

THIRD MONTH CONCESSION ADDENDUM

151 Centre Street Urban Renewal LLC

This addendum to the Lease dated **October 30, 2021** ("Lease"), between **151 Centre Street Urban Renewal LLC** ("Landlord") and **rajeswari samanthapudi** ("Tenant") is incorporated in and made a part of the Lease for apartment **1350** (the "Apartment").

It is agreed and understood by Landlord and Tenant that Tenant shall receive the following rental concession ("Concession"), provided that Tenant complies with all the terms and conditions of the Lease. If Tenant vacates the apartment before the end of the lease term, Tenant is responsible to pay the full rental value without any Concession:

Tenant shall have the right to occupy the Apartment free of Rent (as defined in the Lease) for a period beginning with the first day of the third month of the Lease term through and including the last day of said month.

It is mutually understood and agreed by Landlord and Tenant that disclosure of the above Concession may cause substantial damage to the Landlord, which damage cannot be readily ascertained. Therefore, Tenant agrees not to divulge to any party the existence of the Concession, either before or after execution. In the event Tenant breaches the aforesaid obligation, Tenant is responsible to pay the full rental value without any Concession.

TENANT

DocuSigned by:



Name: **rajeswari samanthapudi**

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

LANDLORD
151 Centre Street Urban Renewal LLC
KRE Property Management Company LLC

By: _____

Name: **Jasmin Robertson**
Title: **Authorized Agent**

FOURTH MONTH CONCESSION ADDENDUM

151 Centre Street Urban Renewal LLC

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It is agreed and understood by Landlord and Tenant that Tenant shall receive the following rental concession ("Concession"), provided that Tenant complies with all the terms and conditions of the Lease. If Tenant vacates the apartment before the end of the lease term, Tenant is responsible to pay the full rental value without any Concession:

Tenant shall have the right to occupy the Apartment free of Rent (as defined in the Lease) for a period beginning with the first day of the fourth month of the Lease term through and including the last day of said month.

It is mutually understood and agreed by Landlord and Tenant that disclosure of the above Concession may cause substantial damage to the Landlord, which damage cannot be readily ascertained. Therefore, Tenant agrees not to divulge to any party the existence of the Concession, either before or after execution. In the event Tenant breaches the aforesaid obligation, Tenant is responsible to pay the full rental value without any Concession.

TENANT

DocuSigned by:

RAJESWARI SAMANTHAPUDI

Name: **rajeswari samanthapudi**

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

LANDLORD
151 Centre Street Urban Renewal LLC
KRE Property Management Company LLC

By: _____

Name: **Jasmin Robertson**
Title: **Authorized Agent**

LEASE AGREEMENT

WITH

151 Centre Street Urban Renewal LLC

**Apartment No. 1350
151 Centre Street Urban Renewal LLC
151 Centre Street, Apartment 1350
Bayonne, NJ 07002**



THE PARTIES, LANDLORD AND TENANT, IN CONSIDERATION OF THE MUTUAL PROMISES IN THIS AGREEMENT (referred to as the "LEASE") UNDERSTAND AND AGREE TO THE FOLLOWING:

1. APPLICATION

This Lease is conditioned upon Landlord obtaining a favorable application, credit report and background check on Tenant based on the information and documents supplied by Tenant to Landlord. Tenant represents and warrants that all information and documents supplied by Tenant to Landlord in Tenant's application statement and elsewhere are true and accurate. In the event that such information is not accurate or in the event that Landlord does not obtain a favorable credit report and background check, Landlord may declare this Lease null and void. Landlord shall not be liable for any damages caused by Tenant's failure to take possession. Tenant may be required to renew the application annually.

The undersigned prospective Tenant agrees to a credit check and background check and to satisfy any other Tenant selection criteria before occupying the Apartment.

2. PARTIES AND APARTMENT

The parties to this Lease are **151 Centre Street Urban Renewal LLC** (referred to as "Landlord") and **rajeswari samanthapudi** (referred to as "Tenant").

If more than one Tenant is named as a party to this Lease, the named persons understand and agree that they are jointly and severally liable for all obligations under this Lease. Tenant understands and agrees that the term "Landlord" shall include Landlord's successors and assigns. A Managing Agent may act as agent for Landlord. Landlord agrees to lease to Tenant Apartment number **1350** (referred to as the "Apartment") located at **151 Centre Street, Apartment 1350, Bayonne, NJ 07002**. Tenant may use the Apartment only as a private dwelling. Only the following persons will reside in the Apartment as part of the Tenant's household/family:

- 1. **rajeswari samanthapudi**
- 2.
- 3.
- 4.
- 5.
- 6.

Each of these individuals, with the exception of any emancipated minor child must be a signatory to this Lease. Any changes in Tenant's household/family must be promptly reported to Landlord in writing and are subject to Landlord's approval. The Tenant acknowledges that the Landlord must approve any additional people being added to the Lease, including emancipated minors and will make this information available to the Landlord in writing. Landlord's approval is not required to add a minor child, be it through birth, adoption, or foster care placement, at the Apartment.

The Tenant understands and agrees to comply with any applicable directives, policies, procedures, rules, regulations and guidelines, as established and amended from time to time by the Landlord and/or any Federal, State or local governmental entity having jurisdiction.

Tenant hereby acknowledges receipt, review and agreement with the terms of the Rules and Regulations, which are annexed hereto. Tenant expressly agrees that any violation of the Rules and Regulations shall be good cause to evict Tenant or individuals residing in the Apartment in accordance with applicable New Jersey's Landlord/Tenant statutes.

3. TERM OF LEASE

The initial Lease term shall begin on **October 30, 2021** and end on **December 31, 2022**.

Landlord is not responsible if Landlord cannot give the Tenant possession of the Apartment at the start of this Lease. However, Rent will be charged only from the date on which possession of the Apartment is actually made available to the Tenant. If Landlord cannot give possession within thirty (30) days after the beginning of the term, the Tenant may cancel the Lease by written notice and receive a refund of the advance Rent and Security Deposit. However, Landlord reserves the right to offer a similar apartment. No interest will accrue on any advance Rent or Security Deposit money if Landlord cannot deliver possession.

4. RENT

The Tenant agrees to pay a rental charge in the sum of **\$2,500.00** ("Rent") per month. Rent is due on the first day of every month whether a bill is received or not. Landlord does not lose the right to any remedy by accepting either full or partial payment of Rent, charges for utilities and other services, or surcharges.

5. MODE OF PAYMENT

Tenant agrees that all Rent payments will be made by check, money order, cashier's check, or Automated Clearing House (ACH), and that Landlord will not accept a cash payment. In no event may the Tenant make a cash payment to the superintendent and the Tenant agrees that a receipt signed by the superintendent shall not mean that the money was received by the Landlord and the receipt shall not be a defense for non-payment. The Tenant further agrees that if any of the Tenant's personal checks or electronic payments should be dishonored by the Tenant's bank for any reason whatsoever, Landlord shall have the right thereafter to require bank checks, money orders, or certified check.

No payments by check that are made under the terms of this Lease may be made by a third party (other than governmental agencies or a New Jersey bank) without prior written consent of Landlord.

6. CHARGE FOR UTILITIES AND OTHER SERVICES

Tenant must pay for all applicable utilities defined by the Rules and Regulations and certificate of Occupancy Fees if applicable. Before taking possession of the Apartment, Landlord will require that the Tenant provide proof that the utilities have been placed in the name of the Tenant. Tenant's failure to transfer utilities into Tenant's name shall result in a charge of an administrative fee of **\$25.00** per month until Tenant provides proof as required. Any administrative fee charged under this section and any utility charges paid by Landlord that result from Tenant's failure to transfer utilities into Tenant's name or pay their obligations to the utility provider shall be considered as Additional Rent as defined in Paragraph 7. Landlord reserves the right to commence eviction proceedings and/or terminate utility services in the event Tenant fails to transfer the utilities into Tenant's name.

7. ADDITIONAL RENT

If the Tenant fails to comply with any of the terms or covenants described in this Lease, the Tenant understands the Landlord may charge the Tenant for expenses incurred as "Additional Rent". Expenses, including late fees, utility charges, returned check fees, lockout fees as described in Paragraph 8, damages, attorney fees, as described in Paragraph 29 and other associated costs, including statutory costs allowed and constable fees and additional security will be construed as Additional Rent and will be due and payable in accordance with the monthly Rental charge as described in Paragraph 4. If applicable, additional expenses may include parking fees, pet fees, and amenity fees. If the Tenant fails to pay the Additional Rent, the Landlord will have the same rights as if the Tenant failed to pay the basic Rent.

8. CHARGES FOR LATE PAYMENTS AND RETURNED CHECKS

Tenant understands and agrees to pay an extra charge for late Rent payments, returned checks and lockout fees as follows:

- A. Late payments –Rent shall be payable in advance on the first day of each month. Tenant will pay Rent plus all fees, charges and surcharges by an acceptable Mode of Payment as defined in Paragraph 5. If the Landlord has not received the full payment of Rent by the close of business on the 5th day of the month, Tenant will be delinquent and will be required to pay a late charge in the amount of **\$100.00**, as defined in the Rules and Regulations, for the additional costs incurred by Landlord for processing the

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delinquency. Tenant shall also be responsible for additional costs incurred by the Landlord for processing the delinquency, included, but not limited to, court fees and attorney fees. All of these charges shall be considered to be additional rent.

- B. Returned Checks - Tenant will pay a fee in the amount of **\$50.00**, as defined in the Rules and Regulations, any time a check is not honored for payment. Landlord is under no obligation to continue to accept personal checks from any Tenant whose payments are repeatedly not honored for payment.

9. SECURITY DEPOSITS

The maximum amount of the Security Deposit allowed under New Jersey Law is **\$3750.000** equal to one and one-half times monthly Rent. The Landlord acknowledges receipt of **\$1,000.00**. Landlord will hold this Security Deposit for the period Tenant occupies the Apartment in accordance with the New Jersey "SECURITY DEPOSIT LAW", as amended.

