

**LAKE VILLAGE OF FAIRLANE
LEASE AGREEMENT**

NOTICE: MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH IN RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.

The Lessor's authorized agent is: **LAKE VILLAGE OF FAIRLANE, 101 Lake Village Blvd, Dearborn, MI 48120**

LESSEE(S): **Venkata Hemanth Babu kasa**

DESCRIPTION OF PREMISES: **APT# 204 BLDG# 117**

TERMS: Commencement Date: **March 27th 2023**
Expiration Date: **March 31, 2024**

SECURITY DEPOSIT: **\$500**

RENT CHECKS SHOULD BE MADE PAYABLE TO: **LAKE VILLAGE OF FAIRLANE**

ADMINISTRATIVE FEE: **\$100**

RENT: K **(Initial):** Total rent for the term of the lease is **\$16,560**. The Lessee(s) agrees to pay said rent by paying **\$0**, if any, on the commencement date of this lease and the balance in equal monthly payments of **\$1380** commencing on the first day of the first full month of this lease. **Additional rent of \$50.00 will be assessed on the 6th day of the month if rent is unpaid. If rent remains unpaid on the 16th of the month, additional rent of \$100.00 will be assessed.** The Lessee(s) shall pay a **\$40.00** bank fee for returned checks or lease may be terminated on 7-day Notice. The Lessee(s) will reimburse the Lessor for the expense of attorney's fees, filing fees, court fees and damages to the leased premises caused by tenant incurred by the Lessor which result from tenant's breach of lease.

PET FEE: **\$**

NON-REFUNDABLE DEPOSIT: **\$**

OTHER FEES:

WATER FEE **\$**

CARPORT FEE **\$**

Total Monthly Rent Amount **\$1380**

The premises are to be used as a private residence only. The Lessee(s) and those whose names are specifically set forth are to be the only occupants of the premises:

NAME: **Nallubolu Srilatha**

NAME:

NAME:

NAME:

This lease agreement is by and between **LAKE VILLAGE OF FAIRLANE**, a Michigan Limited Liability Company, or an entity acting as agent of the Lessor, and the Lessee(s) jointly and severally. The Lessor, for and in consideration of the provisions and agreements hereinafter set forth, leases to the Lessee(s) the above-described premises. The Lessee(s) and Occupants may be hereinafter referred to as resident or residents.

APPLICATION FOR TENANCY: It is expressly understood that this lease is given pursuant to application for tenancy and that the representations, conditions and provisions of said application are as much a part of this lease as though incorporated herein.

K (Initial) TERM: The Lessee(s) is to have and to hold the above-described premises for the stated term unless sooner terminated for violations of the provisions and agreements of this lease. **HOLDING OVER:** The Lessee(s) shall vacate the premises on or before the expiration date of the lease. If the Lessee(s) retain possession thereafter without the Lessor's written permission, the Lessor has thirty (30) days from the last day of the lease, or from any thirty (30) day period thereafter, to sue for possession under Section 5714(1)(c)(ii) of the Michigan Summary Proceedings Act (Holding over after lease expires). If suit is not begun within that time, the tenancy shall continue on a month to month basis from the date the lease expires, and all other covenants of this lease shall remain in full force and effect, except that rent shall increase by an amount to be determined by the Lessor (but not to exceed 150% of the highest monthly rent then charged by Lessor for a similar unit at the apartment community where the leased premises is located) beginning on the first day after lease expiration, regardless of whether suit is brought or the tenancy becomes month to month. The Lessor's acceptance of money from the Lessee(s) during the 30 days following the lease expiration does not waive the Lessor's right to seek possession as described in this paragraph, and the Lessee(s) shall compensate the Lessor for all damages caused by their unauthorized holdover. Any person who refuses to vacate the premises at the expiration of the Lease shall be deemed a trespasser without color of title or other possessory interest and shall be subject to immediate eviction as provided by Law.

3. **RENTERS INSURANCE:** The Lessee must provide verification of renter's insurance on or before the commencement of this Lease, as a condition of commencement of this Lease. Failure to maintain renter's insurance throughout the term of this Lease shall be deemed a default which may result in Lessor's termination of the Lease; and shall result in a monthly charge of \$25.00, to be deemed "additional rent," until Lessee purchases renter's insurance and provide(s) to Landlord verification thereof; and/or Lessor's termination of the Lease. See **Renter's Insurance Addendum attached.**

4. **K (Initial) SECURITY DEPOSIT:** The Lessee has deposited and the Lessor has acknowledged the receipt of a security deposit above which Lessor is to retain as security for the faithful performance of all provisions, conditions and agreements of this lease. This security deposit may be used for the following purposes:

- A) To reimburse the Lessor for actual damages to rental unit, or to any ancillary facility, that is the direct result of conduct not reasonably expected in the normal course of habitation of the premises.
- B) To pay the Lessor for all rent due in arrearage under this lease, monies due for premature termination of the rental agreement by the Lessee(s), and for utility bills not paid by the Lessee(s).

In no event shall the Lessor be obligated to apply the security deposit to a rent arrearage, future rent, monies due for premature termination, utility bills, or damages to rental unit, but the Lessor may do so at its option. Lessee must dispute Lessor's stated deductions within seven days of receiving an itemized list and balance. The Lessor's right to possession of the premises for nonpayment of rent or for any other reason shall not be affected by the fact that the Lessor holds this security. The security deposit, if not used for the reasons set forth above, shall be returned to the Lessee(s) when this lease is terminated according to these terms, but in no event is the security to be returned until the Lessee(s) has vacated the premises and delivered possession to the Lessor. Return of security deposit is subject to the following conditions:

- Full term of the lease agreement has expired
- No damage beyond normal wear and tear
- Entire apartment cleaned and in acceptable condition
- No unpaid rent
- All keys returned
- All debris and rubbish discarded and placed in proper rubbish containers
- A full calendar month's notice given in writing to the Lessor prior to moving out.

