

SAMPLE LEASE AGREEMENT

This lease agreement ("Lease") is hereby made by and between:

LANDLORD:

MANAGING AGENT FOR LANDLORD: SALL ASSOCIATES, LTD

Tenant:

Co-Tenants:

Tenant(s) collectively hereinafter referred to as "Tenant", is bound by and governed by this Lease. Additionally, Tenant is, and shall be, responsible for any and all acts of Tenant's guests, invitees, and all persons under Tenant's control.

NAMES OF PERSONS OCCUPYING THE PREMISES/RELATIONSHIP TO TENANT

/TENANT

/TENANT

I TERMS OF LEASE: Landlord hereby leases to Tenant (s) and Tenants (s) agree to and do hereby take

The Premises at: **known as apartment for a term of month(s)**
to

commence on the 1st day of at 11:00 AM and to end the 2012
at

11:00 AM. (The Lease which together with all addendums attached here to shall hereinafter be

collectively as the "Lease").

II (a) RENT: Tenant shall pay a monthly rent of **and 00/100 Dollars (\$ 00.00)** on or before the first day of each and every month during the term herein. The term "rent" as used in this Lease shall also be deemed to mean any additional rent required to be paid by the Tenant to the Landlord under the terms and provisions of this Lease. If a "Pet Agreement" has been executed, the amount shown as rent above includes as additional rent the "Monthly Pet Fee" of and N/A Dollars (\$00.00) as specified on the "Pet Agreement". If a "Furniture Addendum" has been executed, the amount shown as rent above includes as additional rent the "Monthly Furniture Rental Fee" and any additional rent of N/A Dollars (\$ FORMTEXT 0.00) as specified in the "Furniture Addendum". Tenant must pay the rent in full. If any monthly installment of rent is not received by the Landlord at the Landlord's

office on or before the 5th day of any month, the Landlord shall charge the Tenant late charges for the month in the amount of **10% (percent) of the monthly rent**. (“Late Charge”). The Tenant’s obligation to pay rent and additional rent shall survive termination of this Lease.

III ADDITIONAL RENT. The term ADDITIONAL RENT shall include, but not be limited to, the following:

Late Charge: As defined in paragraph II above;

Damage, repair and/or maintenance charges: Costs in labor and materials incurred by Landlord to cover damage(s) and/or repairs, beyond normal wear and tear, caused by the negligence and/or intentional acts of the Tenant, members of the Tenant’s household, guests, invitees, or other individuals;

Returned Check Fee(s): A charge of **\$35.00** shall be due and payable IMMEDIATELY for each check returned by the bank for reasons of insufficient funds or for any other reason. This charge may change at the Landlord’s discretion based on the fee or fees imposed by the banks involved;

Attorney’s Fees and Costs: Reasonable attorneys’ fees and court costs incurred in enforcing any provision of this Lease;

Utilities: Any utility costs(s) incurred by Tenant and charged to Landlord;

Cleaning Costs: Any cleaning cost(s), as itemized in paragraph “VIII” below entitled CLEANING COST SCHEDULE AND PROVISIONS, which are caused by Tenant, guests, or invitees.

Rescheduling Fee(s): As defined in Section XIII, paragraph f.

IV (a) SECURITY DEPOSIT. Upon signing this Lease, and prior to taking possession of the Premises, Tenant will pay to the Landlord the sum of **and 00/100 Dollars (\$ 00.00)** as a security deposit (the “Security Deposit”) for the full and faithful performance by the Tenant of the terms and conditions of this Lease. If a “Pet Agreement” has been executed, the amount shown as “Security Deposit” above includes a “Pet Deposit” of FORMTEXT N/ADollars (\$ FORMTEXT 0.00) as specified on the “Pet Agreement”. If a “Furniture Addendum” has been executed, the amount shown as “Security Deposit” above includes a “Furniture Deposit” of FORMTEXT N/A Dollars (\$ FORMTEXT 0.00) as specified on the “Furniture Addendum”. The Security Deposit will be deposited at **In no event shall the Tenant apply the Security Deposit against the last month’s rent.** Within a reasonable amount of time after Tenant has vacated the Premises, returned keys, and provided Landlord with a forwarding address, Landlord will return the Security Deposit in full or give Tenant an itemized written statement explaining the reasons for and the dollar amount of any portion of the Security Deposit retained by Landlord, along with a check satisfying any deposit balance due to Tenant. After inspection of the Premises by the Landlord or Landlord’s agent,

any expense(s) required to repair and/or clean the Premises necessary in the Landlord's exclusive judgement to restore the premises in compliance to a rentable condition will also be charged to and paid for by Tenant as "Additional Rent" immediately and without demand by the Landlord.

IV(b) If Tenant is in default hereunder, Landlord may, but shall not be obligated to use all or any portion of the Security Deposit to cure any such default.

Any portion of the Security Deposit utilized by Landlord to cure Tenant defaults shall be replenished by Tenant as Additional Rent within five (5) business days from Landlord's Notice to Tenant to insure that all times during this Lease, Landlord shall have a Security deposit in an amount equal to the Security Deposit referenced in Section IV(a) above.

UTILITIES. Utilities, if furnished to the Premises for the benefit of Tenant(s), shall be provided and paid for as follows:

Cooking Gas by the

Electricity by the

Heat by the

Hot Water by the

FORMTEXT WATER/SEWER by the Owner

NOTE: If any of the above recorded utilities are to be paid by the Tenant, and Tenant fails to make payment to the proper entity within thirty (30) days of receipt of a bill therefore, Landlord may pay the bill(s) and recover from Tenant, as "Additional Rent", the amount of any such payment(s). In the alternative, Landlord may use the Security Deposit to cover the cost of said expenses.

VI. EARLY TERMINATION OF LEASE AND EXPIRATION OF LEASE.

It is agreed that Tenant will notify the Landlord in writing one (1) month before the expiration of the term of the Lease if Tenant is vacating the Premises upon expiration of the term of the Lease. If Tenant shall holdover after the termination of this Lease, such a holdover shall be considered a renewal of the Lease hereof, subject to all the terms and conditions set forth in this Lease, except that Landlord may at any time, should Landlord so elect, cancel and terminate such renewed Lease upon one month's written notice to tenant. If Tenant vacates the Premises at the expiration of the term without providing Landlord the notice required in subparagraph (a) above, Tenant shall pay to the Landlord one month's rent and Landlord shall be entitled to retain the Security Deposit.