The Security Deposit shall be held by Landlord during the term of this Lease or until the Lease is terminated. The Security Deposit may be used to reimburse Landlord for unpaid Rent or Additional Rent or for expenses or damages to Landlord arising from Tenant's failure to comply with any provision of this Lease or to meet the obligations imposed on Tenant by law. Landlord is entitled to require Tenant to maintain at all times a Security Deposit of up to one and one-half times monthly Rent. Tenant may be required to pay additional sums of money during the Lease Term in order to maintain the Security Deposit at a level up to one and one-half times monthly Rent. Acceptance by Landlord of less than one and one-half times monthly Rent at the commencement of the term does not relieve Tenant of Tenant's responsibility to maintain the Security Deposit at the required level upon Landlord's request, or at the time of future Rent increases. Any request by Landlord to increase the Security Deposit shall be made pursuant to N.J.S.A. 46:8-21.2.

Landlord shall put the Security Deposit in an interest bearing **Business Checking with Interest** account in **PNC Bank** located at . The current rate of interest which is being earned on Security Deposits is **.10%**. Tenant acknowledges that this Lease constitutes notice under N.J.S.A. 46:8-19 et. seq. of where the Landlord has deposited the security. Tenant should be aware that interest rates change periodically. Landlord reserves the right to change banks from time to time with notice to the Tenant in accordance with the laws of the State of New Jersey. In the event of a sale, lease, transfer, or assignment of title to the property by Landlord, Landlord may transfer the Security Deposit under this agreement to the new owner, lessee, transferee or assignee, for the benefit of the Tenant. Landlord shall then be considered released by the Tenant from all liability for the return of the Security Deposit, provided that written notice of the transfer or assignment shall be given to the Tenant by personal service, registered or certified mail. The notice shall contain the name and address of the transferee or assignee.

Tenant shall not receive any interest on the Security Deposit unless Tenant provides the Landlord with correct Form W-9 (or W-8BEN where applicable) and it shall not accrue until same is provided.

Tenant understands and agrees the Security Deposit is not to be considered by Tenant as payment of the last month's Rent.

10. DISPOSITION OF SECURITY UPON VACATING APARTMENT

After Tenant has moved from the Apartment, Landlord will determine whether Tenant is eligible for a refund of any or all of the Security Deposit. The amount of the refund will be determined in accordance with the following conditions and procedures:

- A. After Tenant has moved from the Apartment, Landlord will inspect the Apartment for damage and Landlord will permit Tenant to participate in the inspection if Tenant requests and the requested inspection take place during normal business hours.
- B. Landlord will refund to Tenant the amount of the Security Deposit together with interest less: 1) unpaid Rent, 2) any administrative fee which shall be an amount within that permitted by law, 3) damages that are not due to normal wear and tear, 4) any uncollected charges for damages to the Apartment as permitted under Paragraph 18, 5) charges for late payment of Rent and returned checks, 6) charges for unreturned keys as noted in Paragraph 14, and 7) any other unpaid charges due Landlord.
- C. Tenant understands and agrees that upon vacating the Apartment; the Tenant must return the Apartment

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in broom clean condition. Any cleaning expenses incurred by the Landlord to return the Apartment to the same condition as when the Tenant moved-in, allowing for reasonable wear and tear, shall be paid by the Tenant. Landlord will give Tenant a written list of charges that were deducted from the Security Deposit.

- D. Landlord agrees, if applicable, to refund the amount computed according to Paragraph 10B within thirty (30) days after the later of the end of the Tenancy or after the Tenant has permanently vacated the Apartment. Any refund shall be made pursuant to "The New Jersey Security Deposit Act". Tenant is to advise Landlord in writing of the address to which the Security Deposit disposition letter and any payment, if applicable, should be sent.
- E. If the Apartment is Rented by more than one person, Tenants agree that they will coordinate the details of dividing any refund among themselves. Landlord shall pay the refund to any Tenant who has signed and submitted a W-9 (or W8-BEN where applicable) and Landlord shall be released from any further obligation.

11. USE AND OCCUPANCY

Tenant will occupy the Apartment exclusively as a private dwelling for Tenant and the children of Tenant and for no other purpose. Children under the age of two shall not be considered additional occupants. Please refer to Paragraph 2 as to definition of "Tenant". This provision does not exclude reasonable accommodation to Tenant's guests or visitors for a period not exceeding a total of four (4) weeks during the term of this Lease. Tenant will at all times maintain the apartment in habitable condition. Tenant shall not allow the Apartment to be used for business, professional or commercial use. Tenant is permitted to use the apartment for a home office, provided that no employees, clients, or vendors shall visit the property on a regular basis. In no case will occupancy exceed the following:

- Studio – 2 people
- 1 Bedroom – 2 people
- 2 Bedroom – 4 people
- 3 Bedroom – 6 people

12. PETS POLICY

No animals or pets of any kind shall be kept on the premises by Tenant unless an executed Pet Addendum is attached.

13. NO REPRESENTATIONS BY LANDLORD

Landlord or Landlord's agent have made no representations or promises with respect to the leased premises as set forth in this Lease. The taking of possession by Tenant shall be conclusive evidence that the Tenant has accepted the premises "as is" and that the premises were in good and satisfactory condition at the time of possession was taken. In the event that the Tenant is signing this lease before the Apartment is in move in ready condition, Tenant will note any defects and shall notify the Landlord within three (3) business days of occupancy. Landlord shall cure any defect reported in this period in a timely fashion. In the event the defect is to remain in place, Landlord will make note of the defect in Tenant's file. The presence of such defect will not be cause for deduction from Tenant's Security Deposit.

14. KEYS AND LOCKS

Tenant agrees not to install additional or different locks or gates on any doors or windows of the Apartment. If Tenant requests that the Landlord replace the lock on the Apartment, all Tenants listed in Paragraph 2 of this Lease must provide written approval. The actual cost to change the lock and supply new keys shall be payable by Tenant as Additional Rent. When this Lease ends, Tenant agrees to give all keys and key fobs including any mailbox keys, to Landlord. Failure to return all keys and key fobs to the Landlord at the end of the term or upon termination of the Lease will continue the Tenant's responsibility for monthly rent payments until either all keys and key fobs are returned or a new Lease commences, whichever comes first. Landlord will charge Tenant the actual cost to change the lock and supply new keys and key fobs if any key or key fob is not returned or if Tenant loses the key or key fob and requires a lock change.

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15. TENANT’S RIGHT TO QUIET ENJOYMENT

Landlord covenants and agrees with Tenant that upon Tenant paying the rent and performing all of Tenant’s covenants and conditions in the lease, Tenant shall peaceably and quietly have, hold and enjoy the premises for the term of this lease. Tenant acknowledges that its right of quiet enjoyment does not include disturbing or interfering with other Tenants of the Landlord in the operation and maintenance of the building of which the lease premises is part.

16. OBLIGATIONS OF LANDLORD

A. Landlord will:

1. not unlawfully discriminate on the basis of race, color, religion, creed, national origin, sex, age, handicap, familial status or membership in a legally protected class;
2. comply with all building and housing codes affecting health and safety;
3. make necessary repairs and ensure that the Apartment is habitable;
4. keep all common areas clean on a reasonable schedule;
5. provide and maintain garbage receptacles, including appropriate receptacles for recyclable materials;
6. respond in a reasonable time to service calls by the Tenant. Tenant must notify Landlord promptly and in writing of any conditions requiring Landlord’s attention.

B. NOTICE OF RIGHT TO REQUEST WINDOW GUARDS

IF A CHILD TEN (10) YEARS OF AGE OR YOUNGER RESIDES OR WILL RESIDE IN YOUR APARTMENT OR REGULARLY SPENDS A SUBSTANTIAL PERIOD OF TIME THERE, YOU CAN HAVE WINDOW GUARDS INSTALLED IN YOUR APARTMENT AND THE PUBLIC HALLS BY MAKING A WRITTEN REQUEST IF THE WINDOWS ARE ABOVE THE FIRST FLOOR; OR THE WINDOWS ARE MORE THAN SIX (6) FEET ABOVE GRADE AS MEASURED FROM THE BOTTOM OF THE INTERIOR WINDOW SILL; OR THERE IS ANY OTHER HAZARDOUS CONDITION NECESSITATING INSTALLATION OF WINDOW GUARDS TO PROTECT THE SAFETY OF CHILDREN. GUARDS WILL BE INSTALLED AT YOUR EXPENSE AND WILL BE CHARGED SEPARATELY. RESIDENTS WITH WINDOW GUARDS ARE ADVISED TO CHECK WINDOW GUARDS ON A REGULAR BASIS, AND INFORM BUILDING MANGAGEMENT IN WRITING AS SOON AS YOU SUSPECT THAT THERE MAY BE A PROBLEM.

C. Landlord is not responsible for the following:

Any and all damage or injury to person or property caused by or resulting from any cause or happening whatsoever, unless the damage or injury is caused by or due to the negligence of Landlord. Tenant shall give to Landlord prompt written notice of any accident or any defects in the premises, which defects shall be remedied by Landlord with due diligence. From time to time there may be interruption in some or all of the services furnished due to the necessity of repair or some unanticipated event not reasonably within Landlord’s control to prevent. In case of such interruption of service, Landlord will make a reasonable effort to restore service, in which event Landlord shall not be responsible or liable to the Tenant for such interruption. Landlord shall have no obligation to repair unless written notice is received by Landlord of the condition;

1. the loss or damage of Tenant’s possessions stored in the parking garage, storage areas or other common areas if applicable;
2. the acts of other Tenants or occupants;
3. the failure of any elevator if applicable;
4. any possessions not removed from the Apartment during scheduled move-out. Such possessions shall be considered to be abandoned and subject disposition in accordance with the New Jersey Abandoned Property Act; and

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- 5. damage or loss of Tenant's property resulting from water, smoke, or fire unless due to Landlord's negligence.

D. Crime Insurance Information

Crime insurance is available through the New Jersey Insurance Underwriters Association, Crime Insurance Indemnity Plan. To apply for crime insurance, contact the New Jersey Insurance Underwriters Association, Crime Insurance for Habitable Property, 744 Broad Street, Newark, New Jersey, 07102, (973) 622-3838 directly for an application. This insurance is applicable to theft and/or burglaries.

17. REQUIREMENTS OF LAW

Tenant and Landlord shall comply with all valid laws, ordinances, rules, regulations, requirements and directives of the Federal State, County, and Municipal governments or public authorities. Landlord and Tenant shall also comply with all orders, regulations, and requirements and directives of the Board of Fire Underwriters, or similar authority, and of any insurance companies which have issued or are about to issue policies of insurance covering the premises and its contents. Landlord's failure to comply shall not entitle Tenant to abate rent.