Painting Provision:

- Painting charges will be assessed if the resident does not fulfill all 12 months of the lease or if the apartment needs a second coat of paint and/or kilz upon move out.
- **You must notify your landlord in writing within 4 days after you move of a forwarding address where you can be reached and where you will receive mail; otherwise your landlord shall be relieved of sending you an itemized list of damages and the penalties adherent to that failure.**

The following provisions are made pursuant to the Securities Deposits Act of 1973, that being Act No. 348 of P.A. 1972 (hereinafter referred to as the "Act"):

- A) The Lessor's authorized agent for all communications under this Act is **LAKE VILLAGE OF FAIRLANE, 101 Lake Village Blvd, Dearborn, MI 48120**
- B) The name and address of the surety company which a surety bond has been filed pursuant to the Act is **Old Republic Insurance Company 133 Oakland Avenue PO Box 789 Greensburg, PA 15601.**

(Initial) INVENTORY CHECKLISTS: The Lessee(s) hereby acknowledges the receipt of (2) copies of the Inventory Checklist as is required by the Security Deposits Act, which is Act No. 348 of P.A. 1972. At the commencement of the lease the Lessee(s) shall review the checklist and note the condition of all items thereon within seven (7) days after obtaining possession of the rental unit. The Lessee(s) shall return one (1) copy of the checklist to the Lessor. The Lessee(s) is entitled to request and receive a copy of the last termination inventory checklist, which shows that claims were chargeable to the prior residents. At the termination of the occupancy the Lessor shall complete a termination checklist listing all the damages, which Lessor claims were caused by the Lessee(s). Should the Lessee(s) fail to return the checklist, the Lessee(s) is agreeing that the apartment was in acceptable move-in condition.

6. K **(Initial) RENTAL APPLICATION:** Lessee's Rental Application is a part of this Lease Agreement. Lessee agrees to the provisions of the Application and represents that the information contained in the Rental Application and records provided therewith are true and correct. If any or all of the information and records provided by Lessee are found to be inaccurate, or if any untruthful or fraudulent statements were made in the Rental Agreement, then the Lessee shall be in default and this Lease Agreement may be terminated in accordance with the provisions contained herein.

7. K **(Initial) NOTICE OF INTENTION TO SURRENDER:** Any other provision of this lease to the contrary notwithstanding, at least **ONE FULL CALENDAR MONTH** before the expiration of the term of the Lease, the Lessee(s) shall give the Lessor **written notice** of intention to surrender said premises at the expiration of such term, and if such notice be not given, the Lessee(s) shall be liable for an additional monthly installment of rent at the same rate as for the last month of the term, which additional installment of rent or any part thereof shall be considered as rent in arrears under the terms of this lease.

8. **RENT:**

A) **INSTALLMENT PAYMENTS:** The Lessee(s) herein agrees to pay rent for the above described term of this agreement in the sum of the above stated pro-rated amount, if any, by the commencement date and in the sum of the above stated monthly rental installment on or before the **FIRST** day of each and every month of the term thereafter.

B) K **(Initial) ADDITIONAL RENT:** It is expressly understood by the parties herein that timely payments are of the essence. In the event that a rental payment is made **AFTER** the due date, additional rent of **FIFTY DOLLARS** will be added to the above mentioned monthly rental installment amount on the 6th of the month. Additional rent of **ONE HUNDRED DOLLARS** will be added on the 16th of the month if rent remains unpaid. In the event that a rent check is returned unpaid for **ANY REASON AFTER THE DATE** for which that rent is applicable, the rent applicable to that period shall not be deemed to have been paid by the due date and the rent applicable to that period shall **NOT** be discounted for prompt payment. The Lessee(s) herein agrees to the above mentioned terms of payment. The Lessee(s) shall pay a \$40 bank fee for returned checks or the lease may be terminated on 7-day Notice.

C) **RENT CHECKS:** Rent checks shall be made payable to: **LAKE VILLAGE OF FAIRLANE**
The rent checks shall be payable by personal delivery or by depositing the same in the United States Mail, postage prepaid and properly addressed to: **LAKE VILLAGE OF FAIRLANE, 101 Lake Village Blvd, Dearborn, MI 48120**

D) **CHRONICALLY LATE:** If the Lessee(s) shall be chronically late (more than twice in any one lease year) in the payment of rent, the Lessor or the agent of the Lessor may give the Lessee(s) reasonable notice of intention to terminate the lease and thereupon at the expiration of said time this lease shall terminate and the Lessee(s) will then quit and surrender the demised premises to the Lessor. The Lessee(s) shall be chronically late in the payment of rent if rent is not paid on the date due more than two times during the term hereof.

9. **DEFAULT/ACCELERATION CLAUSE:** If the Lessee(s) shall be in default in fulfilling any covenants or conditions of this lease, including paying rent on or before the due date, or if the Lessee(s) shall fail to comply with any of the Rules and Regulations herein referred to or hereinafter established, or if the Lessor, or the agent for the time being of the Lessor in respect to the said building, shall deem objectionable or improper any conduct on the part of the Lessee(s) or any of those dwelling in or visiting the demised premises, the Lessor shall have the option to declare the lease in default and declare the entire rent reserved for the balance of the term due and payable forthwith upon 7 days Notice which shall be deemed reasonable notice. Should the Lessee(s) fail to pay said accelerated amount, the Lessor may immediately or at anytime thereafter re-enter the leased premises and remove all persons and/or property therefrom by any procedure allowable under the law. The Lessee(s) may not be liable for the total accelerated amount if the Lessor fails to meet its obligation to minimize damages. Either the Lessor or the Lessee(s) may have a court determine the actual amount owed, if any.

10. K **(Initial) WEAPONS:** All tenants, their occupants, guests and invitees shall be expressly prohibited from possessing or carrying any weapon in the common areas of the apartment complex. "Weapons" shall include but not be limited to, pistols, guns, handguns, rifles, shotguns, automatic weapons, semi-automatic weapons, knives, daggers or any other weapon. "Common areas" shall include common hallways, attached grounds, community buildings, pool and fitness

or areas; and the management and maintenance offices. Any violation of this addendum shall be grounds for immediate eviction of the Lessee and their occupants from the leased premises.