The Tenant may terminate this Lease at any time prior to the expiration hereof by giving the Landlord a notice in writing at least one (1) calendar month prior to the date of the proposed

termination. However, in such case, the Tenant shall pay to the Landlord an additional one (1) month's rent and the Tenant shall forfeit the Security Deposit.

NO ASSIGNMENT / SUBLETTING / USE OF PREMISES. Tenant may not sublet all or part of the Premises, or assign this Lease, or permit any other person or persons to use the Premises. Only the Tenants listed above shall have the right to use and occupy the Premises. The Premises shall be used solely as a residence and may not be used for any other reason, including, but not limited to any legal or illegal business, commercial manufacture, trade or profession. Use of the Premises for any reason other than a residence shall result in termination of the Lease and eviction of the Tenant and the members of Tenant's household.

CLEANING COST SCHEDULE AND PROVISIONS. If Tenant fails to surrender the Premises to Landlord in a clean and rentable condition, Tenant agrees to pay, as "Additional Rent", any and all Cleaning Costs enumerated below. The Cleaning Costs will be calculated according to the Cleaning Costs Schedule as follows:

Refrigerator not clean.....	\$60.00
Range not clean.....	\$55.00
Oven not clean.....	\$55.00
Excessive grease.....	\$55.00
Bath and kitchen sinks not clean.....	\$50.00
Toilet not clean.....	\$45.00
Bathtub/shower base not clean.....	\$45.00
Bathtub/shower wall tile and/or surround not clean.....	\$55.00
Kitchen cabinets not clean.....	\$45.00
Kitchen countertops not clean.....	\$45.00
Linoleum and tile floors not clean.....	\$75.00
Carpet cleaning/shampooing.....	\$75.00
minimum	
Carpet deodorizing/enzyme treatment, per room.....	\$75.00
minimum	
Carpet remedially stained/damaged.....	\$70.00
minimum	
Personal belongings and debris not removed.....	\$60.00
Walls painted or decorated by Tenant, per wall.....	\$85.00
Removal of excess garbage.....	\$55.00
Failure to return key(s).....	\$65.00
Remove personal property and debris from storage bins and garage.....	\$65.00
OTHER: FORMTEXT	\$ FORMTEXT
OTHER: FORMTEXT	\$ FORMTEXT

TENANT'S OBLIGATIONS/IMDEMNIFICATION. Tenant shall, at Tenant's sole cost and expense, promptly comply with all laws, orders, rules and directions of all

governmental authorities, insurance carriers or Board of Fire Underwriters or similar group. Tenant may not do anything, which may increase Landlord's insurance premiums; if Tenant does, Tenant must pay the increase as "Additional Rent". Tenant agrees to indemnify and save harmless the Landlord of, from and against any and all actions, claims or suits including reasonable attorney's fees made by and on behalf of any person, firm, corporation, governmental authority or agency, invitees and licensees of the parties hereto arising out of, growing out of or in connection with the use and occupancy by Tenant of the Premises, unless such action, claim or suit is due to the Landlord's primary negligence or willful acts.

WAIVER OF TRIAL BY JURY/WAIVER OF RIGHT TO ASSERT

COUNTERCLAIM. Landlord and Tenant waive trial by jury in any matter relating to this Lease, except for a personal injury or property damage claim. Tenant further waives the right to assert a counterclaim in any summary proceeding commenced by the Landlord to evict Tenant for non-payment of rent or breach of any term of this Lease.

BANKRUPTCY. If Tenant assigns the Premises for the benefit of creditors, or if Tenant files a voluntary petition or an involuntary petition is filed against Tenant under any bankruptcy or insolvency law, or a trustee or receiver of Tenant or Tenant's property is appointed, Tenant shall be in default under the terms of this Lease and Landlord may terminate this Lease as set forth in Section XIII (J) below except that Landlord will provide Tenant with thirty (30) days Notice of Termination. Notwithstanding the foregoing, if the said bankruptcy proceedings are dismissed before the expiration of the thirty (30) day Notice of Termination period, then term of the Lease will not end as of the date of the Notice and Tenant will not be obligated to vacate the Premises.

FIRE, ACCIDENT, DEFECTS, DAMAGES. Tenant shall give Landlord prompt notice of any fire, accident, damage, dangerous, or defective condition relative to the Premises. If the Premises cannot be used because of fire or other casualty, Tenant is not required to pay rent for the time the Premises remains unusable. If part of the Premises cannot be used, Tenant must pay rent for the usable portion. Landlord shall have the right to decide which part of the Premises is usable. Landlord need only repair damaged structural parts of the Premises. Landlord is not required to repair or replace any personal property of Tenant. Landlord is not responsible for delays due to settling insurance claims, obtaining estimates, labor and supply problems, or any other cause not fully under Landlord's control.

If the fire or other casualty is caused by an act or neglect of Tenant or an invitee of Tenant, then all repairs shall be made at Tenant's sole cost and expense and Tenant must pay the full rent and additional rent for the remaining term of the lease without adjustment.

Landlord has the right to demolish or rebuild the building on the Premises if there is substantial damage by fire or other casualty. Landlord may cancel Lease within

Ten (10) days after the substantial fire or casualty by giving Tenant notice of Landlord's intention to demolish or rebuild. This Lease will end then (10) days after Landlord's said cancellation notice to Tenant. Tenant must deliver the Premises to Landlord on or before the cancellation date set forth within said notice and furthermore must pay all rent up until and including the date of said fire or casualty. If this Lease is cancelled, Landlord is not required to repair the Premises or the building containing said Premises. Said notice of cancellation does not release Tenant of liability in connection with the fire or casualty.

RIGHTS OF LANDLORD

Landlord shall have the right to place notices on or about the Premises, or any part thereof, offering the Premises "For Rent" or "For Sale".

Tenant accepts this Lease subject and subordinate to all underlying leases, leasehold mortgages, or other mortgages now or hereafter a lien upon or affecting the property of which the Premises are a part.

If the whole or substantial part of the building containing the Premises shall be acquired or condemned by Eminent Domain for any public or quasi-public use under any law, or by private purchase in lieu thereof by a public body vested with the power of Eminent Domain, then the term of this Lease shall cease and terminate from the date of the title vesting in such public body, and Tenant shall have no claim against the Landlord for the value of any unexpired term of this Lease. No part of any award or purchase shall belong to the Tenant.