18. EXTERMINATION

Upon Tenant's request, Landlord will provide regular monthly extermination services at its expense in keeping with New Jersey warranty of habitability. Tenant must notify Landlord of any infestation as soon as Tenant becomes aware of same. Tenant shall be responsible for any additional costs incurred by Landlord as a result of Tenant's failure to notify Landlord in a timely manner. (These costs may include, without limitation, damage to the Apartment.) Tenant shall also be responsible for additional extermination expenses incurred as a result of Tenant's non-cooperation with exterminator's instructions. These costs shall be considered Additional Rent. Tenant specifically consents to and agrees to have Landlord enter the Rented premises at any reasonable hour for purposes of exterminating the Apartment. Tenant acknowledges that failure to allow such entry or to provide said access constitutes a breach by Tenant of this Lease.

19. RESTRICTION ON ALTERATIONS AND USE

- A. Alterations - Tenant shall not be permitted to undertake any alteration to the Apartment without the prior written permission of Landlord including without limitation the following:
 - 1. change, install or remove any part of the appliances, fixtures or equipment;
 - 2. paint or install wallpaper or contact paper in the Apartment;
 - 3. attach or place any fixtures, signs, awnings or fences on the building, the common areas, or the grounds;
 - 4. attach any shelves, television mounts, screen doors, or other permanent improvements in the Apartment;
 - 5. install additional washing machines, dryers, fans, heaters, under sink water filters, bidets, or air conditioners in the Apartment;
 - 6. install hot tubs, Jacuzzis or water beds;
 - 7. install pressurized walls.
- B. Any alteration to the Apartment made by Tenant without written Landlord approval shall at the option of Landlord: (i) be removed by Tenant on demand from Landlord or (ii) be removed by Landlord with the cost of such removal to be paid for by Tenant.
- C. Any alterations made with written Landlord approval shall become the property of the Landlord when completed and paid for by the Tenant. Such alterations shall remain as part of the Apartment at the end of the Lease term unless Landlord demands the Tenant remove them. The Tenant shall pay promptly all costs to restore the Apartment to its original condition. The Tenant shall not allow any mechanic's liens or other claim to be filed against the property. If any lien or claim is filed against the property, the Tenant shall have it promptly removed and shall be responsible to pay any costs and expenses incurred by the Landlord in connection therewith as Additional Rent.

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20. DAMAGES

Whenever damage (reasonable wear and tear excepted) is caused by carelessness, misuse, or neglect on the part of the Tenant, his/her family, visitors, agents or contractors, Tenant agrees to pay the following as Additional Rent:

- A. Reasonable charges for all damages to the building or the Apartment (including equipment and/or appliances supplied to the Apartment). Tenant agrees that any such payment shall be made within thirty (30) days of the date charges are billed. Damage charges are considered Additional Rent (refer to Paragraph 7).
- B. Tenant shall be obligated to pay its monthly Rental charge for the period the Apartment is damaged, as aforesaid, whether or not the Apartment is habitable.

21. FIRE OR OTHER DISASTERS

Tenant 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 shall not use the premises or permit them to be used in such manner that fire or other insurance placed on the leased premises or the building of which it constitutes a part, shall be canceled or suspended, or shall be rated a more hazardous risk than the date of the signing of this Lease. On breach of this obligation Landlord may, in addition to other remedies provided by this Lease or by law, collect as Additional Rent or damages from Tenant any increase in premiums or insurance carried by Landlord on the leased premises or on the building of which it constitutes a part. Tenant shall maintain smoke detectors in Tenant's Apartment in good working order and make routine checks of same to assure function.

Tenant shall, in case of fire or an act of nature causing damage to the leased premises, give immediate notice to Landlord. No penalty shall accrue against Landlord for any reasonable delay in repairing or restoring the premises by reason of adjustment of insurance proceeds, labor disputes or any other cause beyond Landlord's reasonable control.

If the Apartment is damaged by fire, wind, or water, to the extent that the entire Apartment cannot be lived in and the damage is not caused or made worse by Tenant, Tenant will be responsible for Rent only up to the date of the damage. Tenant shall immediately leave the Apartment and must, within fourteen (14) days, notify Landlord in writing of Tenant's desire to continue the Lease or end the Lease. However, if Tenant continues to occupy the Apartment, Tenant waives the right under this Paragraph 21.

22. INSURANCE

Tenant has a positive responsibility to protect human life from harm or injury, to protect personal property, the Apartment, the building and any adjacent properties owned by Landlord from and against loss, damage or destruction, no matter how caused.

- A. Renter's Insurance: Property
The Landlord is NOT responsible for damage or loss to Tenant's property resulting from fire, wind, water, theft, utility outage, sewer backup or otherwise unless due to gross negligence of the Landlord. Tenant is STRONGLY recommended to obtain adequate property insurance for Tenant's own property. Tenant agrees to hold both the Landlord and its employees harmless from suit due to any loss of Tenant's personal property.
- B. Renter's Insurance: Liability
Tenant, at its sole cost and expense, shall at all times during the term of the lease maintain liability coverage for the leased premises in the minimum amount of \$100,000 (on a per occurrence basis), which policy shall name **151 Centre Street Urban Renewal LLC** as an additional insured and/or interested party. The coverage must hold Landlord and its employees harmless from suit due to any personal injury sustained by Tenant, Tenant's family, or Tenant's guests while in the leased premises and both interior and exterior common areas. Tenant may obtain this coverage from any qualified insurer. All policies must include coverage for Tenant caused water damage.

PRIOR TO OCCUPANCY AND UPON RENEWAL TENANT MUST SUPPLY LANDLORD WITH PROOF OF INSURANCE.

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23. RULES AND REGULATIONS

The Rules and Regulations attached to this lease are made a part of this Lease. Tenant and Tenant’s family, their employees, agents, visitors, licensees, invitees and guests hereby accept and agree to obey the Rules and Regulations of the Landlord. Tenant agrees to accept in writing and obey additional and/or changed Rules and Regulations established after the effective date of this Lease. The Tenant will receive written notice of any revised Rules and Regulations at least thirty (30) days before the Rule and Regulation is enforced. Failure to comply with the Rules and Regulations is a breach of covenant and cause for eviction under Paragraph 27.

If the provisions in this Lease are more restrictive than the provisions of the Landlord’s Rules and Regulations, the provisions of this Lease shall control.

24. LIABILITY

Landlord is not responsible for any injury to Tenant or other persons, or for any loss or damage to the property of Tenant or other persons, unless such injury, loss or damage is caused by the gross negligence of Landlord.

Tenant is responsible for any injury to persons or for any loss or damage to property caused by the act or neglect of Tenant or Tenant’s family, employees, guests, invitees or contractors. Tenant is also responsible for failing to take action to prevent avoidable damage caused by flows of steam, electricity, gas, water, rain, ice or snow or by any leak in or from the Apartment. Tenant shall reimburse Landlord the costs for liability assessed to Landlord as a result of conduct for which Tenant is responsible, as described above.

25. ACCESS TO PREMISES

- A. Landlord shall be allowed immediate access to the Apartment in emergency situations. If Tenant is not present, Landlord may enter the Apartment using its copy of the Apartment key.
- B. Failure of Tenant to permit entry for repairs or inspection shall be a violation of this Lease and cause for eviction.
- C. If Tenant vacates Apartment (i.e. RETURNING ALL KEYS) prior to the expiration of the Lease, Landlord may enter the Apartment to redecorate, remodel, alter or otherwise prepare the Apartment for occupancy by another tenant. Tenant shall remain liable for Rent during that time.
- D. Landlord and Landlord’s employees and agents may enter the Apartment on reasonable notice to Tenant, and at reasonable hours of the day, to conduct inspections, make repairs and take other actions reasonably required for maintaining the Apartment and operating the building.
- E. During the two (2) months immediately preceding expiration of the term of this Lease or upon Tenant’s notice that they are vacating the premises prior to the expiration of the Lease, Landlord and Landlord’s employees and agents may enter the Apartment on reasonable notice to Tenant and at reasonable hours, to show the Apartment to Rental applicants. If Tenant denies access to the Apartment they may be liable for Rent until Apartment is re-Rented, even if Tenant is vacating at the end of the term.
- F. If the Apartment is left unoccupied for an extended period or there is an emergency, Landlord may enter the Apartment without notice. Landlord is not responsible for failure to perform requested repairs to Tenant’s Apartment unless Tenant is available during regular business hours to permit Landlord or Landlord’s agents to enter the Apartment, or gives notice in writing to Landlord that Landlord may enter to make repairs without Tenant being present.
- G. After expiration of the term, Landlord may remove any tangible goods and other personal property left in the Apartment in accordance with the provisions of New Jersey Statute 2A:18-72 *et seq.*

26. LEASE RENEWAL AND VACATING WITH INSUFFICIENT NOTICE

Landlord will notify Tenant approximately ninety (90) days prior to the end of the Lease as to the increased Rent, if any, for the Apartment and any changes in the terms and conditions of the Lease, including the effective date of commencement and expiration of the Lease. Tenant will give Landlord written notice no less than sixty (60) days before the end of the Lease as to whether Tenant intends to renew the Lease or to vacate the Apartment. In the absence of notice to the contrary, the Tenant will be deemed to have accepted all the terms, conditions and covenants in the new Lease, including any increase in the monthly Rent and shall be required to sign a new Lease. If Tenant fails to execute the new Lease, this Lease shall automatically renew with all new provisions intact on a month-to-month basis upon all the same conditions except that the monthly Rent shall be increased to the Rent stated in the Notice of Lease Renewal plus a \$250 monthly

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surcharge. This charge shall be considered Additional Rent. In the event this Lease is renewed on a month-to-month basis, either party hereto may terminate this Lease provided that written notice of termination is given to the other party at least 30 days prior to the next Rent due date. Tenant must vacate the Apartment on or before the last day of that month and may not hold over beyond that day. Additionally, if Tenant remains in the Apartment after giving the Landlord notice of intent to vacate, Tenant shall be responsible for double Rent payments for each month or part thereof that the Tenant shall continue to occupy the Apartment.