- K **(Initial) ACTS OR OMISSIONS OF OTHERS:** The Lessor and its employees shall not be responsible or liable to the Lessee(s) for any loss or damage that may be occasioned by or through the acts or omissions of other residents, their pets, guests or invitees, occupying any other part of the building of which the rented premises are a part, or persons who are trespassers in said building, or for any loss or damage resulting to the Lessee(s) or his or her property from bursting, stoppage, backup or leaking of water, gas, electricity or sewer or caused in any other manner whatsoever. During the term of this lease the Lessee(s) shall be required to maintain standard personal injury and property damage liability insurance with the Lessor as an additional insured, and upon request provide the Lessor with a copy of said policy.
12. K **(Initial) HEALTH HAZARD:** In accordance with Michigan Law (MCL 600.5714 (d)); Lessor shall be entitled to recover possession of the leased premises by summary proceedings when the person in possession willfully or negligently causes a serious and continuing health hazard to exist on the premises, or causes extensive and continuing physical injury to the premises, which was discovered or should reasonably have been discovered by the party seeking possession not earlier than 90 days before the institution of proceedings under this chapter and when the person in possession neglects or refuses for 7 days after service of a demand for possession of the premises to deliver up possession of the premises or to substantially restore or repair the premises.
13. **STATUTORY RIGHT FOR RELEASE OF RENTAL OBLIGATION:** A Lessee who has a reasonable apprehension of present danger to him or her or their child from domestic violence, sexual assault or stalking, may have special statutory right to seek a release of rental obligation under MCL 554.601b.
14. **SENIOR CITIZEN HOUSING:** In the event the Lessee has occupied the Leased Premises for more than thirteen (13) months, the Lessee may terminate the Lease by a sixty (60) day written notice to the Lessor if one of the following occur: (a) The Lessee becomes eligible during the lease term to take possession of a subsidized rental unit in senior citizen housing and provides the Lessor with written proof of that eligibility. "Senior citizen housing" means housing for individuals 62 years of age or older that is subsidized in whole or in part under any local, state or Federal program. (b) The Lessee becomes incapable during the lease term of living independently, as certified by a physician in a notarized statement. MCL 554.601a.
15. **EARLY TERMINATION:** In the event the Lessee(s) vacates the premises prior to the expiration of this lease, the Lessee(s) agrees that this liability to pay the rent provided herein continues for the term of this lease, or until such time as the premises are re-rented whether the Lessor terminates the lease or not. Furthermore, in the event of the Lessee's premature termination, the Lessee(s) expressly agrees to pay the Lessor the stated sum for early termination. This payment is for all expenses involved in re-renting the leased premises, such as advertising and administrative costs. This payment does not include, and is in addition to, any monies due for actual damages to the leased premises, which are provided for elsewhere in this lease. See Early Termination Addendum attached.
16. **UTILITIES:** The Lessor shall not be liable in damages or otherwise for any failure or interruption of service except in the case of the Lessor's failure to perform, or the Lessor's negligent performance of a duty imposed by law.
17. **RULES, REGULATIONS AND ALL LEASE ADDENDA:** The Lessee(s) promises and agrees for himself, the members of his family, and his invitees and guests, to consult and conform to the Rules and Regulations and this agreement governing the demised premises and to any reasonable changes or new regulations that the Lessor may deem necessary for the protection of the building and the general comfort and welfare of the occupants of the same. The attached Rules and Regulations are a part of this agreement and receipt thereof is hereby acknowledged by the Lessee(s). Failure by the Lessee(s) or the Lessee's family and guests to observe and comply with such rules and regulations shall be a default under the terms of this lease.
18. **CONDUCT:** Inasmuch as the Lessor is operating an apartment community and the parties recognize that such community must be operated in such a manner as to make a pleasant residence for the benefit of all the residents, therefore, if the Lessee(s) shall make default in fulfilling any of the covenants or conditions of this lease, or if the Lessee(s) shall fail to comply with any of the Rules and Regulations herein referred to or hereafter established or if the Lessor or the agent of the Lessor shall deem objectionable or improper any conduct on the part of any Lessee(s), or any of those dwelling in or visiting the premises or any conduct, harassment and annoyance against any other resident of the apartment community including on-site and off-site employees and agents of Lessor; or shall willfully or negligently cause a serious and objectionable or improper any conduct on the part of any Lessee(s) or any of those dwelling in or visiting the premises or shall willfully or negligently cause a serious and continuing health hazard to exist or physical injury to premises, the lessor may give the lessee 7-day Notice, which shall be deemed reasonable notice of intention to terminate possession or this lease, at Lessor's sole option, and thereupon at the expiration of said time possession or this lease shall terminate and the Lessee(s) will then quit and surrender the demised premises to the lessor. See also attached Rules and Regulation Addendum to Lease.

MODIFICATIONS TO LEASE: Any modifications of the agreement, or any collateral agreement with respect to the relationship between the Lessee(s) and the Lessor, shall not be binding upon the Lessor unless the same be made in writing, signed by the Lessees and signed by an authorized representative of the Lessor. The Lessor may not alter any provision of this lease after its commencement without the written consent of the Lessee(s) except that it is agreed and understood that the following adjustments to the provisions of this lease can be made upon thirty (30) days written notice:

- A) Any changes required by Federal, state or local law or rule or regulations;
- B) Any changes in rules relating to the property which are required to protect the physical health, safety, or peaceful enjoyment of the residents and guests;
- C) Any changes in the amount of rental payments to cover additional costs in operating the rental premises incurred by the Lessor because of increases in ad valorem property taxes, charges for electricity, heating, fuel, water or sanitary sewer services consumed at the property, or increases in premiums paid for liability, fire or worker compensation insurance.

20. ASSIGNMENT BY LESSEE: It is expressly understood and agreed by the Lessee(s) that the Lessee's leasehold interest under this agreement shall not be assigned or sublet in whole or in part without, in each case, having first obtained the written consent of the Lessor. Consent by Lessor to one such assignment or subletting shall not be deemed to be a consent to any further request for assignment or subletting. An assignment or subletting without prior written consent of Lessor shall be absolutely null and void and shall, at Lessor's option, terminate the Lease Agreement or Tenant's possession of the leased premises; and Lessor may evict Lessee and all occupants of the leased premises. Lessee shall be jointly and severally liable for the actions of unauthorized assignee, occupant or sublet.

21. PREREQUISITES TO OBTAINING OCCUPANCY: The Lessee(s) will not be permitted to obtain possession of the leased premises before the following conditions are fulfilled: (A) The security deposit is paid in full; (B) The first month's rent, or proration thereof, is paid in full; (C) The Administrative fee (if applicable) is paid in full; (D) The prior resident vacates the premises; (E) The Lessor deems the premises are ready for occupancy.

22. DELAY IN POSSESSION: It is understood that if the Lessee(s) shall be unable to enter into and occupy the premises hereby leased at the time above provided, by reason of the said premises not being ready for occupancy, or by reason of the holding over of any previous occupant of said premises, or as a result of any cause or reason whatsoever, the Agent shall not be liable for damages to the Lessee(s) therefore, but during the period the Lessee(s) shall be unable to occupy said premises as hereinbefore provided, the rent therefore shall be abated. The Lessor shall be the sole judge when premises are ready for occupancy.

