not access the roof.

22. Roommate Agreement:

Absolutely no subletting or Tenant changes may be made without the written permission of the Landlord in advance. Every Tenant under the Lease Agreement, whether as an original Tenant or as a replacement Tenant, must first submit a rental application and also be approved in writing by the Landlord. The Landlord may require replacement Tenants to sign the existing Lease Agreement or may require an entirely new Lease Agreement to be signed by the replacement Tenant and the existing Tenant. Upon the replacement of a Tenant, Landlord may elect to charge an administration fee in addition to any tenant screening fees. This will be in accordance with all federal, state and local laws.

The security deposit shall not be released until the entire Leased Premises has been vacated completely by all Tenants and all keys have been returned to the Landlord. Landlord will not make separate payments but instead one payment of the security deposit (or portion thereof, if any) made payable jointly to all Tenants that have rights to the security deposit. Return of the security deposit, if any, will be disbursed according to the Lease Agreement and according to state law. The Security Deposit will be considered settled upon the delivery or mailing to any one of the Tenants. When there is a switch in Tenants, the reimbursement of the security deposit (or portion thereof) to the outgoing Tenant should be settled by the Tenants amongst themselves. Landlord is not obligated to refund the security deposit until the lease is terminated and all Tenants have vacated. Tenants who move out while this Agreement is in effect will continue to have financial responsibility under the Lease Agreement unless the Landlord releases them from this responsibility in writing or unless they are replaced by a replacement Tenant approved by Landlord in writing. Upon being relieved of financial liability, the departing Tenant shall relinquish all rights to the security deposit and any other money that would be owed to the tenants at final apartment move out by the Landlord.

Having roommates can mean that you need to compromise on certain issues. Tenants are expected to live together in an amicable fashion. Landlord accepts no responsibility or liability for how Tenants get along. Whenever the Landlord gives a notice to one Tenant, it shall be considered as having been communicated to all Tenants. Whenever one Tenant gives a notice to the Landlord, it shall be considered as having been communicated from all Tenants.

23. Criminal Activity:

The Landlord has zero tolerance for criminal activity or domestic disturbances in or around the Leased Premises. This policy applies to the Tenants, residents, guests, and/or family members. If the Tenant is witness to illegal activity, they shall first report it to the Police and then the Landlord. The Landlord will immediately report any evidence of criminal activity to the proper authorities, and the Tenant's engagement in any criminal activity is a default of the Lease. The Tenant understands that domestic disturbances not only infringe on the neighbors' peaceful enjoyment of their property, but are also a default of the Lease. In the event of any criminal activity in which the Tenant is directly or indirectly involved, the Landlord may take the legal measures necessary to evict the Tenant(s) from the Leased Premises. The Tenants shall notify the Landlord of any felony conviction OR criminal conviction for crimes against a person or animal, or involving hard drugs that they receive during their tenancy. The Tenant understands that violation of this clause is a default of the Lease and may result in the Landlord taking the necessary steps towards eviction of the Tenant. The Tenant may then be responsible for the rent remaining due for the balance of the Lease term, court costs, attorney fees, and other charges in accordance with all applicable local laws and regulations.

24. Infestation and Bed Bugs:

Tenant must report any pest infestation and/or problems with the Leased Premises as soon as it is noticed. This includes but is not limited to bed bugs, roaches, ants, carpenter ants, termites, mice or rats. Tenant acknowledges that Landlord's implementation of this pest policy, and all efforts to provide pest free surroundings, does not in any way alter the standard of care that Landlord owes Tenant under the Residential Lease Agreement. Tenant understands and agrees that Landlord's ability to control, take care of or enforce the terms and conditions of this pest policy is reliant in a large part on the Tenant's compliance and cooperation. Tenant agrees to cooperate with the Landlord in all efforts and course of actions required to erase and control any pest infestation.