If Tenant vacates the Premises and leaves any of the Tenant's personal property in or on the Premises, Landlord shall have the right to sell or otherwise dispose of Tenant's personal property and retain the proceeds from such sale, or other disposition, as liquidated damages and not as a penalty.

The Landlord, or its agent, shall be permitted to enter the Premises at all reasonable times upon reasonable notice to Tenant to examine or make repairs as the Landlord deems necessary, and to show the Premises to persons wishing to Lease or purchase the same. Notice received by the Tenant is deemed received by all Tenants in the Premise. If the Landlord provides Tenant with such reasonable notice, and Tenant refuses the Landlord access to the Premises on the date scheduled, a rescheduling fee of \$35.00 payable each time Landlord is required by Tenants actions to effect such rescheduling. Tenant shall reimburse Landlord, paid to Landlord as "Additional Rent", the rescheduling charges. Said

“Additional Rent” shall be due and payable to the Landlord by Tenant upon demand by Landlord. Notwithstanding anything herein to the contrary, if the Tenant refuses to reschedule a time to permit the Landlord to show the Premises to persons wishing to lease or purchase the Premises, Tenant shall pay to the Landlord an amount equal to two (2) months rent to cover Landlord’s damages, said amount being charged as liquidated damages and not as a penalty.

If the Premises shall at any time become vacant by reason of the removal of the Tenant for either non-payment of rent or “Additional Rent”, or for any violation herein, or for substantiated breach of contract, Landlord shall and may re-enter said Premises with force, or otherwise, without being liable to prosecution therefore, and Landlord may furthermore re-let said Premises as the agent of the Tenant and/or hold the Tenant liable for the rent due under the provisions of this lease.

If Landlord re-lets the Premises as agent of the Tenant, the rent collected shall first be applied toward payment of the expenses incurred from re-entering, re-letting, and performing necessary repairs and/or cleaning of the Premises, with the balance to be applied to payment of the rent or “Additional Rent” due under this Lease. The balance, if any, shall be paid to the Tenant and Landlord may hold the Tenant liable for any deficiency if the rental proves insufficient as above stated.

Failure of the Landlord to insist upon strict performance of any of the covenants or conditions of this Lease, or to exercise any option herein conferred in any one or more instances, shall not be construed as a waiver or relinquishment in the future of any such covenants, conditions or options, for the same shall be and remain in full force and effect. If any of the covenants or conditions is declared invalid or void, it shall not invalidate or void any other condition or covenant of the Lease.

If Tenant shall default in the payment of rent or any “Additional Rent” or shall let, sell, underlet, or assign over the Premises or any part thereof, or shall use the Premises or any part thereof for any purposes other than residential, or shall increase the number of residents beyond the number shown on the application of this Lease, which is made a part hereof, or shall violate any other covenant or agreement contained in this Lease, or violate any of the Rules and Regulations set forth and made a part hereof, or shall have made any misrepresentation in the Lease application, then in any such case, Landlord shall have the right to terminate this Lease by giving the Tenant three (3) days notice of termination. The notice of termination may be served personally or by mail or by posting a notice in some conspicuous place on or about the Premises. The term of the Lease shall expire on the end of the said three (3) days in the same manner as if it were the expiration of the term of this Lease. In addition, the Landlord may retain the Security Deposit as damages for the violation of said covenants, or any of them, as liquidated damages and not as a penalty. Landlord is exempt from any and all liability for any damage or injury to person or property caused by or resulting from steam, electricity, gas, water, rain, ice, snow, or any leak or flow from or into any part of said Premises, or from any damage or injury resulting or arising from any other cause, unless said damage or injury is caused by or due to the gross negligence of the Landlord.

(k) If Landlord is unable to perform any duty owed to Tenant hereunder

whether by reason of labor problems, governmental order, lack of supply, Tenant's act(s) or Tenant's neglect or any other cause not within Landlord's reasonable control, this Lease shall remain in full force and effect and Tenant's obligations hereunder are not altered.

RULES AND REGULATIONS OF TENANCY. Tenant shall observe and perform the following Rules and Regulations of Tenancy governing occupancy of the Premises:

OCCUPANCY: Premises shall not be occupied by any number of adults greater than represented on the Lease Application nor by any number other than dependent children of Tenant, if applicable.

PARKING: Parking is available to Tenant(s) in the following manner and only with the following prescriptions: Parking on Premises, as specifically designated above, is reserved strictly for Tenant use only, and only a maximum of ____ () vehicle per Tenant is allowed on Premise grounds. Nor unregistered or idle junk vehicles are allowed on Premise grounds. Tenants agree not to repair vehicles on Premise grounds if such repairs will take longer than a single day. No changing of oil is allowed on Premise grounds. If Tenant or any of Tenant's invitees illegally parks any vehicle on the Premises, Landlord shall arrange to have such vehicle towed from the Premises. Tenant shall reimburse Landlord, paid to Landlord as "Additional Rent", the amount of such towing charges. Said "Additional Rent" shall be due and payable to Landlord by Tenant upon demand by Landlord.

LOSS OF PERSONAL PROPERTY: Landlord shall NOT be responsible for loss of Tenant's personal property through theft or otherwise. Tenants are encouraged and advised by Landlord to obtain a RENTER'S INSURANCE POLICY, at their own expense, if they so wisely choose. If Tenant secures a RENTER'S INSURANCE POLICY, as advised by Landlord, a copy of said RENTER'S INSURANCE POLICY declaration page must be attached to The Lease.

INGRESS AND EGRESS: Hallways, stairs, and any other public passages and common areas contingent to Premises shall NOT be obstructed by Tenant's personal property, Tenant, or used by Tenant for any purpose other than ingress and egress to and from the Premises.

SIGNS: No signs, advertisements, notices, doorplates or similar devices shall be inscribed, painted or affixed to any part of the outside or inside of Premises by Tenant, except a nameplate which shall be installed only upon consent of Landlord or its agent.

WALLS: No nails, tacks, screws or double-sided tape shall be applied onto or driven into the woodwork, walls, doors or floors, and nor shall there be any boring or marring of the wood- or plaster work. Any and all damages to walls and other alterations to Premises performed by Tenant, or Tenant's invitees, without the prior written consent of Landlord will be diligently assessed and charged to Tenant.