In addition, if the Tenant vacates the Apartment at the end of the Lease term but fails to give the Landlord the full sixty (60) days' notice required under this paragraph, Tenant shall be liable for the following calendar month's full rent.

27. VACATING APARTMENT PRIOR TO EXPIRATION OF LEASE TERM

If Tenant vacates the Apartment at any time other than at the expiration of the Lease term, Tenant will be liable for the monthly Rent to the end of the scheduled term of the Lease or until the commencement date of a new lease for the Apartment, whichever comes first. Tenant acknowledges that they will be responsible for the payment of Rent during the time that as is required to make the Apartment available and ready for occupancy. If the Apartment is re-Rented for less rent than is paid by Tenant pursuant to this Lease, Tenant shall make up the difference to the end of the term of this Lease. If Landlord re-rents the Apartment for more than Tenant is required to pay under this Lease, Tenant shall have no claim to the excess. In all cases, Tenant shall pay the reasonable expenses incurred by Landlord in re-Renting the Apartment.

In addition, if Tenant vacates the Apartment before the expiration date of the Lease, notwithstanding the fact that the Landlord either accepts or re-Rents the Apartment, Tenant will be charged an Administrative fee equal to one month's Rent. This charge shall be in addition to charges levied by the Landlord on account of damage to the Apartment beyond ordinary wear and tear.

Landlord may terminate this Lease provided a qualified third party has been consulted and concludes that the Tenant is no longer able to maintain the Apartment in a habitable condition or to care for his/her physical needs and, in addition, the Tenant cannot make suitable arrangements for someone to aid him/her in maintaining the premises in a habitable condition or in caring for his/her physical needs. Any determination by Landlord to terminate this Lease under this clause will be made in accordance with all applicable Federal and State laws and regulations.

28. MILITARY SERVICE CLAUSE

- A. If you become an active duty member of the United States Armed Forces during the Lease Term, then, pursuant to the provisions of the Servicemembers Civil relief Act ("SCRA") and other applicable laws, you may be released from your obligations under this Lease, without penalty, so long as you: (i) provide a copy of your official orders; (ii) provide at least 30 days' prior written notice of your anticipated move-out date; (iii) pay all outstanding balances and rent through your move-out date; (iv) make satisfactory arrangements to pay all costs incurred by Landlord to repair the damages caused by you, your occupants or guests, and pets, consistent with the Security Deposit paragraph above.
- B. If you are an active duty member of the United States Armed Forces at the time you are signing this Lease, you affirm that the Lease end date does not extend beyond your anticipated discharge, retirement, or release from the United States Armed Forces. Pursuant to the provisions of the SCRA and other applicable laws, you may be released from your obligations under the Lease, without penalty, so long as you: (i) provide a copy of your official permanent change-of-station orders or your official orders to deploy for a period of not less than 90 days; (ii) provide at least 30 days' written notice of your anticipated move-out date; (iii) pay all outstanding balances and rent through your move-out date; and (iv) make satisfactory arrangements to pay all costs incurred by Landlord to repair the damages caused by you, your occupants or guests, and pets, consistent with the Security Deposit paragraph above.
- C. Notwithstanding the provisions of any concession addenda attached to this Lease, if you are exercising your right to terminate the Lease pursuant to the SCRA and this Military Clause paragraph, you will not be required to repay any portion of Lease concession. If any resident satisfies the requirements of this paragraph, all residents in the Apartment will be released from their obligations under the Lease if they also elect to vacate the Apartment.

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29. TERMINATION OF TENANCY BY THE LANDLORD

Landlord may terminate this Lease for any lawful reason or good cause. A general right of re-entry is reserved for violation of any Lease provision.

In addition, Tenant acknowledges and agrees that the following are reasonable terms for which the Landlord reserves a right of re-entry and the violation of which shall be grounds for eviction:

- A. Material non-compliance with the terms of this Lease including, but not limited to: non-payment of Rent, including Additional Rent and surcharges beyond any grace period available under State Law; failure to reimburse Landlord within thirty (30) days of repairs made by Landlord; repeated late payment of Rent; permitting unauthorized persons to live in the Apartment; material or repeated damage to the Apartment or common areas; creation of physical hazards; material or repeated interference with the rights of other Tenants; allowing liens to be placed against the property; making unauthorized alterations to the Apartment; refusing inspections/access; and giving Landlord false information regarding income or other factors considered in determining Tenant’s Rent, surcharges and eligibility for an Apartment.
- B. Tenant actions which endanger the health, safety or welfare of other Tenants residing in the building;
- C. Tenant’s material failure to carry out obligations under applicable State statutes, regulations, directives, policies, procedures or guidelines and local laws and ordinances;
- D. Holding over beyond the term without agreeing to a new Lease, including Tenant’s refusal to accept reasonable changes to this Lease;
- E. Material violations of the Landlord’s Rules and Regulations, including making or permitting noises, odors or acts which disturb the peace, quiet enjoyment and comfort of other Tenants or neighbors in the building.
- F. Foreclosure or similar proceedings against the Landlord, in which the party foreclosing requires the vacating of the Apartments and the same is granted by a court of law or equity.
- G. Abandonment of the Apartment by Tenant for a period of thirty (30) days or more without prior written notice to Landlord;
- H. Tenant assaults or threatens the Landlord, the Landlord’s managing agent, its employees or other Tenants or occupants of the building.
- I. Tenant uses the Apartment for any use other than as a private dwelling, uses the Apartment for unlawful purposes or engages in or permits unlawful activities in the Apartment or in the common areas.
- J. Tenant understands and agrees that the above are grounds for eviction and that the violation of promises in this Lease, including those above, are grounds for his/her removal in an eviction proceeding. Landlord specifically reserves the legal right of re-entry in such circumstances.

30. DEFAULTS AND REMEDIES

In the event that this lease is terminated due to legal action by Landlord, Tenant shall pay Landlord all Rent owed, including Additional Rent until the date the eviction is executed, including and in addition thereto, attorney’s fees, court costs, and any expenses incurred in repairing damages under Paragraph 18, and the Administration fee under Paragraph 25.

31. ATTORNEY’S FEES AND COSTS

Landlord is entitled to remove Tenant from the Apartment for good cause under New Jersey Law. If Landlord institutes legal proceedings to remove Tenant from the Apartment for good cause, including the collecting of Rent, Additional Rent or any other charges due and owing under this Lease, Tenant shall pay to Landlord court costs, costs for the preparation and filing of legal documents, reasonable attorneys’ fees and all other costs of legal proceedings. Landlord is entitled to begin a legal action for nonpayment of Rent at any time after Rent is due and owing and not paid. Rent is due and Landlord is further entitled to late fees and costs when Rent remains due and owing after the fifth day of the month. These late fees and costs are considered to be Additional Rent.

Landlord is entitled, as Additional Rent, to collect the costs of filing and serving a complaint upon the Tenant.

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The summons and complaint may be prepared at any time after Rent becomes due and owing. The filing fees cannot be waived and are due as Additional Rent. If Rent is not paid on or before the sixth day of the month, and a summons and complaint is prepared, filing fees must be paid with all other Rent and Additional Rent due in order for the legal action to be dismissed.

If Landlord institutes legal proceedings to remove Tenant from the Apartment and the services of an attorney are required in order to resolve the matter either by court appearance, preparation of a consent to be filed in court or for any purpose, then Landlord is entitled to reasonable Attorney's Fees. Attorney's Fees are due and owing even if Tenant makes full payment of any outstanding Rent on the day of court. Any unpaid Attorney's Fees shall be deemed Additional Rent and must be paid with all other Rent due in order for the legal action to be dismissed.

IF THE TENANT IS SUCCESSFUL IN ANY ACTION OR SUMMARY PROCEEDING ARISING OUT OF THIS LEASE, THE TENANT SHALL RECOVER ATTORNEY'S FEES AND EXPENSES OR BOTH FROM THE LANDLORD TO THE SAME EXTENT THAT THE LANDLORD IS ENTITLED TO RECOVER ATTORNEY'S FEES OR EXPENSES OR BOTH AS PROVIDED IN THIS LEASE.

32. NOTICES

Landlord will give Tenant whatever notice is required by law, in the event Landlord begins an action to evict Tenant. If Tenant has failed to pay Rent or Additional Rent, Landlord may begin an eviction proceeding without first giving Tenant notice and Tenant's first notice may be receipt of a summons and complaint. Unless otherwise required by law, notices shall be given as follows:

- A. The Landlord's notice is given when handed to Tenant, mailed to Tenant by certified mail, sent to Tenant via electronic mail, or left at Tenant's Apartment.
- B. Landlord's Notice to Cease or Notice to Quit shall be delivered by hand, and/or by certified mail.
- C. Tenant's notice to Landlord is given when sent by US mail, electronic mail, or hand delivered to Landlord at the address on page 1 (cover page) of this Lease. Landlord shall notify Tenant of any change of this address in writing.

All Lease termination notices will specify the date that the Lease will be terminated, and the reason for the termination.

33. CONTENTS OF THE LEASE

The Lease makes up the entire agreement between Landlord and Tenant. Any change to this Lease must be in writing and must be executed by both Tenant and Landlord, unless otherwise provided herein. If any court declares any of the provisions of this Lease invalid, all other terms of this Lease will remain in effect. Landlord's or Tenant's failure to enforce a provision of this Lease does not prevent future enforcement of that provision. In the event of the sale or lease of the any part of the building which includes the Apartment, the new Landlord will assume the obligations under this Lease from the date of the sale or lease.

34. SUBORDINATION

This Lease is subordinate to the terms of all underlying leases and to all mortgages of any part of the building containing the Apartment and is subject to the effects of any modification in any underlying leases and mortgages. This means that if any underlying leases or mortgages on the building are changed, or foreclosure or other proceedings based upon them are brought against the property or the Landlord, the rights of the parties holding such leases or mortgages are greater than Tenant's rights under this Lease. The tenant agrees upon request of the Landlord at any time to sign any paper which the Landlord may consider necessary to accomplish that end. If the Tenant does not do so, the Landlord is irrevocably empowered to sign such paper in the name of the Tenant as the act and deed of the Tenant.