23. CONTINUING CONSTRUCTION: The Lessee(s) acknowledges that the leased premise is ready for occupancy at this time, and further acknowledges that the leased premise is part of an overall development, portions of which may still be under construction. In consideration of the Lessor granting the Lessee(s) permission to occupy said premises at this time, the Lessee(s) agrees not to hold the Lessor responsible for any inconvenience caused by the continuing construction. The Lessee(s) further agrees that such inconvenience caused by the continuing construction will not in any way be cause for the Lessee to violate the terms of this agreement, nor to be granted reduction of rent.

24. CONDITION OF PREMISES: The Lessee(s) acknowledges that he/she has examined the said premise prior to the making of this lease, and has known the condition thereof, and that no representations as to the condition or state of repairs thereof have been made by the Lessor or its agents which are not herein expressed, and the Lessee(s) hereby accepts the premise in its "as is where is with all faults and defects" present condition at the date of the execution of this lease. And the Lessee(s) hereby covenants and agrees that the Lessee(s) will not cause, allow or permit any waste, misuse or neglect of the premises or of any furnishing therein provided by the Lessor, nor willfully or negligently cause a serious and continuing health hazard to exist or physical injury to premises, and warrants against same, and does hereby covenant and agree to pay for all damages so caused, and the Lessee(s) further agrees that he will not permit any members of his family, invitees or guests to commit such waste or misuse, or through their neglect shall cause damages, the Lessee(s) expressly covenants and agrees to pay for all such damages caused. In the event that damage occurs as a result of acts, omissions, or neglect of the Lessee(s), the repairs of that damage shall be paid for by the Lessee(s) on the first day of the month after the repairs have been made. And the Lessee(s) further covenants and agrees during the continuance of his occupancy of the herein demised premises to keep same in a good repair and at the expiration of the term, yield and deliver up the same in the condition as when taken, reasonable use and wear thereof alone accepted.

- A) In the event that the Lessee(s) shall neglect to repair or pay for damages caused by waste, misuse, or neglect, then the amount thereof shall be due from the Lessee(s) to the Lessor on the first day of the month following the incurring of such damages, and it is further expressly understood and agreed that in the event that the Lessee(s) shall fail to make all necessary repairs, then the Lessor at its option may enter upon said premises and make such repairs and the expense so incurred shall be due from the Lessee(s) to the Lessor on the first day of the month following the incurring of such expense.

Nothing in this provision shall be construed as to waive or alter a remedy viable to either party when the premises are in a condition which violates the covenants of fitness and habitually required pursuant to Section 39 of Chapter 66 of the Revised Statutes of 1846, being Section 354.139 of the Michigan Compiled Laws.

- USE OF PREMISES:** It is hereby expressly understood and agreed by the Lessee(s) that the character of the occupancy of the said demised premises and the limitation of the use of the same to the Lessee(s) and the members of Lessee's family herein expressly designated, is a special consideration and inducement for the granting of this Agreement by the Lessor. The Lessee(s) agrees that he will not, without the Lessor's previous written consent, use, suffer or permit said premises or any part thereof, to be used for any purposes other than that of a strictly private dwelling. No part of the leased premises shall be used at any time for the purpose of carrying on any business, profession or trade of any kind.
26. **USE AND ENJOYMENT OF OTHERS:** Nothing shall be done in or about the building, which will interfere with the rights, comforts or convenience of other Lessees or the employees or agents of Lessor. NO musical instruments, radios, television or stereo shall be operated in a manner that is disturbing or annoying to other Lessees, nor shall any disturbing noises be made at any time.
27. **NOTICE:** Whenever under this lease provision is made for notice of any kind, it shall be deemed a sufficient notice and service thereof if the said notice to the Lessee(s) is in writing addressed to the last known Post Office address of the Lessee(s), or addressed to the leased premises and deposited in the mail. Notice to the Lessor shall be deemed sufficient notice and service thereof if the notice is in writing addressed to the Lessor's last known Post Office address and deposited in the mail. Notice need be sent to only one Lessee where the Lessee consists of more than one person.
28. **NOTICE OF INJURIES:** In the event of any injuries to the Lessee or his family through the negligence of the Lessor, its agents and/or employees, the Lessee agrees to give the Lessor a written notice of the occurrence of said injury within five (5) days of the happening thereof. Said notice must be in writing and delivered to **LAKE VILLAGE OF FAIRLANE, 101 Lake Village Blvd, Dearborn, MI 48120**
29. **JOINT LIABILITY:** In the event that this instrument shall be executed on behalf of the Lessee or Lessors by more than one person, then the liability of the persons so signing shall be joint and several, and a judgment entered against one shall be no bar to an action against the others.
30. **REMEDIES/NON-EXCLUSIVE:** It is agreed that each and every rights, remedies and benefits provided by this agreement shall be cumulative, and shall not be exclusive of any other of said rights, remedies and benefits allowed by law, and that landlord may maintain an action for possession, damages and/or rent at the same time in the same or separate proceedings with or without terminating the lease. And that landlord may maintain an action for possession, damages and/or rent at the same time in the same or separate proceeding with or without terminating the lease.
31. **EXPENSES OF PROCEEDINGS:** If the Lessee(s) shall at any time be in default hereunder, and if the Lessor shall institute an action or summary proceeding against the Lessee(s) based upon such default, then the Lessee(s) will reimburse the Lessor for any expenses of attorney's fees, filing fees, court fees and disbursement thereby incurred by the Lessor.
- A) In the event Lessor commences any proceedings against Lessee pursuant to this Lease, Lessee will not interpose any counterclaim of whatever nature or description in any such proceedings. This shall not be construed as a waiver of Lessee's right to assert such claims in any separate action brought by Lessee.
- B) Lessee shall be responsible for all Lessor's expenses and attorney fees incurred as a result of Lessor's breach of Lease, even if no action is commenced as a result of said breach.
32. **ABANDONED PROPERTY:** If the Lessee(s) shall vacate or abandon the demised premises and leave any personal property either in the demised dwelling or anywhere about the building or its grounds, then such property shall be deemed abandoned by the Lessee and the Lessor shall have no liability for said property. Leaving of trash bags throughout the premises other than in the dumpster or leaving of furniture and other large items in the dumpster is prohibited. Any resident found leaving trash bags outside their front door, patio, balcony or outside the dumpster enclosure will receive a written warning with a \$25.00 fine per bag. The fine must be paid with your rent or it will not be accepted. Residents are not allowed at any time to place dressers, beds, or other furniture items in the dumpster areas. The Lessee(s) must take these items to a dumpsite or call a company to pick up any unwanted items. The Lessee(s) will be charged with next month's rent or a fine will be deducted from the Lessee's security deposit at time of move-out. Charges will vary depending on charge amount received from the community dumpster company.