PETS: No dogs, cats, parrots, or any other domestic animals or birds shall be kept as pets nor allowed on or in the Premises unless otherwise allowed by Landlord in writing and specifically governed by an executed Pet Agreement which shall be attached to this Lease.

LOCKS: Tenants are prohibited from adding locks to, changing, or in any way altering

locks installed on apartment doors. **ADDITIONAL LOCKS** shall not be placed on or added to any door or window without Landlord's prior knowledge or permission.

KEYS: All keys, including any mailbox key(s), if applicable, must be returned to Landlord by Tenant at the end of the term or earlier termination of this Lease.

FIRE SAFETY & OVERLOADS: No means of additional heating, supplementary generators, or fixtures/mounted lighting shall be used or applied within Premises. Furthermore, no electric, combustible gas, or liquid space heaters are allowed in or on Premises in the interest of fire safety and the safety of Tenants and Premises generally; Tenant shall comply with all electrical codes and standards and shall not overload circuits as provided in Premises.

WINDOW SILLS: No clothing, carpets, etc. shall be shaken or hung from the windows, porches, or balconies, nor shall any foods or personal property or objects be placed on or left about the outside windows and sills.

AIR CONDITIONERS: Tenant must have written consent from the Landlord before installation of any AIR CONDITIONER will be permitted.

GRILLS: No portable gas or charcoal GRILLS shall be used in the apartment or porch, or within ten (10) feet of the Premises or within the (10) feet of any building or structure contingent to Premises.

WIRE AND ROPE HAZARDS: No wires or ropes shall be installed outside of the apartment and/or Premises.

FURNISHINGS: No waterbeds allowed in Premises unless otherwise provided for through written consent of Landlord. If applicable, Landlord may supply to Tenant furnishings described, referenced, and specifically governed through an executed Furnishings Addendum, which shall be attached and made part of the Lease.

APPLIANCES: No dishwashers, washers, dryers, or other appliances are allowed in Premises unless otherwise provided for through written consent of Landlord. Appliances provided in Premises are as follows:

FORMTEXT Refrigerator
Range

CONCERN FOR OTHERS / NOISE: Tenant shall show due concern for the rights of fellow Tenants, Management Personnel, and Persons (Vendors) acting in service of the Management. All radios, television sets, audiovisual equipment, group gatherings, soliloquies, and pianos must be kept at a level of sound that does not annoy, disturb, or interfere with the peace and quiet of neighbors both inside and outside the Premises. Additionally, no pianos, audiovisual equipment, television or radios shall be played after 10:00 P.M. or before 8:00A.M.daily

GARBAGE POLICY: Tenants agree to separate, recycle and store daily garbage and trash in accordance with the applicable ordinances, rules, or regulations of the municipality in which Premises is located. Any penalty imposed on the Landlord by such municipality for Tenant's failure to comply with any local ordinance, code, rule, or regulation regarding garbage and trash disposal will be charged back as "Additional Rent" to the Tenant

responsible for the imposition of such penalty on the Landlord. If the Tenant responsible for said violation cannot be identified by the Landlord, each Tenant in the building(s) in which ALL leased Premises are located will pay their proportionate share of the penalty to fully reimburse the Landlord for payment of said penalty.

DRUG POLICY: If Landlord learns that any portion of the Premises is being used by Tenant or the Tenant's guests, invitees or other persons under the Tenant's control for the sale, use, or trafficking of narcotics or other controlled substances, Landlord will immediately terminate this Lease and commence summary proceedings for eviction of Tenant.

SMOKING POLICY: Tenants who smoke are requested to do so outdoors so as not to offend any non-smoking tenants living in, above, below, or near said Premises. Tenants who smoke, or who allow guests or invitees to smoke in said Premises, are responsible for any cigarette-, pipe-, or cigar-smoking-related damages such as tar residue on the woodwork, walls, and ceilings; burn marks on carpeting; and aggregate tobacco odor, discoloration, film, and stains warranting cleanup, deodorizing, and/or other remedies. Any and all smoking-related damages will be charged to Tenant as additional rent.

GUESTS: Premises shall not be occupied by anyone except Tenant and Tenant dependants, as set forth above. Tenants are responsible and liable for the conduct of their guests. Acts of guests in violation of this Lease and the Rules and Regulations of Tenancy may be deemed by Landlord to be a breach by Tenant of the terms of this Lease. No guest shall stay longer than seven (7) days within any given month without permission of Landlord; otherwise a \$10.00 per day guest charge, paid as "Additional Rent", will be due and payable to Landlord without Landlord demand. Tenant and parties listed herein are the only ones to live on Premises.

TOILETS: Management will repair on a timely basis any clogged toilets or drains brought to Management's attention. A routine and easily serviceable clog is Management's responsibility whether Tenant's do not or cannot take care of it themselves. However, Tenants agree to be responsible for all costs related to toilets and/or drains clogged as a consequence of Tenant negligence and/or abuse either from discard of excessive amounts of paper or other matter like sanitary napkins, tampon applicators, cat litter, or any other debris, object, or foreign matter generally not intended for disposal via toilets and drains such costs are additional rent.

ALTERATIONS: Tenants shall make no alterations to the Premises, including painting and wallpapering, without the Landlord's prior written consent. All alterations or changes and improvements built, constructed, or placed upon or within the Premises by Tenant, shall, unless otherwise provided for by written agreement between Landlord and Tenant, remain in or on the Premises at the expiration or earlier termination of this Lease. This provision shall not apply to fixtures removable without damage to the Premises and/or movable personal property.

WINDOWS AND GLASS: Tenant shall replace promptly and at his or her own expense any broken windows and glass in and/or about Premises during the term of this Lease when caused by the carelessness, negligence, or improper conduct of Tenant or Tenant's agents or invitees. Additionally, Tenant releases Landlord from any and all liability

resulting from injuries sustained by Tenant as a result of Tenant's actions and/or negligence and broken glass resulting from such.

BALCONIES AND TERRACES: If applicable, Tenant must keep terraces and balconies free from snow, ice, leaves, and garbage, and furthermore keep all screens in good repair and drains free and clear of debris. No cooking or grilling is allowed on terraces or balconies. Tenants may NOT keep plants or install a fence or any addition on said terraces and balconies, and if Tenant does so, Landlord reserves the right to remove and store said plants and/or fence at Tenant's own expense.