35. MAJOR REHABILITATION

Should the Landlord undertake a major rehabilitation of the Apartment or the building, the Tenant agrees to

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temporarily relocate during the rehabilitation period to permit the work to proceed in an orderly manner. The monthly Rent will be abated during this period unless Tenant is relocated to another Apartment in the building. In such instance, Tenant shall pay the lessor of the market Rent for the re-located Apartment or the Rent for the Apartment.

36. ACCEPTANCE OF RENT AFTER NOTICE TO QUIT

In the event Tenant holds over beyond the term of the Lease or holds over beyond the date set forth in a lawful Notice to Quit, Landlord may accept payments of money for the use and occupancy of the Apartment until Tenant vacates or is evicted pursuant to execution of a warrant of removal issued by the court. Landlord's acceptance of said sums of money in the amount of the Rent for use and occupancy shall not be deemed a waiver of any Notice to Quit or expiration of the Lease term, nor shall said acceptance be deemed the continuing of or creation of a tenancy.

37. EFFECT OF CONDEMNATION

If the whole or part of the leased premises shall be taken or condemned for any public or quasi-public use or purpose, the term and all rights of Tenant under this lease (other than the right of Tenant for the repayment of Security Deposit in accordance with the provisions of Paragraph 9 and the right to partial refund of the current month's Rent) shall terminate in the manner prescribed by statute and as may be permitted by law as of the date of title vesting in the condemning authority. Tenant shall have no claim against Landlord for the value of any unexpired portion of the term. The entire condemnation award or awards shall be the property of Landlord, without apportionment, and Tenant assigns to Landlord any and all interest which Tenant might have in and to such award or awards.

38. NON-WAIVER

Failure of the Landlord to insist upon the strict performance of the terms, promises, agreements and conditions in this Lease shall not waive or relinquish the Landlord's right thereafter to enforce any such terms, promises, agreements or conditions. No provision of this Lease shall be considered to have been waived by Landlord unless the Landlord signs a waiver in written form.

If at any time Tenant makes a payment to Landlord for any amount which is smaller than the full amount due and owing to Landlord, Landlord's acceptance of this smaller amount shall not be considered a settlement or satisfaction of the full amount due. In these circumstances, Landlord shall be considered to have accepted the partial payment without prejudice and subject to Landlord's right to collect the balance and to exercise any and all other rights available to Landlord under this Lease and by law.

Landlord's additional rights shall include the right to collect from Tenant all attorneys' fees and other expenses incurred by the Landlord in enforcing any of the obligations of the Tenant or rights of the Landlord under this Lease. These costs are due and collectible as Additional Rent.

Waiver of a provision in the Lease of another Tenant or Tenants shall not be a waiver of Landlord's right to enforce the provisions in this Lease.

39. NO ASSIGNMENT OR SUBLETTING

The Tenant may not do any of the following without the Landlord's prior written consent:

- A. Assign this Lease;
- B. Sublet all or any part of the Apartment for any period of time;
- C. Allow anyone to reside in the Apartment not listed in Paragraph 2 or approved by Landlord in writing; and
- D. Give accommodation to boarders or lodgers, whether paying or not.

If the lease is assigned or if the leased premises are sublet or occupied by anybody other than Tenant then, notwithstanding the Landlord's acceptance of rent from the subtenant, assignee, the Landlord reserves the right

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to terminate the agreement and be entitled to possession of the premises.

40. SECURITY ACKNOWLEDGMENT AND WAIVER

- A. The Landlord does not promise or in any way guarantee the safety or security of the Tenant's person or property against the criminal actions of other residents or third parties. The responsibility of protecting the Tenant, the Tenant's property, family, guests, agents and invitees from acts of crime is the responsibility of the Tenant and the law enforcement agencies.
- B. Landlord does not warrant or imply that access controls, alarm systems, or devices, if any, will be operable at any given point in time or will discourage or prevent breaches of security, intrusions, thefts or incidents of violent crime. Also, Landlord does not warrant or imply that personnel employed at the building will discourage or prevent breaches of security, intrusions, thefts or incidents of violent crime. In addition, the Landlord reserves the right to reduce, modify or eliminate any access control, alarm system, device or personnel at any time. The Tenant agrees that such action will not be a breach of any obligation or warranty on the Landlords part.
- C. Tenant agrees to promptly notify Landlord in writing of any problem, malfunction or failure of lights, door locks, window latches, controlled access gates, if any, intrusion alarms, if any, and any other security-related device. Tenant acknowledges that Tenant received no representation or warranties, either expressed or implied, as to any security or any security system on the building. Landlord has not in any way stated or implied to Tenant that the security of any person or Tenant's property was or is provided or that the building and/or surrounding neighborhood has been or will be free of crime. Tenant agrees that the Landlord will not be liable to Tenant based on any claim that security was not provided. Tenant agrees to release and hold Landlord harmless from claims arising out of criminal acts of other residents and third parties. Tenant acknowledges that this will be binding on Tenant's heirs, successors and assigns. Nothing in this paragraph 38 shall modify any obligation or duty owed by the Landlord to Tenant under applicable law.

41. CRIMINAL ACTIVITIES

Neither Tenant nor Tenant's family, guests, invitees or agents will engage in or facilitate any criminal activity on the property or in the building including but not limited to any violent criminal activity or any drug-related criminal activity. Violent Criminal Activity means any criminal activity that has as one of its elements the actual or threatened use of force against a person or property of another. Drug-Related Criminal Activity means the illegal manufacture, sale, distribution, use or possession of a controlled dangerous substance. Violation of this provision constitutes material non-compliance with the terms of this Lease. Notwithstanding any other provision in this Lease, such violation may be grounds for your eviction.

42. STATUTORY ACKNOWLEDGMENTS

- A. Tenant acknowledges receipt of a copy of the Certificate of Registration for the Apartments pursuant to N.J.S.A. 46:8-29.
- B. Tenant acknowledges receipt of a copy of the Truth-In-Renting Statement and further acknowledges that Tenant has been advised that a copy of the Truth-In-Renting Statement is available at the Management Office for inspection pursuant to N.J.S.A. 46:8-46.
- C. Tenant acknowledges that Tenant has been notified that applications and information regarding Crime Insurance may be obtained from New Jersey Underwriters Association Crime Insurance for Habitable Property, 744 Broad Street, Newark, NJ 07102 pursuant to N.J.S.A. 46:8-39.
- D. Tenants may be registered with a consumer reporting agency for real property transactions or other comparable agencies. At the end of this Lease, the closing status may also be reported. A faithful performance of Tenant's obligations under this Lease and a satisfactory termination of the tenancy will reflect favorably on the real property consumer file. Misconduct and/or breaches of Tenant's performance under this Lease will reflect badly on Tenant's real property consumer file and may hamper Tenant's ability to obtain desired housing in the future. Under Federal Law, Tenant has the right to know the contents of Tenant's consumer file, if any. Tenant may ask for a Request for Disclosure Form which will further inform Tenant of Tenant's rights.

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43. CAPTIONS

Captions are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope of this Lease, nor the intent of any of its provisions.

44. MEGAN’S LAW STATEMENT

Under New Jersey law, the county prosecutor determines whether and how to provide notice of the presence of convicted sex offenders in the area. In their professional capacity, real estate licensees are not entitled to notification by the county prosecutor under Megan’s Law and are unable to obtain such information for you. Upon execution of this Lease, the county prosecutor may be contacted for such further information as may be disclosable to you.

45. ADDITIONAL TERMS

If a Rider is attached to this Lease containing additional terms, they are part of this Lease.

IN WITNESS WHEREOF, the parties have signed this Lease as of the **October 19, 2021**.

TENANT

DocuSigned by:
RAJESWARI SAMANTHAPUDI
Name: **rajeswari samanthapudi**

Name:

Name:

Name:

Name:

Name:

LANDLORD
151 Centre Street Urban Renewal LLC
KRE Property Management Company LLC

By: _____

Name: Jasmin Robertson
Title: Authorized Agent

ATTORNEY REVIEW

A. Study by Attorney

The Tenant may choose to have an attorney study this Agreement. If an attorney is consulted, the attorney must complete his or her review of the Agreement within a three-day period. This Agreement will be legally binding at the end of this three-day period unless an attorney for the Tenant reviews and disapproves of the Contract.

B. Counting the Time

You count the three-days from the date of delivery of the signed Agreement to the Tenant. You do not count Saturdays, Sundays or legal holidays. The Landlord and the Tenant may agree in writing to extend the three-day period for attorney review.

C. Notice of Disapproval

If an attorney for the Tenant reviews and disapproves this Agreement, the attorney must notify the broker and the Landlord within the three-day period. Otherwise, this Agreement will be legally binding as written. The attorney must send the notice of disapproval to the broker by email, certified mail, or by delivering it personally. The telegram or certified letter will be effective upon sending. The personal delivery will be effective upon delivery to the broker's office. The attorney should also, inform the broker of any suggested revisions in the Agreement that would make it satisfactory.

PRORATED RENT ADDENDUM
151 Centre Street Urban Renewal LLC

Please be advised that all rent checks must be made out to

151 Centre Street Urban Renewal LLC

Rent payments are due on the first of the month. In addition to this notice, a rent invoice will be sent to via email on or about the 20th of the previous month.

PLEASE NOTE:

The billing cycle is from the first of the month to the last day regardless of your lease start date. If you move in before the first of the month you will be charged a prorated share of the monthly rent. The prorated share is calculated per diem. (Monthly rent, divided by the number of days in the month, times the number of days you move in early = your prorated rent). You will be billed for the prorated rent with your second month's rent.

1st Full Month's rent \$2,500.00

Paid in Advance

Prorated Period Rent \$ 161.29

Prorated Amount

TENANT

DocuSigned by:

RAJESWARI SAMANTHAPUDI

379ADC0CE3BB420...

Name: rajeswari samanthapudi

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Date **October 19, 2021**

Apt. # **1350**

RULES AND REGULATIONS

151 Centre Street Urban Renewal LLC

Tenant and Tenant's co-occupants and visitors shall comply with the Rules and Regulations of Landlord in effect at the time this Lease is signed provided for the Tenant. Tenant accepts these Rules and Regulations and agrees that they are made a part of the Lease. Landlord shall not be responsible for any injury, loss, or damage to persons or property resulting from violation of any Rule or Regulation, whether by Tenant, Tenant's family, co-occupants, employee or visitor or by any other Tenant.