ADDITIONAL AREAS: It is expressly understood and agreed by the Lessee that IF the Lessor shall furnish any automobile parking space, laundry drying area, recreational area, swimming area or other facilities outside of the leased premises that it shall be gratuitously furnished by the Lessor. If any person shall use these facilities, such person does so at his or her own risk and upon the express understanding that the Lessor shall not be liable for any loss of property through theft, casualty, or otherwise, or for any damage or injury whatever to person or property, except in the case of the Lessor's failure to perform, or the Lessor's negligent performance of a duty imposed by law. The Lessor reserves the right to alter or revoke any or all parts of its policy at will, for any reason whatsoever, including lack of materials, inadequate manpower, poor tenant interest, excessive costs, etc. or change of ownership or management.


34. **GOVERNMENT REGULATIONS:** The Lessee shall not use or permit any person or persons in any matter whatsoever to use said lease premises for any purpose in violation of the laws of the United States or of the State of Michigan or of the ordinances of other lawful authority, and shall not permit or allow any games of chance to be carried on, in or about said premises.
35. **ALTERATIONS:** The Lessee(s) shall make no alterations, decorations, additions or improvements in or to leased premises without the Lessor's prior written consent, and then only by contractors or mechanics approved by the Lessor. All such work shall be done at such times, and in such manner as the Lessor may from time to time designate. All alterations, additions or improvements upon leased premises, made by either party shall become the property of the Lessor, and shall remain upon, and be surrendered with said premises, as a part thereof at the end of the term hereof. Any mechanic's lien against the leased premises, or the building of which the same are a part, for work claimed to have been done or for materials claimed to have been furnished to the Lessee(s), shall be discharged by the Lessee(s) within ten (10) days thereafter at Lessee's expense, by filing of the bond required by law. Failure to do so will constitute a default of this lease.
36. **PETS:** The Lessee(s) shall not keep a dog, cat or any other animal ("pet") upon said premises unless the Lessee(s) has prior permission and executes a Pet Addendum which is attached to this Lease and has paid the applicable pet fee and non-refundable pet deposit. Only two pets are allowed per unit. Failure to abide by these terms or the terms of the Pet Addendum shall constitute a default of this Lease Agreement. Lessee with service/emotional support animals shall comply with pet ownership rules as provided in the Pet Addendum.
37. **ACCESS TO PREMISES:** It is expressly understood and agreed by the Lessee(s) that the Lessor or its agent shall have free access at all reasonable hours to the premises hereby leased for the purpose of examining the same or exhibiting same to prospective buyers or the Lessee(s), or for making alterations or repairs on said premises which the Lessor may desire to make. It is also expressly understood that Lessor shall retain a pass key with which to gain access to the leased premises at reasonable times. The Lessee(s) shall not alter the lock or install a new lock on any door of the demised premises without the written consent of the Lessor. In case such consent is given, the Lessee(s) shall provide the Lessor with an additional key for the use of the Lessor pursuant to the Lessor's right of access to the demised premises.
38. **DELAY IN REPAIRS:** It is expressly understood and agreed that whenever repairs to be made by the Lessor shall be delayed because of factors beyond its control, the obligation of the Lessee(s) hereunder shall not be affected whatsoever thereby, nor shall any claim accrue to the Lessee(s) against the Lessor, or its assignees, by reason thereof, except in the case of the Lessor's failure to perform or the Lessor's negligent performance of a duty imposed by law.
39. **FIRE DAMAGE:** In case the premises hereby leased shall be partially damaged by fire or other cause at any time during the said term, they shall be repaired by the Lessor or any insurance company on its behalf, with all reasonable dispatch and a proportionate reduction of rent shall be allowed the Lessee(s) for the time occupied in such repairs, excepting (a) if the Lessee(s) can use and occupy the demised premises without substantial inconvenience, there shall be no reduction of rent and (b) if said repairs are delayed because of the failure of said Lessee(s) to adjust his own insurance no reduction shall be made beyond a reasonable time allowed for such adjustment. In the event of damage or destruction of the leased premises, or the building in which they are located, by fire or other cause, the Lessor, at its election, may either rebuild and/or repair the damage or cancel this lease by notice in writing delivered to the Lessee(s) within two weeks after occurrence of the fire or other casualty. If such damage is caused by the negligent or intentional act of the Lessee(s), its occupants, invitees or agents, then there shall be no reduction of rent and the Lessee(s) shall be deemed in default of the Lease. In addition, Lessee shall be liable for all damages caused by Lessee, its occupants, invitees or agents.
40. **EMINENT DOMAIN:** If the whole or any part of the premises hereby leased shall be condemned or taken by any County, Federal, State or other authority for any purpose, then the term of this lease shall cease on the part so taken from the day the possession of that part shall be required for any purpose and the rent shall be paid up to that day, and from that day the Lessor or Landlord shall have the right either to cancel this lease and declare the same under the terms herein provided, except that the rent shall be reduced in proportion to the amount of premises taken for such public purpose. All damage awarded for such taking for any public purpose shall belong to and be the property of the Landlord, whether such damage shall be awarded as compensation for diminution in value to the leasehold or to the fee of the premises herein leased.

RIGHT TO MORTGAGE: The Lessor reserves the right to subject and subordinate this lease at all times to the lien of any mortgage or mortgages now or hereafter placed upon the Lessor's interest in said premises and on the land and building of which the said premises are a part or upon any buildings hereafter placed upon the land of which the demised premises form a part. And the Lessee(s) agrees to execute and deliver upon demand such further instrument or instruments subordinating this lease to the lien of any such mortgage or mortgages as shall be desired by the Lessor and any mortgages or proposed mortgages and hereby appoints the Lessor, the attorney in fact of the Lessee(s), irrevocable to execute and deliver any such instrument or instruments for and in the name of the Lessee(s).