SUBSEQUENT ADDITIONAL/MODIFIED RULES AND REGULATIONS:

Landlord reserves the right at any time to prescribe additional and subsequent rules and regulations, and to make changes to the Rules and Regulations set forth herein, in the interest of preserving safety, care, cleanliness of Premises, and the order, comfort, and benefit of tenants generally. Such additional Rules and Regulations shall be binding upon the Tenant and shall become part of this Lease from the date they are adopted by Landlord and provided to Tenant.

FIRE EXTINGUISHERS: The Tenant agrees to purchase from Managing Agent, SALL ASSOCIATES, LTD., one (1) fire extinguisher for the sum of **\$15.00**, or show proof of purchase of a fire extinguisher of equal quality. The Tenant also agrees to install and keep installed the said fire extinguisher in the Premises during the term of this Lease. The said fire extinguisher shall remain the property of the Tenant and Tenant may remove the same from the Premises upon termination of this Lease.

ABANDONED TENANT PROPERTY: Tenant(s) agree to fully dispose of and remove from Premises any and all personal property at their own expense and through their own labor whenever Tenant(s) are legally required to vacate the Premises either at the expiration of the lease term, the termination of their tenancy, or because of eviction for nonpayment, holdover, or any other valid reason(s). Tenants agree that any personal property left in the Premises after the expiration of the lease term, termination of tenancy, or surrender of the Premises will be summarily disposed of and discarded by Landlord/Management after a reasonable amount of time herein determined and agreed to be thirty (30) days from the date of repossession of the Premises by Landlord. If Tenant(s) fail to remove their personal property at the expiration of their tenancy or surrender of Premises, Tenant(s) agree that Landlord/Management is entitled to move and store any and all personal property belonging to Tenant(s) and their household so as to return the Premises to a rentable and acceptable condition. Tenants agree to reimburse Landlord/ 10.00 per day, charged as "Additional Rent" and payable upon demand to Landlord/Management, to cover the costs, expense, and fair value of moving and storing said Tenant's property. Tenant is obligated to pay all moving and storage costs.

DEVICES: Tenant(s) agree that they, members of their household, any and all guests and invitees under Tenant's care, supervision, and observation are strictly forbidden by Landlord to tamper and interfere with, alter, deface, damage and/or destroy any and all devices contingent to the Premises and the Premises' grounds, including, but not limited to, electrical and heating devices, thermostatic controls, water heaters, fuse boxes, plumbing, etc. Landlord will pursue all of its remedies for breach of this term of the Lease.

ROOFS, FIRE ESCAPES, AND COMMON AREAS: Unless warranted by an actual emergency, Tenant(s), members of their household, and any and all guests and invitees under Tenant's care, supervision and/or observation are not allowed on any and all roofs, fire escapes, walls, ledges, windowsills, and ladders pertinent to the Premises and its grounds

CARBON MONOXIDE DETECTORS. Tenant acknowledges that the Premises contains required working carbon monoxide detectors. Tenant agrees to keep the carbon monoxide detectors in good repair and replace the same if necessary at Tenant's expense.

GROUND. Maintenance of the Premises' grounds, common walkway(s) and driveway(s) will be observed and carried out responsibly and in a reasonable manner within a reasonable amount of time by FORMTEXT owner.

ILLEGAL PROVISIONS NOT AFFECTING LEGAL PROVISIONS. If any of the covenants or conditions set forth herein is declared invalid, void, or unconscionable, it shall not invalidate or void any other covenant or condition of this Lease. It is the intention of the parties that any such clause shall be eliminated from the Lease without affecting the remaining terms of the Lease.

ATTORNEYS' FEES. In any action commenced by either the Landlord or Tenant, the prevailing party in any such action shall be entitled to recover its reasonable attorney's fees.

BINDING AGREEMENT. The covenants and agreements herein contained are binding on the parties hereto and their respective heirs, assigns, legal representatives or successors, as their case may be.

ENTIRE AGREEMENT. This Lease and any attached Addendum(s) constitute the entire agreement between Tenant(s) and Landlord and no oral statements shall be binding. Any and all other understandings or obligations between Landlord and Tenant must be made in writing and attached herewith as an Addendum to this Lease.

HEADINGS. The headings preceding the text of the paragraphs and subparagraphs hereof are inserted solely for convenience of reference and shall not constitute a part of this Lease, nor shall they affect the Lease's meaning, construction, or effect.

SUBLETTING. Subletting will be permitted with permission from the Landlord.

JOINT TENANCY. If more than one tenant signs this Lease, each Tenant understands and agrees that under New York law, each Tenant is jointly and severally obligated to pay all monies owed to Landlord hereunder, including reimbursement for damages to the Premises. As such, Landlord is entitled to recover all monies due hereunder from any one Tenant and need not commence an action against all Tenants.

IN WITNESS WHERE OF, the parties hereto execute this Lease on the date or dates set forth below FORMTEXT day of FORMTEXT ,
20 FORMTEXT .

LANDLORD: By it's Managing by Sall Associates, LTD

BY: _____ (AGENT OF SALL ASSOCIATES, LTD.)

TENANT: _____ / / _____

TENANT: _____ / / _____

TENANT: _____ / / _____

TENANT: _____ / / _____

TENANT: _____ / / _____

TENANT: _____ / / _____

TENANT: _____ / / _____

TENANT: _____ / / _____

Address: _____

Address:

Phone: _____

Phone :

Cell: _____

Cell:

Email: _____

Email:

Address: _____

Address:

Phone: _____

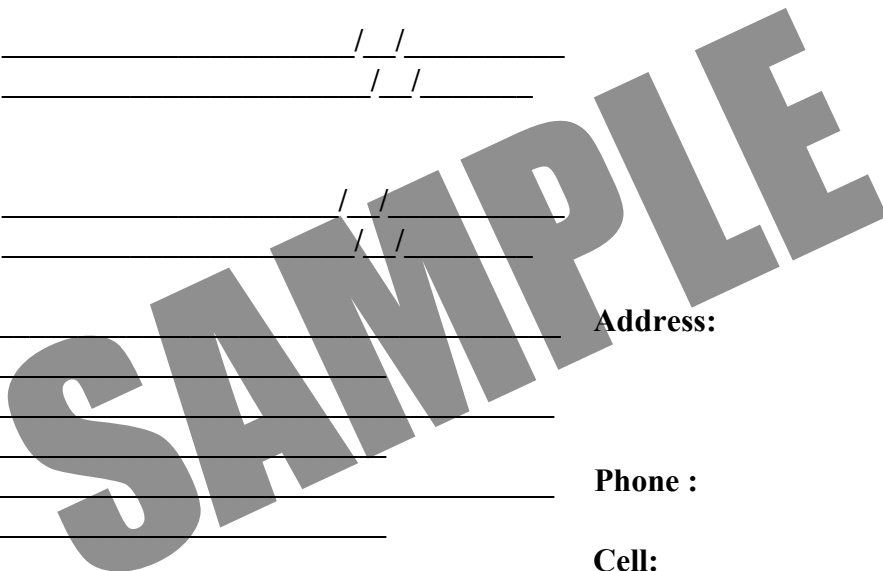
Phone :