If Tenant fails to comply with these provisions, such failure shall be a breach of the Lease, and, Landlord may, after notice to Tenant, take all such reasonable steps needed to perform Tenant's obligations. Tenant shall reimburse Landlord for costs incurred by Landlord and for any damages to the Apartment or the building caused by the act or neglect of Tenant or anyone residing in or visiting the Apartment. The costs shall be due and collectible as Additional Rent, and may be deducted from the security deposit.

In addition to Landlord's other Rules and Regulations, Tenant shall comply with the following rules for the safety, care and cleanliness of the Apartment and for the health and general welfare of the other Tenants:

A. CONDUCT AND COURTESY IN COMMON AREAS

1. No drying of clothes or hanging of signs, seasonal decorations, or political material of any kind is permitted anywhere on the outside of the Apartment, in the building, or in the common areas or anywhere which is visible from outside the Apartment. No sluicing of mops or beating of rugs out of the windows is permitted.
2. The sidewalks, halls, passages and stairs shall not be obstructed by the Tenant, Tenant's visitors, or Tenant's property, or used by Tenant for any purpose other than entering or exiting to and from the Tenant's Apartment. No items are permitted to be stored or left in halls or at the Apartment entrance or in the stairwells. No loitering around the entrance or entry ramps is permitted.
3. Bicycles, tricycles, baby carriages, and other vehicles of this kind should not be kept in the halls, on the sidewalk, in stairwells or the outside grounds at any time.
4. Children are not permitted to play in hallways, on the roof, stairways, basements or elevators. Tenants do not have access to any roof areas except for areas designated as Amenities. In case of emergency, Tenants shall have access to necessary roof areas.
5. Tenant, Tenant's children and Tenant's pets are not permitted to damage or destroy lawns or shrubs, dig, or in any way damage or destroy the outside grounds, the common areas or public plazas.
6. No parking is permitted in any driveway, areas reserved for Tenant parking excluded.
7. There shall be no feeding of animals of any type, or do anything that will attract animals or insects to the building.
8. No entry and exit doors shall be propped open or locks rendered inoperable. Fire exit doors are for emergencies only and are not to be used for normal entry and exit.
9. Tenant's guests shall not bring any animals on the property or in the building.
10. Each Tenant is responsible for the actions of their guests, whether invited or uninvited, including such actions which may cause damage to the common areas, including entrances, hallways, elevators, and grounds or which may disturb the peace and enjoyment of other Tenants or occupants in the building.
11. For those communities with a pool, Tenant must adhere to Landlord's pool regulations as distributed.

B. CARE OF THE APARTMENT AND PROPER USE OF ITS EQUIPMENT AND FACILITIES

1. Prior to occupancy or at any given time during the term of this Lease, the Landlord may require Tenant to carpet at least 80% of a second or higher floor apartment and at least 70% of a ground floor apartment.
2. No pets are permitted in any Apartment at any time, except by agreement of Landlord evidenced by a signed Pet Addendum.
3. Tenant agrees to keep the volume of any radios, stereo systems, televisions, or musical instruments sufficiently reduced at all times so as not to disturb the neighbors and Tenant shall not make any other noises or acts which disturb the peace, enjoyment and comfort of other Tenants or occupants in the building. Repeated complaints from other Tenants or neighbors shall be sufficient cause for the Landlord to proceed with eviction proceedings against the Tenant as allowed by New Jersey law.
4. The bathroom facilities should not be used for any other purpose than those for which they were constructed,

and no rubbish, rags, ink, chemicals, garbage, sanitary wipes, paper towels, female hygiene products, disposable diapers and the like shall be flushed into them.

5. Neither cooking oils nor grease may be flushed down the toilet or poured the down sink or bathtub drains. Used oil or grease is to be placed in a can or empty milk container in the refrigerator, and when full and may be disposed of in a plastic bag in a designated location.
6. If the Tenant desires additional telephone, cable, or other communication connections, the wires must be installed without damage to the Apartment or the building. The Tenant, or its agents, contractors, or licensees will be held responsible for any damage caused by the installation or removal of such equipment. Tenant must secure prior written permission from Landlord before installing additional telephone or other communication connections or any wiring related thereto.
7. Tenants should not place any nails, bolts, or screws in walls, floors, doors or trim which may damage the Apartment. Tenant will be responsible for any cost involved to repair such damage.
8. Tenants are not permitted to install radio or television aerials, including satellite dishes of any description on or in the building, or hanging from any windows, balconies, patios or fire escapes.
9. Tenants must not use any glue or cement in laying carpets, rugs, or linoleum on the floors. No alternative floor covering or flooring material may be installed without prior written permission from the Landlord. Tenant shall pay for all floor restoration required.
10. No wallpaper or contact paper permitted on walls. Mirrors are not to be glued to walls. If applied, the Tenant will be charged for removal and restoration of the wall upon move out.
11. No Apartment may be used for baby-sitting or child care for pay or any other business purpose.
12. No additional washing machine or dryer is permitted in any Apartment.
13. Tenant shall take good care of the Apartment and the fixtures and equipment in it. Tenant and Tenant's family and visitors shall conduct themselves in an orderly and lawful manner.
14. Tenant shall promptly comply with all laws, orders and other requirements of government authorities and any board of fire underwriters or the like.
15. Tenant shall comply with the requirements and recommendations of Landlord's insurance carriers and permit nothing to be done in the Apartment which would cause an increase in the cost of Landlord's fire or liability insurance.
16. Tenant shall make no alterations to the Apartment without prior written consent of the Landlord.
17. No cooking shall be done in any room except in the kitchen and only in the stove or microwave provided.
18. Nothing may be stored in the common areas or exterior landscaped areas.
19. Tenant shall promptly report to Landlord when any equipment or part of the Apartment is in need of repair. If it is Tenant's belief that a needed repair to the Apartment is essential to the habitability of the Apartment, Tenant shall report to Landlord. Otherwise, no requested repair will be considered to be a repair which would affect Tenant's ability to inhabit the Apartment and enjoy its full use. It is Tenant's responsibility to maintain the Apartment, and Tenant is responsible for any repairs due to damage done by Tenant. Landlord will not be responsible for any repair to the Apartment until after the date Landlord receives written notification.
20. Failure of the Tenant to give reasonable notice to the Landlord of a condition constituting a municipal or State Code violation prior to notification by the Authorities shall constitute a violation of the Landlord's Rules and Regulations and Tenant agrees to be responsible for any resulting violation.
21. Tenant shall keep the windows of the Apartment clean inside. Tenant may not change the window treatments installed by the Landlord. Where the Landlord does not supply window treatments, Tenant is obligated to furnish window treatment, such as shades, blinds, or drapes, in such condition that will not detract from the appearance of the building.
22. Tenant shall not permit the accumulation of garbage in the Apartment and shall separate and deposit trash, garbage and recyclable materials in the areas and receptacles provided.
23. Tenant shall not change any locks.
24. Tenants are responsible to observe and control the activities of their children at all times in all parts of the property and the building. Tenants will be responsible for any damage done by their children to landscaping or to any other part of the property or the building. If Landlord designates certain areas as play areas for

children, children are required to confine their play to those designated areas. Parents and guardians must be in sight and physical control of their children.

25. In the event Tenant is locked out of the apartment before or after normal business hours and Tenant requires a member of the maintenance staff to let Tenant re-enter the apartment, a charge of \$50.00 per incident will be charged to Tenant. Such charge will be included in the monthly rent invoice and will be considered additional rent.

C. HEALTH, SAFETY AND DISPOSAL OF REFUSE

1. Tenant must keep the Apartment in a clean and sanitary condition free from accumulated boxes, cartons, old furniture and garbage. Tenant shall comply with all health and sanitary codes.
2. Tenant should report to the Landlord any case of infectious or contagious disease occurring in the premises.
3. To prevent infestation of vermin in garbage or resulting from garbage in each Apartment, proper household garbage cans should be used with covers, the cans should be lined with plastic garbage bags that will not break or leak. All garbage shall be placed inside the garbage dumpster located nearest to Tenant's Apartment. Tenant shall not leave garbage outside of their Apartment door or outside of garbage dumpsters, since this is a breeding place for pests and vermin. (For those communities serviced with valet trash please see applicable addendum). The Tenant must notify Landlord of any infestation as soon as Tenant becomes aware of same. Tenant shall be responsible for any additional costs incurred by Landlord as a result of Tenant's failure to notify Landlord in timely manner. (These costs may include, without limitation, damage to the Apartment). Tenant shall also be responsible for additional extermination expenses incurred as a result of Tenant's non-cooperation with the exterminator's instructions. These costs shall be considered Additional Rent. The Tenant shall permit the Landlord or its agents or employees to enter the premises at any reasonable hour for the purpose of exterminating insects or vermin, and to allow the Landlord to take all materials into the premises that may be required therefor, without the same constituting an eviction, and that the Rent shall not abate while such work is being done. The Tenant acknowledges that failure to allow such entry or otherwise cooperate, constitutes a breach by the Tenant of the Lease Agreement.
4. Tenants must not keep or use any explosives or fulminating materials or cans of paint, turpentine or any other flammables anywhere in the building.
5. All refuse, garbage and recyclable materials shall be handled in the following manner:
 - a. Wet garbage shall be kept only in plastic bags held in containers in the Apartments. Such wet garbage shall be disposed of by depositing same, contained in the plastic bag sealed and tied in the garbage dumpster. If wet garbage is dropped in the halls or common areas, it is to be picked up by Tenant and the area cleaned.
 - b. Items which are bulky such as bundles of newspapers, old clothes, brooms, hangers, mops, sticks and cardboard boxes should be brought to the area designated by the manager. If in doubt about where these items should be deposited, call the manager of the Apartments to ask.
 - c. Very large items such as rugs, couches, pillows, and the like, should be deposited in the area designated by the manager. Landlord reserves the right to charge a reasonable fee to dispose of large items.
 - d. Recyclable materials shall be sorted into the appropriate receptacles provided for that purpose. **ALL PLASTIC BAGS ARE PROHIBITED FROM BEING PLACED IN RECYCLABLE RECEPTACLES.**
6. All balconies and terraces must be kept in good repair, free of debris and clean at all times. All balconies and terraces must be kept free of ice and snow. **Cooking and barbecuing is not permitted on any balcony or terrace.** No storage is allowed on any balcony or terrace. Only furniture that is less than 4 feet in height may be kept on any balcony or terrace.