42. **SALE OF PREMISES:** In the event of a sale of the building of which the demised premises are a part, the Lessor shall have the right to transfer the security deposited by the Lessee(s). In the event of such transfer, and that transfer is in compliance with the requirements of Act No. 348 of Public Acts of 1972 of the Michigan Compiled Laws, Lessor shall be considered released by the Lessee(s) from all liability for the return of such security.
43. **SEVERABILITY:** If any provision of this Lease Agreement or the Application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of the Agreement nor the Application of the provision to other persons, entities or circumstances shall be affected thereby, but shall be enforced to the maximum extent permitted by Law.
44. **SURRENDER OF PREMISES:** Lessee shall be deemed to have surrendered the premises when (a) the move out date and term of the Lease has passed and no one is living in the premises within Lessor's reasonable judgment; or (b) all premises' keys and access devices have been turned in to Lessor; whichever comes first. Upon expiration of the Lease term, Lessee shall surrender the premises in equal condition as it were at the commencement of the Lease, reasonable use, wear and tear and damages by the elements excluded. Lessee shall be responsible for all other damages to the premises.
45. **LIMITED LIABILITY AND RELEASE:** To the extent allowed by applicable law, LESSEE, FOR HIMSELF/HERSELF AND FOR LESSEE'S OCCUPANTS OR GUESTS, RELEASES LESSOR AND THE LESSOR PARTIES (COLLECTIVELY, THE "RELEASEES") FROM ANY AND ALL CLAIMS AND/OR DAMAGES (A) FOR LOSS OR THEFT OF LESSEE'S OR LESSEE'S OCCUPANTS OR GUEST'S PERSONAL PROPERTY, AND/OR (B) WHICH MAY ARISE OUT OF ANY ACCIDENTS OR INJURIES TO LESSEE OR LESSEE'S OCCUPANTS OR GUESTS, IN OR ABOUT THE UNIT, THE AMENITIES OR THE OTHER PORTIONS OF THE FACILITY, EVEN IF SUCH CLAIM OR DAMAGE WAS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF ANY OF THE RELEASEES. LESSEE ASSUMES FOR HIMSELF/HERSELF AND FOR ALL OF LESSEE'S OCCUPANTS OR GUESTS, ANY AND ALL RISKS FROM ACCIDENTS IN CONNECTION WITH USE OF ANY PORTION OF THE FACILITY COMMON AREAS, IT BEING UNDERSTOOD THAT ALL SUCH AREAS AND FACILITIES ARE SUPPLIED FOR LESSEE'S USE, AT LESSEE'S SOLE RISK. LESSEE IS RESPONSIBLE FOR THE ACTIONS OF LESSEE'S OCCUPANTS OR GUESTS. Neither Lessor nor the Lessor's Parties shall be liable to Lessee or Lessee's guests for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes or Lessee's personal conflict with other residents of the Facility.
46. **CAPTIONS:** The captions are inserted only as a matter of convenience and reference and in no way define, limit or describe the scope of this agreement.

WHEREOF

hereto have signed this lease on this 27th day of March AND 2022 and the Lessee(s) acknowledges receipt of a signed
this lease, (2) copies of the inventory checklist and a copy of the Rules and Regulations.

OR

Authorized Agent, Robin Nash

LESSEE(S)


Venkata Hemanth Babu kasa

Addendums attached:

1. Rules and Regulations
2. Utility Addendum
3. Drug and Criminal Free Community
4. Marijuana Prohibition Against Smoking/Cultivating Marijuana
5. Mold Information and Prevention
6. Renter's Insurance
7. Early Termination
8. Pool Addendum
9. Fitness Center Addendum
10. Pet Addendum
11. Pet Ownership Rules
12. Rental Concession

Forms attached:

1. Resident Information
2. Consent to Release Belongings
3. Move In Checklist
4. Move In Information

ADDENDUM TO LEASE - RULES AND REGULATIONS

- k (Initial) Interfering with the rights, comforts, or convenience of other residents is prohibited. No musical instruments, radios, televisions, or stereos shall be operated in a manner that is disturbing or annoying to other residents, nor shall any disturbing noises be made at any time. Quiet hours in the community are from 11 p.m. to 7 a.m. daily.
2. k (Initial) **SMOKE DETECTORS:** Apartments are furnished with operable smoke detector(s). Smoke alarms should be checked monthly by depressing the test button. It is your responsibility to notify management immediately if you find your smoke detector(s) is not working properly. Smoke detectors must not be tampered with or altered, and if they are, you will be found in violation of your lease.
 3. k (Initial) **SATELLITE DISHES:** May not be installed in locations other than your own leased premise. They must be installed inside your apartment or on your patio or balcony but in no way may be attached to any common area of the buildings. No holes may be drilled into railings, balconies, or patios and no part of the dish may extend beyond the balcony railing or above the roofline of the apartment. Dish may not exceed 18 inches in diameter. Resident acknowledges that the Lessor has made no representations regarding whether the Lessee's apartment has an unimpeded exposure to receive a signal and has no liability in the event that the dish fails to work. Management's written approval is required prior to any installation as is **proof of renter's insurance**. The Lessor strongly recommends you have sufficient liability insurance to protect third parties from injury. Dish must be professionally installed by a licensed contractor.
 4. k (Initials) **CABLE INSTALLATION:** Your home is equipped with at least one cable outlet. We do allow additional cable outlets to be installed within your leased premises only. When installed the wires should be run through the walls and should not be exposed and/or create a trip hazard. Cable wires shall not be run on the exterior of the building, through heat ducts, across sidewalks, porches, roofs, doorways and/or the grass. Holes must not be drilled through floors, ceilings or exterior of the leased premises. The additional outlet must have a proper outlet cover.
 5. k (Initial) **BARBECUE GRILLS:** The use or storage of a barbecue grill **on any balcony** is strictly prohibited per the local government fire safety ordinance. Gas barbecue grills are allowed on ground level patios, but they must be at least 15 feet away from any building or structure while in use. Charcoal grills are prohibited.
 6. k (Initial) **REGLAZING:** Countertops and bathtubs may have been reglazed prior to your move in. In either case the following directions should be followed:
 - Do not use cleaning products that contain abrasives (such as powder cleaners like Ajax, Comet, etc.)
 - Do not use abrasive cleaning sponges. Regular sponges are safe to use.
 - When using cleaning products with bleach, do not let the product stay on the tub or countertop for more than one hour. Bleach will soften the finish of the tub or countertop and may cause "yellowing" to occur.
 - Use products such as Soft Scrub or Scrubbing Bubbles or a comparable product.
 - If you use a rubber mat in the bottom of your tub, install a flat mat instead of one with suction cups. In time water will get trapped underneath and cause lifting of the surface.
 - If tub or countertops begin to peel because of bath mats or the type of cleaner you are using, there will be a \$400 charge for repair.
 7. k (Initial) **VEHICLES/PARKING:** Vehicles may be parked in any unassigned parking spaces in the community. If there are carports, please park in your assigned carport and not in a carport not assigned to you. Parking is not allowed on any lawn or common areas. Storage of seldom used vehicles, inoperable vehicles, unregistered vehicles, campers, trucks, or boats is prohibited without prior written consent of the management office. Blocking of "Fire Lanes" is prohibited. Any violation of the above will result in towing of the vehicle at the owner's expense. No prior warning will be given. Motorcycles must be parked in a regular marked parking space with a board under the kickstand to prevent holes in the pavement. Overhauling, washing, or servicing of cars in the community is not permitted. If your car drips oil, please have it repaired or parked off the property; otherwise, you will be charged for any cleaning or damage to the asphalt.
 8. At no time shall a resident enter another resident's apartment without expressed consent. No force may be used at any time. Failure to abide by this will result in immediate eviction with no warning given.
 9. There shall be no fighting or harassment, verbal or physical, on or within the property that may endanger the rights of other residents or employees, agents or work persons of Lessor in the community. Failure to comply with this will result in immediate eviction.
 10. Lessee(s) are responsible for the conduct of all guests, visitors and household members dwelling in, visiting or on the premises. Supervision should be provided as necessary.

radio or television aerials or wires shall be erected in or about any part of the premises without the written permission of the managing agent.