Cell: _____

Cell:

Email: _____

Email:



SMOKE DETECTOR ADDENDUM

Smoke Detector: Tenant acknowledges that as of this date the leased Premises listed above is equipped with one or more smoke detector(s) and that Tenant finds it/them to be in good working order.

NOTICE: THIS ADDENDUM PLACES A DUTY UPON THE TENANT TO REGULARLY TEST THE SMOKE DETECTOR(S) IN THEIR LEASED PREMISES AND REPORT ANY PROBLEM, DEFECT, MALFUNCTION, OR FAILURE OF THE SMOKE DETECTOR(S) TO LANDLORD, MANAGEMENT, OR ITS AGENT IN WRITING. WITHIN SEVEN (7) DAYS OF RECEIPT OF SUCH WRITTEN NOTIFICATION, LANDLORD, MANAGEMENT, OR ITS AGENT SHALL REPAIR OR REPLACE THE SMOKE DETECTOR(S), ASSUMING THE AVAILABILITY OF LABOR AND MATERIALS.

Maintenance:

Tenant agrees to replace the smoke detector(s) battery or batteries if at any time the existing battery or batteries become expended and/or unserviceable.

If, after replacing battery or batteries, the respective smoke detector(s) will not operate, Tenant must inform Landlord/Management immediately in writing of any deficiencies.

New York State Requirements: Tenant acknowledges that the N.Y.S. Dept. of Codes Division's Article 1193.1 section (b) expressly states that "It shall be prohibited for any person to render a fire extinguishing or fire warning device or system inoperable or inaccessible, except during...maintenance periods, emergencies, or prescribed testing."

Replacement: Tenant agrees to reimburse Landlord/Management, upon request, for the cost of a new smoke detector and its installation in the event that the existing smoke detector(s) become damaged by Tenants, their guest, or their invitees.

Disclaimer: (A) TENANT ACKNOWLEDGES AND AGREES THAT LANDLORD/MANAGEMENT IS NOT THE OPERATOR, MANUFACTURER, DISTRIBUTOR, RETAILER, OR SUPPLIER OF THE SMOKE DETECTOR(S); TENANT ASSUMES FULL AND COMPLETE RESPONSIBILITY FOR ALL RISKS AND HAZARDS ATTRIBUTABLE TO, CONNECTED WITH, OR IN ANY WAY RELATED TO THE USE, OPERATION, MALFUNCTION, OR FAILURE OF THE SMOKE DETECTOR(S) REGARDLESS OF WHETHER SUCH MALFUNCTION OR FAILURE IS ATTRIBUTABLE TO, CONNECTED WITH, OR IN ANY WAY RELATED TO THE USE, OPERATION, MANUFACTURE, REPAIR, SERVICING, OR INSTALLATION OF SAID SMOKE DETECTORS; AND (B) NO REPRESENTATION, WARRANTIES, UNDERTAKINGS, OR PROMISES, WHETHER ORAL, IMPLIED, OR OTHERWISE, HAVE BEEN MADE TO TENANT BY LANDLORD/MANAGEMENT, ITS AGENTS OR EMPLOYEES REGARDING SAID SMOKE DETECTOR(S) OR THE ALLEGED PERFORMANCE OF THE SAME. LANDLORD/MANAGEMENT NEITHER MAKES NOR ADOPTS ANY WARRANTY OF ANY NATURE REGARDING SAME SMOKE DETECTOR(S) AND EXPRESSLY DISCLAIMS ALL WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OF HABITABILITY OR ANY AND ALL OTHER EXPRESSED OR IMPLIED WARRANTIES. LANDLORD/MANAGEMENT SHALL NOT BE LIABLE FOR LOSSES OR DAMAGES TO PERSONS OR PROPERTY CAUSED BY: (1) TENANT'S FAILURE TO REGULARLY TEST THE SMOKE DETECTOR(S); (2) TENANT'S FAILURE TO NOTIFY LANDLORD/MANAGEMENT OF ANY PROBLEM, DEFECT, MALFUNCTION, OR FAILURE OF THE SMOKE DETECTOR(S); (3) THEFT OF THE SMOKE DETECTOR(S) OR ITS SERVICEABLE BATTERIES; AND/OR (4) FALSE ALARMS PRODUCED BY THE SMOKE DETECTOR(S).

Term: The term of this Addendum shall be the same term as the Lease or of any renewal or extension of said lease.

Entire Agreement: Tenant and Landlord/Management acknowledge that this Addendum is the entire agreement of the Parties relative to smoke detector(s) in the above referenced Premises. Tenant

acknowledges having read this Addendum and understands that it places upon him/her/them a duty to regularly test the smoke detector(s) and report all malfunctions of the same to Landlord/Management in writing.