Tenant has been informed that used or secondhand furniture, clothing, bedding, and mattresses are one of the most frequent ways that bed bugs and roaches are introduced and spread. Tenant agrees not to acquire or purchase used or secondhand furniture, clothing, bedding, or mattresses. Sharing vacuum cleaners is another highly common way to spread bed bugs and roaches. Tenant agrees not to share vacuum cleaners. Tenant agrees to keep the leased premises in a clean and hygienic state AND properly store all food, trash, and recycling so as not to promote pests or infestations.

25. Mold:

It is the Landlord's objective to maintain the highest quality living environment for any and all Tenants. You are hereby notified that mold can grow if the Leased Premises is not properly maintained and ventilated. If moisture is allowed to accumulate in the dwelling, it can cause mildew and mold to grow. It is important that the Tenant limit humidity and frequently allows air to circulate in the Leased Premises by opening windows, running fans, and eliminating standing moisture. The Tenant agrees to diligently work to limit excessive moisture and immediately clean visible mold and mildew with disinfectant cleaner. It is also important that the Tenant promptly report to the Landlord any leaks, moisture problems, and/or mold and mildew growth. The following are possible causes of indoor moisture problems: humidifiers, steam from cooking, wet clothes, leaky roofs or windows, house plants, shower/bath steam and leaks, constant running water/plumbing leaks, and backed up sewers, overflows, or flooding.

26. Misrepresentation:

If any information provided by Tenant in application for this Lease is found to be knowingly incorrect, untruthful, and/or misleading, it is a breach of this lease.

27. Binding of Heirs and Assigns:

All provisions, terms and conditions of this Lease Agreement shall be binding to Tenant, Landlord, their Heirs, Assignees, and Legal Successors.

28. Insurance:

Tenant agrees to be solely responsible for any injury to themselves or guest OR damage to or loss of the Tenant's personal property. Accordingly, the Tenant is required to obtain personal property/injury/renter's insurance with an insurance company properly licensed to do business in the state of Maine. This policy must become effective on or before the beginning date of the Lease Agreement.

29. Security Not Promised:

The Tenant has inspected and acknowledges that all door and window locks, fire extinguishers, smoke detectors, and/or carbon monoxide detectors are in sound working order. Tenant further understands that although the Landlord makes efforts to make the Leased Premises safe and secure, this in no way creates a promise of security.

30. Right of Entry:

- a. Landlord and/or his agents, with 24 hours written notice, have the right during the term of this Lease Agreement to enter during reasonable hours to inspect the premises, make repairs or improvements, or show prospective tenants and/or buyers the property.
- b. In the event of an emergency, Landlord reserves the right to enter the Leased Premises without notice. It is required that the Landlord has a working set of keys and/or security codes to gain access to the Leased Premises.
 - I. Tenants will not change locks OR install additional locks, bolts, or security systems without the Landlord's permission.
 - II. Unauthorized locks or changed locks will be replaced at the Tenants' expenses.
 - III. Tenants shall be responsible for any and all damages that may occur as a result of forcible entry due to unauthorized or changed locks.

INITIALS: DB NM

31. Abandonment:

If Tenant vacates the Leased Premises before the end of the Lease term without written permission from the Landlord, the Leased Premises is then considered to be abandoned, and the Tenant is in default of their lease agreement. Under these circumstances, Tenant may be responsible for damages and losses allowed by federal, state, and local regulations.

32. Landlord Remedies:

If Tenant violates any part of this Lease Agreement including non-payment of rent, the Tenant is in default of this Lease Agreement. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Leased Premises as well as seek judgment against Tenant for any monies owed to the Landlord as a result of the Tenant's Default.

- a. All rent for the balance of the term of the Lease Agreement is immediately due to the landlord and the Landlord may sue for the entire balance as well as any damages, expenses, legal fees, and costs.

33. Subordination:

This Lease Agreement is subject and subordinate to any lease, financing, loans, other arrangements, or right to possession with regards to the building or land that the Landlord is obligated to now or in the future including existing and future financing, and/or loans, or leases on the building or land.