The Lessee(s) shall provide the managing agent with emergency contact information.

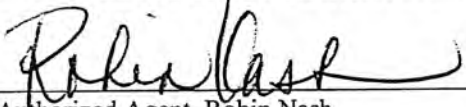
13. The sidewalks, entrances, passages, courts, vestibules, stairways, corridors, and halls must not be obstructed or used for any purpose other than ingress and egress to and from the premises.
14. No signs, advertisements, notices, or other lettering shall be exhibited, painted, or affixed on any part of the outside or inside of the premises where it may be seen from the outside.
15. No awnings or other projections shall be attached to or protrude beyond the outside walls of the buildings. Draperies must be hung on the inside of the doors or windows in such a way that they present a uniform appearance to the exterior of the building, with white lining only facing the outside.
16. Nothing shall be kept or stored on any of the lawn or common walkways in the community. Nothing shall be kept or stored on window sills or on balcony ledges.
17. Pouring of grease into sinks or toilets is forbidden. All grease shall be disposed of in accordance with governmental regulations.
18. Toilets and other equipment shall be used only for the purposes for which they are constructed.
19. The trees and shrubbery are a vital and valuable part of the premises and the lessee shall be liable for damages for any mutilation or defacing thereof by the lessee or any guests.
20. No laundry items shall be hung on any exterior part of the apartments to dry, or air, or for any other purpose.
21. No equipment may be moved from any part of the building. All equipment must be permanently retained at its original location.
22. All damages to the building caused by the moving or carrying of articles shall be paid by the Lessee(s) or person in charge of such articles, which include all provisions, milk, ice, groceries, furniture, baby carriages, bicycles, boxes, and like property.
23. No spikes, hooks, or nails shall be driven into the outside of the premises. No stickers are permitted on any walls, inside or outside. Small nail holes that can be easily filled by the lessee upon vacating the premises are hereby consented to by the managing agent for use on painted walls. However, no nails, screws, etc. shall be driven into the woodwork, cabinets, or doors or any other items which will be hard to repair.
24. Garbage must be placed in the designated dumpster or trash compactor. Leaving bags of garbage in any areas other than inside the dumpster or trash compactor will result in a fine of \$25 per occurrence. Residents are not allowed to place any type of furniture in or around the dumpster area. The Lessee(s) must take the item to a dumpsite or call a company for pick up of any unwanted item.
25. The storage of kerosene, gasoline, or other flammable or explosive materials is prohibited.
26. Outdoor lounging shall be permitted only in designated areas, such as patios and the pool. Rules and regulations for facilities must be strictly adhered to or loss of privilege to use such facilities may result.
27. Nothing shall be placed on porches or balconies which would cause an untidy appearance to the exterior of the building. Items which are deemed objectionable by the managing agent must be removed immediately after notice.
28. No vehicle may be parked on the premises unless it is in running condition and has a current license tag. The Lessor reserves the right to ban large or uncomplimentary vehicles from the premises. No large construction vehicles of any kind are allowed on the premises. Cost of towing any non-conforming vehicle shall be the responsibility of the owner of that vehicle.
29. Washing vehicles on the property is not permitted, unless a space is designated for such purpose. Automobile repairs are prohibited in the apartment parking lots or grounds.

...mats can cause extensive damages to bathtubs. If lessee uses one, it is the lessee's responsibility to clean underneath the ... and the bathtub floor. Should stains occur, lessee will be charged \$400 for tub repairs.

Reporting of water damage, leaks, drips, etc. is the renter's responsibility. If you see any toilet overflows or water leaks, it is your responsibility to report them immediately. The Lessee(s) will be held responsible for all damages that occur if a leak is not reported immediately.

32. Garbage Disposals – Lessee shall refrain from putting the following items in the disposal: anything that is not biodegradable food, anything combustible, plastic and metal, cigarettes and butts, bones, any type of grease, egg shells, large amounts of potato peelings, corn cobs or husks. When you use the disposal, make sure you keep the water running for at least 30 seconds.
33. Cigarette smoking is prohibited in all common areas. Cigarette butts shall be disposed of properly. Failure to do so will result in a \$25 fine per occurrence and/or termination of the Lease.
34. Agriculture, farming, breeding, raising, manufacturing and distribution of plants, animals, and products in your unit or on the property is prohibited including but not limited to alcohol, tobacco, marijuana, firearms, fireworks, livestock, domesticated pets, domesticated or wild animals.
35. If it is determined there is a pest infestation of any kind in the apartment (bedbugs, fleas, etc.) and that the infestation was caused by the resident, the resident will be responsible for the cost of treating the apartment to eliminate the problem.
36. The Lessee(s) is required to have apartment renter's insurance.
37. Lessee shall not install surveillance cameras or surveillance equipment of any kind or nature on the exterior door or hallway, or anywhere else outside the leased premises.
38. Lessee(s), its occupants and invitees shall not in any way, whether verbally, in writing, by telephone, email or social media, harass, annoy, argue, or intimidate any other Lessee, occupant, invitee, or work person; or Lessor's on-site or off-site employees, agents or managers, or hinder or prevent others from reasonable and quiet enjoyment of the leased premises or from Lessor reasonably conducting the business of Lessor in operating and managing the Apartment Project.
39. Lessee shall not communicate in any way, including email or social media, untrue, false or defamatory claims to anyone, including but not limited to tenants, occupants, or individuals applying to become tenants of the property.
40. Failure to comply with the terms of these rules and regulations shall be a violation of the lease will result in an eviction of the Lessee.

IN WITNESS THEREOF the Lessee acknowledges receipt of these rules and regulations.