Signatures of All Residents

_____	Date

_____	Date

_____	Date

_____	Date

_____	Date

_____	Date

_____	Date

Signature of All Adult Occupants

_____	Date

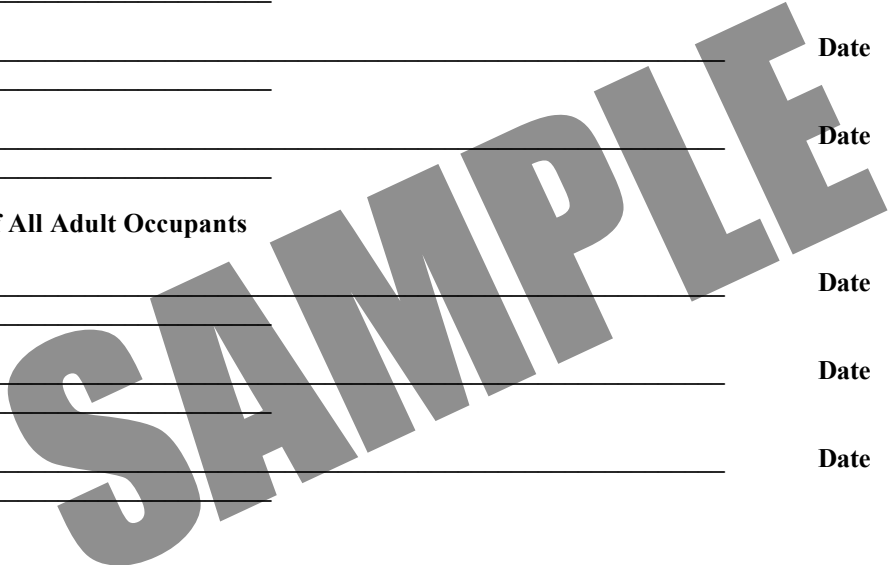
_____	Date

_____	Date

LANDLORD BY ITS MANAGING AGENT: Sall Associates, LTD

BY: _____ (_____
FORMTEXT _____,Sall Associates, LTD.)

DATE: _____



LEAD-BASED PAINT DISCLOSURE

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors ("Landlord", "Owner", "Agent" or "Management") must disclose the presence of known lead-based paint hazards in the dwelling. Lessees ("Tenant") must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's/Management's Disclosure (initial and check the appropriate disclosures.)

_____ (A) Presence of lead-based paint and/or lead-based paint hazards; (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explanation: _____

Landlord/Management has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ (B) Records and Reports available to Landlord/Management; (check one below):

Landlord/Management has provided Tenant(s) all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

List all documents as follows: _____

Landlord/Management has no reports or records pertaining to lead-based paint and/or lead based paint hazards in the housing.

Tenant's Acknowledgement (all lessees should initial)

_____ (C) Tenant has received copies of all information listed above.

_____ (D) Tenant has received the pamphlet *Protect Your Family From Lead in Your Home*.

Agent's Acknowledgement (initial) (lessor's agent)

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

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

Tenant: _____

Date ____/____/____

Tenant: _____

Date ____/____/____

LANDLORD BY ITS MANAGING AGENT: Sall Associates, LTD

**BY: _____ (FORMTEXT ,
AGENT OF SALL ASSOCIATES, LTD.)**

DATE: _____

SAMPLE

DRUG-FREE HOUSING ADDENDUM

Landlord/Management leases to Tenant(s), and Tenant(s) lease from Landlord/Management, Premises known as _____ as described in the Lease dated _____ 2011 to which this Drug-Free Housing Addendum pertains:

The Tenant, any member of the Tenant's household or any guest or other person under the Tenant's control shall not engage in or facilitate criminal activity on or near the premises including, but not limited to, violent criminal activity or drug-related criminal activity.

The Tenant or any member of the Tenant's household shall not permit the dwelling unit to be used for or to facilitate criminal activity including, but not limited to, violent criminal activity or drug-related criminal activity.

"Violent criminal activity" means any criminal activity that has as one of its elements the use, attempted use or threatened use of physical force against the person or property of another.

"Drug-related criminal activity" means the illegal manufacture, sale, distribution or use or possession with intent to manufacture, sell, distribute or use, of a controlled substance, as defined in Section 102 of the Controlled Substances Act (21 USC 802) and by state and local laws.

One or more violations of Section 1 or 2 of this Lease Addendum constitutes a substantial violation of the lease and a material noncompliance with the lease. Any such violation is grounds for immediate termination of tenancy and eviction from the unit.

Proof of violation shall be by a preponderance of the evidence, unless otherwise provided by law.

In case of any conflict between the provisions of this Lease Addendum and any other provision of the lease, the provision of this Lease Addendum shall govern.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date:

LANDLORD BY ITS MANAGING AGENT: Sall Associates, LTD

BY: _____ (FORMTEXT

Associates, LTD.)

,Sall

DATE: _____

SAMPLE

RENTER'S INSURANCE ADDENDUM

Landlord/Management leases to Tenant(s), and Tenant(s) lease from Landlord/Management, Premises known as _____ as described in the Lease dated _____ 2011 to which this Renter's Insurance Addendum applies.

Landlord/Management require Renter's insurance for tenants who own a pet, and otherwise strongly advises Tenant to obtain Renter's Insurance. Renter's Insurance provides protection for you and your family. Renter's Insurance provides you with insurance coverage for loss, damage, or destruction of your property. It also provides coverage for additional living expenses you may incur if the apartment becomes uninhabitable for whatever unforeseen reason.

Renter's Insurance covers a multitude of losses, which may include: THEFT, VANDALISM, FIRE OR SMOKE DAMAGE, LIGHTNING, FREEZING PIPES OR WATER DAMAGE, HAIL AND WIND, ELECTRICAL SURGES AND DAMAGE, ACTS OF PETS, PERSONAL PROPERTY THAT YOU OWN OR USE ANYWHERE IN THE WORLD, ADDITIONAL LIVING EXPENSES (IF THE PREMISES IS UNLIVABLE), OTHER ITEMS, AS REQUESTED, UNDERWRITTEN, AND SIGNED FOR.

The coverage provided by Renter's Insurance differs from company to company and can also be increased or decreased according to your needs. Certain additional coverages may also be requested.

According to the terms of Lease, Landlord is NOT responsible for damage to Tenant's personal property. Landlord's insurance does not cover the personal property belonging to Tenants. Therefore, Landlord/Management strongly encourages Tenant(s) to purchase this relatively inexpensive form of insurance protection. Consult your insurance agent for Renter's Insurance and acquire it promptly, if you so choose.

By signing this document, you acknowledge that Landlord and/or Management have advised you to purchase Renter's Insurance.

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

LANDLORD BY ITS MANAGING AGENT: Sall Associates, LTD

BY: _____ (FORMTEXT _____ , Sall Associates, LTD

DATE: _____

CARBON MONOXIDE DETECTOR ADDENDUM

Carbon monoxide Detector: Tenant acknowledges that as of this date the leased Premises listed above is equipped with one or more carbon monoxide detector(s) and that Tenant finds it/them to be in good working order.