D. UTILITIES

1. The Apartment shall come equipped with electric, heat, water, sewer, and trash service ("Utilities"). Tenant is responsible to pay for electric, gas, heat, water, sewer, and trash service. Please consult the Utility Addendum for the method of allocation of Utility Costs. *This will vary by community.*
2. The Tenant shall not waste or unreasonably use Utilities.
3. Tenants are to use water only for household use and shall comply with all conservation rules and regulations. This means that no hot tubs or water beds shall be permitted and there shall be no use of outside water for washing cars or filling hot tubs or water beds or for any other purpose.
4. Any unauthorized use of cable TV, common area electric outlets, bulbs or Internet connections shall be

considered willful damage and theft of services

- 5. The termination of utilities to the Tenant's apartment for reason of non-payment or failure to pay necessary initial or final charges, which includes Landlord's administrative fee of same shall constitute a violation of Landlord's Rules and Regulations.

E. PARKING AREA

- 1. The designated parking area on the premises is only available for vehicles registered with Landlord and at an additional fee (where applicable). Any unauthorized vehicles will be towed away or immobilized at the vehicle owner's expense. Any Tenant found violating this Agreement or allowing unauthorized persons to park in the designated parking areas will have their parking privileges revoked at the discretion of the Landlord.
- 2. The parking area is to be used for vehicles registered with Landlord and at no time should the parking space be used to store personal items and/or be used as storage.
- 3. Where outdoor parking space is provided for the Tenant, vehicles which do not have current license plates or inspection stickers, will be considered abandoned or in dead storage pursuant to Section 39:4-56-5 of the Revised Statutes of New Jersey, and the Tenant hereby authorizes the Landlord to have said vehicle towed away at the Tenant's expense. Any unattended vehicle parked or left on any of the Landlord's property without the Landlord's consent for a period in excess of one month, may be removed by the Landlord or its agent pursuant and subject to the provisions of N.J.S.A 39:4-56-7, and the vehicle may be ticketed pursuant to N.J.S.A 39:4-56-7. No automobile repairs may be done on the property. Out of State vehicles must be in compliance with their State's registration statutes.
- 4. No parking is permitted in any driveway. Only areas designated as such by Landlord may be used for parking. Parking is limited to Tenants and their guests only and all parking facilities are used at the sole risk of the Tenant. Parking facilities may not be used as a playground. Parking is limited to automobiles, SUVs, and motorcycles. Box trucks, trailers, recreational vehicles, and tractor trailers, other than for the purposes of delivery or repairs, are not allowed on the property.

F. AMENITIES

- 1. In the event access to or use of any amenity is suspended or terminated for any reason by Landlord, Tenant shall not be entitled to any refund, credit, or compensation.
- 2. Tenant must abide by all relevant amenity rules and regulations as promulgated by the Landlord.

G. PAYMENTS

- 1. A charge of **\$50.00** shall be made for any checks returned for insufficient funds. A late charge of **\$100.00** shall be charged if Rent is not paid within 5 days of its due date. In the event legal action is commenced for the non-payment of Rent, the Tenant shall, in addition to Court Costs, be responsible for a legal fee of **\$250.00**. All of the charges in this paragraph shall be collectable as Rent. Such charges shall not constitute a waiver of any other of Landlord's rights or remedies.

TENANT

DocuSigned by:

RAJESWARI SAMANTHAPUDI

Name: rajeswari samanthapudi

Name:

Name:

Name:

Name:

Name:

LANDLORD

**151 Centre Street Urban Renewal LLC
KRE Property Management Company LLC**

By:

Name: Jasmin Robertson

Title: Authorized

Agent

NO SMOKING ADDENDUM
151 Centre Street Urban Renewal LLC

IN THE EVENT THAT THERE ARE ANY PROVISIONS CONTAINED IN THIS ADDENDUM WHICH ARE INCONSISTENT WITH THE PROVISIONS CONTAINED IN THE LEASE AGREEMENT, IT SHALL BE DEEMED TO BE THE INTENT OF THE PARTIES HERETO THAT THE PROVISIONS CONTAINED IN THIS ADDENDUM (THE "NO SMOKING ADDENDUM") SUPERSEDE AN INCONSISTENT PROVISIONS THEREIN SUCH THAT SAID LEASE IS DEEMED MODIFIED HEREBY.

1. **No Smoking Policy:** Due to the increased risk of fire, increased maintenance costs, and the health effects of secondhand smoke, the Landlord has adopted the within No Smoking Policy. Smoking in any apartments, in any building on the Property and within 50 feet of any building on the Property is strictly prohibited. Smoking in any interior common areas and other public areas, including but not limited to community rooms, community bathrooms, lobbies, reception areas, hallways, laundry rooms, stairways, fitness centers, lounges, playrooms, offices and any other indoor or outdoor shared community spaces and/or amenity and within all apartment units, and within fifty (50) feet of any building(s) on the Property, including entry ways, porches, balconies and patios is strictly prohibited. This policy applies to all residents, guests, visitors, service personnel and employees.
2. **Definition:** The term "smoking" means the burning of, inhaling from, exhaling the smoke from, or the possession of a lighted cigar, cigarette, pipe or any other matter or substance which contains tobacco, marijuana or any matter that can be smoked, or the inhaling or exhaling of smoke or vapor from a hookah or an electronic smoking device. This also applies to medical marijuana. An electronic smoking device means an electronic device that can be used to deliver nicotine or other substance to the person inhaling from the device, including but not limited to, an electronic cigarette, cigar, cigarillo or pipe.
3. **Fines:** Tenant further understands, acknowledges and agrees that Landlord may impose a fine of \$150.00 for Tenant's first offense, and \$300.00 for each additional offense, of the terms of this No Smoking Addendum. In the event Landlord and/or its Managing Agent determines that smoke has emanated from the Apartment, then Landlord may impose these fines by written notice directed to the Tenant at the Apartment. Such notice shall be identified as a "Smoking Offense Notice," and shall record the date and approximate time that smoke was determined to emanate from the Apartment, and the amount of the imposed fine. Landlord shall serve the Smoking Offense Notice upon Tenant by mail delivered to the Apartment. Tenant shall be required to remit payment to the Landlord of the imposed fine within five (5) business days of the mailing date of the Smoking Offense Notice. Any fine imposed under this paragraph shall be collectible as Additional Rent under the Lease.
4. **Landlord is NOT a Guarantor of Smoke Free Environment:** Tenant acknowledges that Landlord's adoption of a No Smoking Policy and the efforts to designate portions of the Landlord's Property as non-smoking does not make the Landlord or any Management Company, responsible for Tenant's health or of the smoke free/condition of the non-smoking portions of the Property. However, the Landlord will take reasonable steps in accordance with relevant New Jersey Statutes, to enforce the No Smoking Policy. Landlord shall not be required to take steps in response to smoking unless the Landlord has actual knowledge of the smoking and the identity of the responsible tenant.
5. **Landlord Disclaimer:** The Tenant acknowledges that Landlord's adoption of a non-smoking living environment and the efforts to designate portions of the Property as non-smoking does not in any way change the standard of care that the Landlord has under applicable law to render the Property any safer, more habitable or improved in terms of air quality standards than any other rental premises. The Landlord specifically disclaims any implied or express warranties that the Property will have any higher or improved air quality standards than any other rental property. The Landlord cannot and does not warrant or promise that the Property will be free from secondhand smoke. Tenant acknowledges that the Landlord's ability to police, monitor or enforce this Addendum is dependent in a significant part on voluntary compliance by Tenant and Tenant's guests. Tenants with respiratory ailments, allergies or any other condition relating to smoke are put on notice that the Landlord does not assume any higher duty of care to enforce this Addendum than any other Landlord obligation under the Lease.
6. **Lease Violation:** Tenants are responsible for the actions of members of their household, their guests, invitees, agents and visitors. Failure to comply with any of the provisions of this Addendum shall constitute a substantial breach of the Lease, which are grounds for eviction. In addition, the Tenant shall be responsible for all attorney's fees, costs and expenses incurred by the Landlord in connection with any breach of this Addendum as well as to remove smoke, odor or residue. All attorney's fees, costs and expenses are due and collectible as Additional Rent.
7. **Hold Harmless and Indemnification:** The Tenant hereby agrees to indemnify and hold the Landlord and Management Company and each of their respective officers, partners, employees, members, agents, assigns, owner,

subsidiaries and affiliates harmless from any claims, losses and liability for any damages, personal injury or death should it be determined that due to the Tenant's (which includes but is not limited to an occupant's or a guest's breach of this Addendum by) smoking in the Apartment, common areas of the Property or within 50 feet of any building on the Property and such damages or injury or death is attributable to the Tenant or occupant's smoking. The Tenant shall indemnify the Landlord and the Management Company against all legal fees incurred in defense of any lawsuit related to the breach of any provision in this Addendum, including but not limited to the Tenant's smoking in the Apartment or common areas of the Property.

TENANT

DocuSigned by:

RAJESWARI SAMANTHAPUDI

Name: rajeswari samanthapudi

Name:

Name:

Name:

Name:

Name:

LANDLORD

**151 Centre Street Urban Renewal LLC
KRE Property Management Company LLC**

By:

**Name: Jasmin Robertson
Title: Authorized Agent**

AMENITY AGREEMENT

151 Centre Street Urban Renewal LLC

TERMS AND CONDITIONS OF USE OF AMENITIES

1. Tenant has read the Amenity Rules and Regulations, set forth below, agrees to abide by them and be bound by them. The Amenity Rules and Regulations may be amended from time to time.
2. Payment of Rent, Additional Rent and the Amenity Fee, entitles Tenant to the use of the Amenities. The non-refundable Amenity Fee is **\$500.00** plus tax per apartment per **12.00 months**. If the term of the Lease exceeds one year, Tenant shall pay a renewed Amenity Fee due at the start of the thirteenth (13th) month of the Lease. The Amenity Fee owed for a period of time less than one year shall be assessed on a monthly pro-rated basis. If Tenant terminates or breaches Lease before expiration of the Lease Term, the Amenity Fee shall not be prorated, and Tenant shall receive no reimbursement of the Amenity Fee. Where applicable, Landlord will charge Tenant the actual cost to supply new keys and key fobs if any key is not returned or if Tenant loses the key or key fobs.
3. Tenant(s) and their guests shall comply with all rules posted use of any and all amenities (for example pool and pool areas, grills and grilling areas, etc.).
4. Failure to comply with these rules may result in temporary or permanent revocation of permission to use any of the Landlord's amenities. The Landlord reserves the right to request that a Tenant leave the Amenity areas, if in Landlord's opinion the Tenant is not conducting himself/herself in a manner acceptable to Landlord and the overall wellbeing of the other users of the Amenity areas.