34. Condemnation:

If the whole or any part of the Leased Premises is taken by any authority having a power of condemnation, this Lease Agreement will end. Tenant shall peaceably vacate the Leased Premises and remove all personal property and the lease terms will not longer apply. The Tenant, however, is responsible for all rent and charges until such time that the Tenant vacates the Lease Property.

35. Joint and Several Liability:

Tenants share joint and several liability to the lease. The Tenant understands and agrees that if there is more than one Tenant that has signed the Lease Agreement, each Tenant is individually and completely responsible for all obligations under the terms of the Lease Agreement.

36. Severability:

If any part of this Lease Agreement is not valid, enforceable, binding, or legal, it will not cancel or void the rest of this Lease Agreement. The remainder of the Lease Agreement will continue to be valid and enforceable by the Landlord, to the maximum extent of the laws and regulations set forth by local, state, and federal government.

37. Governing Law:

This Lease Agreement shall be governed, construed, and interpreted by, through, and under the Laws of the State of Maine.

38. Paragraph Headings:

Paragraph headings are in the Lease Agreement for convenient reference, only, and do not represent the rights or responsibilities of the Tenant and Landlord.

39. Entire Agreement:

- a. Landlord and Tenant agree that this Lease Agreement and any attached addendums, Rules and Regulations, and/or Special Terms and Conditions accurately represent all terms and agreements between the Landlord and Tenant regarding the Leased Premises.
- b. Tenant acknowledges the receipt of any disclosures required by the State of Maine as well as any disclosures required by Federal, State, or local jurisdictions.

40. Keys:

Tenants will not make copies of keys or furnish any non-tenant with keys to the Leased Premises without prior written permission from the Landlord. Tenants acknowledge the receipt of the following keys and agree to return all keys at the end of the Lease terms: (2) Leased Premises door keys, (2) building door entry keys.

41. Addendums & Disclosures:

Any addendums and disclosures indicated below shall become part of the Lease Agreement:

x	Radon Disclosure	x	State of Maine Lead Disclosure
x	Asbestos Disclosure	x	Mold Disclosure

42. Additional Materials:

The Tenant acknowledges electronic receipt of the following informational documents. Furthermore, the Tenant agrees to abide by the suggestions and information included in these documents. Paper copies are available upon request. Additional materials:

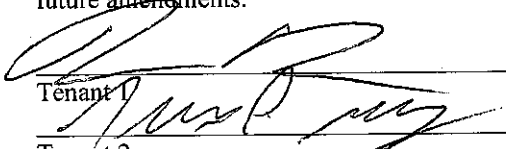
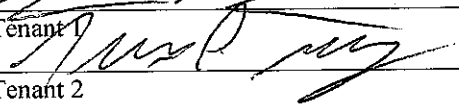
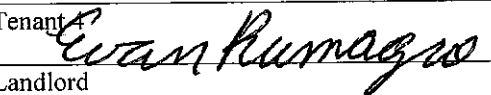
- "Bed Bugs: They Can Happen to Anyone"*
- "A Brief Guide to Mold, Moisture, and Your Home"*
- "Pest Control Tips"*
- "Protect Your Family from Lead in the Home"*
- "Save Energy in Your Home: A Factsheet on Saving Energy"*
- "This is a Fire: A Factsheet on the Nature of Fire"*
- "Radon in Rental Housing: A Serious Hidden Danger to Family Health"*

NOTICE:

This is an important LEGAL DOCUMENT.

- You may have an attorney review this Lease Agreement.
- If the Landlord fails to enforce any provision of this Lease Agreement, it will not constitute a waiver of any default, future default or default of the remaining provisions.
- Time is of the essence in this Lease Agreement.

By signing this Lease Agreement, the Tenant certifies that he/she has read, understood, and agrees to comply with all terms, conditions, rights and responsibilities, and Rules and Regulations of this Lease Agreement, including all Addendums and future amendments.

	4-27-15
Tenant 1	Date
	4/27/15
Tenant 2	Date
	Date
Tenant 3	Date
	4/27/15
Tenant 4	Date
Landlord	Date