NOTICE: THIS ADDENDUM PLACES A DUTY UPON THE TENANT TO REGULARLY TEST THE CARBON MONOXIDE DETECTOR(S) IN THEIR LEASED PREMISES AND REPORT ANY PROBLEM, DEFECT, MALFUNCTION, OR FAILURE OF THE CARBON MONOXIDE DETECTOR(S) TO LANDLORD, MANAGEMENT, OR ITS AGENT IN WRITING. WITHIN SEVEN (7) DAYS OF RECEIPT OF SUCH WRITTEN NOTIFICATION, LANDLORD, MANAGEMENT, OR ITS AGENT SHALL REPAIR OR REPLACE THE CARBON MONOXIDE DETECTOR(S), ASSUMING THE AVAILABILITY OF LABOR AND MATERIALS.

Carbon Monoxide Detector: Tenant acknowledges that as of this date the leased Premises listed above is equipped with one or more carbon monoxide detector(s) and that Tenant finds it/them to be in good working order.

NOTICE: THIS ADDENDUM PLACES A DUTY UPON THE TENANT TO REGULARLY TEST THE CARBON MONOXIDE DETECTOR(S) IN THEIR LEASED PREMISES AND REPORT ANY PROBLEM, DEFECT, MALFUNCTION, OR FAILURE OF THE CARBON MONOXIDE DETECTOR(S) TO LANDLORD, MANAGEMENT, OR ITS AGENT IN WRITING. WITHIN SEVEN (7) DAYS OF RECEIPT OF SUCH WRITTEN NOTIFICATION, LANDLORD, MANAGEMENT, OR ITS AGENT SHALL REPAIR OR REPLACE THE

CARBON MONOXIDE DETECTOR(S), ASSUMING THE AVAILABILITY OF LABOR AND MATERIALS.

Carbon monoxide Detector: Tenant acknowledges that as of this date the leased Premises listed above is equipped with one or more carbon monoxide detector(s) and that Tenant finds it/them to be in good working order.

NOTICE: THIS ADDENDUM PLACES A DUTY UPON THE TENANT TO REGULARLY TEST THE CARBON MONOXIDE DETECTOR(S) IN THEIR LEASED PREMISES AND REPORT ANY PROBLEM, DEFECT, MALFUNCTION, OR FAILURE OF THE SMOKE DETECTOR(S) TO LANDLORD, MANAGEMENT, OR ITS AGENT IN WRITING. WITHIN SEVEN (7) DAYS OF RECEIPT OF SUCH WRITTEN NOTIFICATION, LANDLORD, MANAGEMENT, OR ITS AGENT SHALL REPAIR OR REPLACE THE CARBON MONOXIDE DETECTOR(S), ASSUMING THE AVAILABILITY OF LABOR AND MATERIALS.

Maintenance:

Tenant agrees to replace the carbon monoxide detector(s) battery or batteries if at any time the existing battery or batteries become expended and/or unserviceable.

If, after replacing battery or batteries, the respective carbon monoxide detector(s) will not operate, Tenant must inform Landlord/Management immediately in writing of any deficiencies.

New York State Requirements: Tenant acknowledges that the N.Y.S. Dept. of Codes Division's Article 1193.1 section (b) expressly states that "It shall be prohibited for any person to render a fire extinguishing or fire warning device or system inoperable or inaccessible, except during... maintenance periods, emergencies, or prescribed testing."

Replacement: Tenant agrees to reimburse Landlord/Management, upon request, for the cost of a new carbon monoxide detector and its installation in the event that the existing carbon monoxide detector(s) become damaged by Tenants, their guest, or their invitees.

Disclaimer: (A) TENANT ACKNOWLEDGES AND AGREES THAT LANDLORD/MANAGEMENT IS NOT THE OPERATOR, MANUFACTURER, DISTRIBUTOR, RETAILER, OR SUPPLIER OF THE CARBON MONOXIDE DETECTOR(S); TENANT ASSUMES FULL AND COMPLETE RESPONSIBILITY FOR ALL RISKS AND HAZARDS ATTRIBUTABLE TO, CONNECTED WITH, OR IN ANY WAY RELATED TO THE USE, OPERATION, MALFUNCTION, OR FAILURE OF THE CARBON MONOXIDE DETECTOR(S) REGARDLESS OF WHETHER SUCH MALFUNCTION OR FAILURE IS ATTRIBUTABLE TO, CONNECTED WITH, OR IN ANY WAY RELATED TO THE USE, OPERATION, MANUFACTURE, REPAIR, SERVICING, OR INSTALLATION OF SAID SMOKE DETECTORS; AND (B) NO REPRESENTATION, WARRANTIES, UNDERTAKINGS, OR PROMISES, WHETHER ORAL, IMPLIED, OR OTHERWISE, HAVE BEEN MADE TO TENANT BY LANDLORD/MANAGEMENT, ITS AGENTS OR EMPLOYEES REGARDING SAID CARBON MONOXIDE DETECTOR(S) OR THE ALLEGED PERFORMANCE OF THE SAME. LANDLORD/MANAGEMENT NEITHER MAKES NOR ADOPTS ANY WARRANTY OF ANY NATURE REGARDING SAME CARBON MONOXIDE DETECTOR(S) AND EXPRESSLY DISCLAIMS ALL WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OF HABITABILITY OR ANY AND ALL OTHER EXPRESSED OR IMPLIED WARRANTIES. LANDLORD/MANAGEMENT SHALL NOT BE LIABLE FOR LOSSES OR DAMAGES TO PERSONS OR PROPERTY CAUSED BY: (1) TENANT'S FAILURE TO REGULARLY TEST THE CARBON MONOXIDE DETECTOR(S); (2) TENANT'S FAILURE TO NOTIFY LANDLORD/MANAGEMENT OF ANY PROBLEM, DEFECT, MALFUNCTION, OR FAILURE OF THE CARBON MONOXIDE DETECTOR(S); (3) THEFT OF THE CARBON MONOXIDE DETECTOR(S) OR ITS SERVICEABLE BATTERIES; AND/OR (4) FALSE ALARMS PRODUCED BY THE CARBON MONOXIDE DETECTOR(S).

Date
Date
Date
Date

Signature of All Adult Occupants

Date
Date
Date

LANDLORD BY ITS MANAGING AGENT: Sall Associates, LTD

BY: _____ (

FORMTEXT _____, Sall Associates, LTD.)

DATE: _____



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SAMPLE