AMENITY RULES AND REGULATIONS

1. Tenants and their guests are required to maintain a reasonable standard of personal hygiene.
2. During use of the Amenities, Tenants are not permitted to use loud, foul or slanderous language; nor pester, badger or solicit other Tenants. Tenants shall conduct themselves in a well-mannered and quiet fashion.
3. Tenants and their guests who are under the influence of alcohol or drugs are not permitted to use the Amenities.
4. The following are not permitted at the Amenities:
 - a. Glass bottles
 - b. Pets (with the exception of Landlord designated pet amenities)
5. Tenant agrees that Landlord will not be responsible for any loss, theft or damage to any personal property left at the Amenity areas.
6. No parties or private events are to be held in the Amenity areas without prior consent of Landlord.
7. Landlord reserves the right to suspend the use of Amenities for any Tenant who fails to conform with the Rules and Regulations of the Amenities.

I/We, as Tenant(s), do hereby agree to abide by the Terms and Conditions set forth herein and as they may be amended from time to time.

TENANT
DocuSigned by:

RAJESWARI SAMANTHAPUDI

Name: **rajeswari samanthapudi**

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

FITNESS CENTER AMENDMENT
151 Centre Street Urban Renewal LLC

TERMS AND CONDITIONS OF USE OF FITNESS CENTER

1. Tenant has read the Fitness Center Rules and Regulations, set forth below, agrees to abide by them and be bound by them. The Fitness Center Rules and Regulations may be amended from time to time.
2. Tenant agrees that all exercises and use of fitness equipment are undertaken at Tenant's sole risk. The Landlord, its officers, directors, employees, tenants, successors and assigns, are released from any and all (claims, demands, injuries, actions or causes of action including those based on negligence or condition of equipment). In addition, Tenant acknowledges that Tenant will be required to pay an extra charge for damages that are caused by any careless use of the equipment.
3. Tenant shall indemnify, defend and hold Landlord, its officers, directors, employees, tenants, successors and assigns against any and all (claims, demands, injuries, actions or causes of action including those based on negligence or condition of equipment).
4. Tenant warrants that Tenant is over the age of 18, in good physical condition and has no impairment or ailment preventing Tenant from engaging in active or passive exercise. No one under the age of 18 is permitted in the Fitness Center.
5. No solicitation is permitted in the facility or on its premise without the express written consent of the Landlord.

FITNESS CENTER RULES AND REGULATIONS

1. Only athletic shoes, which do not mark the surface of the fitness equipment or the Fitness Center premises, are permitted in the Fitness Center. Appropriate workout attire is mandatory in the Fitness Center. No street shoes or street clothing can be worn in the exercise area.
2. Tenants are required to wipe down the exercise equipment after they have used it.
3. Tenants are required to maintain a reasonable standard of personal hygiene.
4. Tenants under the influence of alcohol or drugs are not permitted to use the Fitness Center.
5. Food is not permitted in the Fitness Center. Only water is permitted in the Fitness Center during a Tenant's use of the facilities. Tenants are responsible to place their waste in the appropriate receptacle. No glass bottles.
6. Tenants are required to immediately report any broken equipment to Landlord.
7. Landlord reserves the right to suspend the use of the Fitness Center for any Tenant who fails to conform with the Rules and Regulations of the Fitness Center.

I/We, as Tenant(s), do hereby agree to abide by the Terms and Conditions set forth herein and as they may be amended from time to time.

TENANT
DocuSigned by:

RAJESWARI SAMANTHAPUDI

Name: Rajeswari samanthapudi

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

CONDITIONAL LICENSE TO PARK

151 Centre Street Urban Renewal LLC

151 Centre Street Urban Renewal LLC (the "Landlord") hereby grants to the Licensee a conditional month-to-month License to Park in the Space listed below, or if none is listed, in an unassigned parking space, in the parking garage or outdoor parking facility at the property but subject to and in accordance with the Terms and Conditions set forth in this License to Park. The Licensee, as full consideration for such privilege, agrees to pay the Landlord the monthly Licensee Fee as indicated below (after Terms and Conditions) payable in advance on the first day of each month. A \$50.00 late fee shall be charged for payments received after the 5th of the month.

THIS LICENSE IS NOT TRANSFERABLE OR ASSIGNABLE

Honda CRV 2020

JNU1542 NY

THIS LICENSE IS ISSUED SUBJECT TO THE LICENSEE'S COMPLIANCE WITH THE ATTACHED TERMS AND CONDITIONS

DocuSigned by:


Name: **rajeswari samanthapudi**

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

LANDLORD
151 Centre Street Urban Renewal LLC
KRE Property Management Company LLC

By: _____

Name: Jasmin Robertson
Title: Authorized Agent

TERMS AND CONDITIONS FOR CONDITIONAL LICENSE TO PARK

151 Centre Street Urban Renewal LLC

1. Licensee is primarily and directly responsible for the payment of all monthly license fees to the Landlord and shall further be directly and primarily responsible for compliance with these Terms and Conditions as well as all rules and regulations of the Landlord regarding the use of parking spaces.
2. The Licensee recognizes and acknowledges that the Landlord may have the legal obligation from time to time to make reasonable accommodations to those who meet the legal standards qualifying them as disabled individuals entitled to reasonable accommodations to accommodate their disabilities. Should circumstances arise in which the Landlord has a legal obligation to accommodate such individuals with regard to parking, the Licensee hereby acknowledges and agrees that the Landlord shall be entitled to designate a different location for use by the Licensee if Licensee has an Assigned Space.
3. A License to Park may be voluntarily terminated by the Licensee giving not less than one (1) full calendar month advance WRITTEN notice to the Landlord. Such timely termination shall be effective as of the first day of the second calendar month following the calendar month during which the notice is received by the Landlord. This means that, for example, if you wish to terminate this License as of November 1, you must have given written notice received by the Landlord on or before September 30th. A notice received after September 30th but before October 31st would not allow the Licensee to terminate before November 30th and the Licensee would remain responsible for the November License Fee. There is no proration of the monthly fee.
4. Vehicles parked in the parking facilities must be operable, duly licensed, insured and currently registered. They must be kept in good repair so as to not leak or otherwise discharge fluids. Landlord is not an insurer, and shall not be responsible for fire, theft, accident, loss or damage to the vehicle or its contents or for any other damage to Licensee or Licensee's property.
5. Only non-commercial vehicles may be parked in the parking facilities. The Landlord shall have the sole and absolute discretion to determine those vehicles that qualify as non-commercial passenger vehicles.
6. If the Licensee's Lease Agreement at the property terminates, this License to Park shall automatically terminate.
7. Licensee is hereby advised and understands that the building, if any, within which parking space is located, is unheated at all times.
8. The Licensee shall obey all laws of the State of New Jersey applicable to the ownership, use and operation of motor vehicles while operating and parking such vehicles within or upon the property owned by the Landlord.
9. The Licensee only shall park the vehicle identified on this License within the boundary lines of the Assigned Space, or within the boundary lines of an unassigned parking space, if Licensee has not licensed an Assigned Space, in a manner so as not to protrude from same or encroach upon a space licensed to or used by another.
10. The Licensee shall obey all posted signs within the property operated by the Landlord related to the operation and/or parking of vehicles therein including, but not limited to, those relative to speed, use of lights, fire zones, no parking areas, handicapped parking. In addition, Licensee shall cooperate with and heed the directions and instructions of garage and security personnel, if any, administering access to and egress from the parking facilities and/or other areas of the property owned by the Landlord.

TERMS AND CONDITIONS FOR CONDITIONAL LICENSE TO PARK

151 Centre Street Urban Renewal LLC

11. The Licensee shall not permit any vehicle other than the vehicle designated herein to park in the parking facility. In the event of a change of vehicle by the Licensee, the Licensee is obligated to immediately arrange with the Landlord to secure a replacement License to Park identifying the new vehicle and revising any other pertinent data.
12. If applicable, a vehicle that does not display the parking permit, as provided by the Operator, upon entering Operator's facility may be towed, at the Operator's discretion. All expenses, costs and fees relating to this shall be the responsibility of Licensee.
13. Licensee shall immediately advise Operator of any change in the status of the vehicle covered by this Agreement; and shall also advise Operator immediately of any change in the license plate or description. Licensee shall not substitute any other vehicle for the one designated in this Agreement without securing Operator's prior written consent.
14. If Licensee shall be in default for a period of twenty (20) days for non-payment of parking charges, or such other vehicle as may be substituted by Licensee, with or without Operator's permission, Operator is authorized at its option to tow the vehicle to a secured off premises location. Licensee shall be responsible for all fees associated with this, including, but not limited to, cost of towing, storage of vehicle and any damage to the vehicle during relocation and storage of same. In the event of such circumstance, Licensee reserves the right to immediately revoke this Agreement. Such revocation shall be effective the same day the vehicle is removed from the premises.
15. All vehicles are driven at Licensee's risk and responsibility.
16. It is expressly understood that the failure of Operator to exercise any of the rights and options granted to it under the terms of this Agreement , including but not limited to, granting parking privileged to Licensee's alternate or substitute motor vehicle without prior written consent, opening and/or holding Licensee's vehicle and/or transferring said vehicle to another location of Operator's or to a location authorized and/or designated by applicable law or selling said vehicle pursuant to law or charging interest at the legally permitted rate for nonpayment, does not constitute a waiver of such rights or options, and all provisions of this Agreement shall be deemed to continue in full force and effect.
17. Licensee understands and agrees to conform to and obey the rules and regulations promulgated by Operator for operation of the parking facility and Licensee agrees to use the parking facility in a manner specified by said rules and regulations.

Space No.: **unreserved**

Garage No.:

Licensee: **rajeswari samanthapudi**

Effective Date: **October 30, 2021**

Monthly Fee: **\$50**