Authorized Agent, Robin Nash

3-27-2023

Date Signed

LESSEE(S)



Venkata Hemanth Babu kasa

UTILITY ADDENDUM

g to your lease, the following utilities are your responsibility for payment:

• Water and Sewer: \$ **You will be billed monthly by RealPage – Set up completed by management.**

• Electric: **Yes**

DTE Energy Confirmation # MT 34676453

• Gas: **Yes**

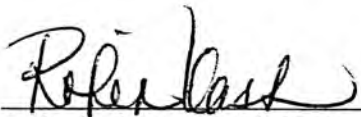
Consumers Energy Confirmation # _____

• Trash: **NO**

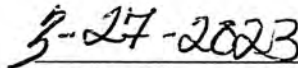
These utilities must be placed in the Lessee’s name effective the first day of the lease and must remain in the Lessee’s name until the end of your residency at the community. If it is found that the utilities are not in your name, you will be found in violation of your lease. These bills will be charged to your account, along with an Administrative Fee of \$100. Any outstanding bills at the time of move out will be deducted from the security deposit.

If the Lessee’s failure to pay the utility expenses causes a threatened or actual discontinuance of the utility service, the Lessor may have the Lessee’s utility account transferred to the Lessor’s name and shall be sufficient reason for the Lessor to terminate the Lessee’s occupancy. Lessor shall have the right (but not the obligation) to pay any past due or late utility or water bill or balance and add said amount to rent owed by Lessee, regardless of whether there is an actual or threatened discontinuance of that utility service. The Lessee(s) shall reimburse the Lessor for any amount paid to the utility company as additional rent, plus a \$100 Administrative Fee. The Lessor shall in no event be liable to the Lessee(s) for any failure to provide any utilities and/or services for injury or damage which may rise from the temporary or permanent interruption of one or more utilities.

The undersigned hereby acknowledges that they have read and agree to comply with their obligations concerning utility payments.

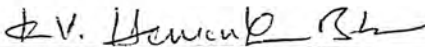


Authorized Agent, Robin Nash



Date Signed

LESSEE(S)



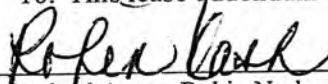
Venkata Hemanth Babu kasa

LEASE ADDENDUM FOR A DRUG & CRIMINAL FREE COMMUNITY

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

2. The resident, any member of the resident's household, any guest or resident, or any other person under resident's control, shall not permit the dwelling unit to be used for or to facilitate criminal activity including, but not limited to, violent criminal activity or drug related criminal activity.
3. Violent criminal activity means any felonious criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another.
4. Drug related criminal activity means the illegal manufacture, sale, distribution, or use or possession with intent to manufacture, sell, distribute, or use a controlled substance.
5. One or more violations of Sections 1 and 2 of this lease addendum constitute a substantial violation of the lease and material non-compliance with the lease. Any such violation is grounds for termination of resident's tenancy and eviction from the unit.
6. The resident or any member of the resident's household who has been or is convicted of criminal activity, felonious criminal activity, drug related criminal activity or sexual offender criminal activity wherever and whenever it occurs shall be considered in material non-compliance with the lease. Any such violation is grounds for termination of resident's tenancy and immediate eviction. Lessor shall be entitled to recover possession of the leased premises by summary proceedings.
7. If a tenant holds over after a lease is terminated pursuant to a clause in the lease providing for termination because the tenant, a member of the tenant's household, or other person under the tenant's control has manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance on the leased premises, the landlord may terminate the tenancy by giving the tenant a written 24-hour notice to quit. This subsection applies only if a formal police report has been filed alleging that the person has unlawfully manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance on the leased premises. For purposes of this subsection, "controlled substance" means a substance or a counterfeit substance classified in schedule 1, 2, or 3 pursuant to sections 7211 to 7216 of the public health code, 1978 PA 368, MCL 333.7211 to 333.7216, MCL 600.5714 (1) (b).
8. Proof of the violation shall be by a preponderance of the evidence, unless otherwise provided by law.
9. In case of any conflict between the provisions of the lease and the lease addendum, the provisions of the lease addendum shall govern.

10. This lease addendum is incorporated into the lease executed or renewed between the Lessor and the Lessee(s).



Authorized Agent, Robin Nash



Date Signed

LESSEE(S)



Venkata Hemanth Babu kasa

**MARIJUANA PROHIBITION AGAINST
SMOKING OR CULTIVATING MARIJUANA**

It shall be a violation and default of the Lease Agreement which will result in immediate eviction pursuant to the Law, if Tenant or any invitee or guest of Tenant smokes, uses, buys, sells, distributes, cultivates, or grows marijuana anywhere on the Property of LAKE VILLAGE OF FAIRLAINE, including inside Tenant's/Lessee's apartment unit, whether or not for medical marijuana purposes or any other purpose whatsoever.

Robin Nash
Authorized Agent, Robin Nash

3-27-2023
Date Signed

LESSEE(S)

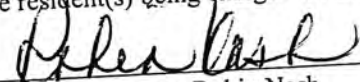
F.V. Hemanth Babu
Venkata Hemanth Babu kasa

MOLD INFORMATION & PREVENTION ADDENDUM

Residents: It is our goal to maintain a quality living environment for our residents. To help achieve this objective, it is important to work together to minimize any mold growth in your apartment.

- ABOUT MOLD:** Mold is found virtually everywhere in our environment, inside and outside, and in new and old structures. Molds are naturally occurring microscopic organisms that reproduce from spores. Whether or not we are aware of it, we all live with mold spores all of the time. Without molds, dead organic matter would not decompose. Mold breaks down organic matter in the environment and then uses the end product for food. Mold spores are transported through the air by shoes, clothing, and other means. When excessive moisture is present, mold can grow.
- RESIDENT'S RESPONSIBILITY FOR MOLD PREVENTION:** In order to minimize the potential for the growth of mold in your apartment, the resident(s) agrees to the following:
 - Keep the unit clean, particularly the kitchen, bathrooms, carpets, and floors. Regular vacuuming, mopping, and using a household cleaner is vital in the removal of household dirt and debris that harbors mold.
 - Remove and/or report visible moisture accumulation on windows, walls, ceilings, floors, and other surfaces as soon as reasonably possible. Look for and report leaks in washing machine hoses and discharge lines regardless of size.
 - Turn on any exhaust fans in the bathroom and kitchen before showering or cooking. Shower curtains should be inside the bathtub. After showering, wipe down tub and tile. Hang towels to dry.
 - Notify management about any air conditioning or heating system problems. It is recommended that doors and/or windows be periodically opened when the outside humidity is below 50% in order to reduce humid areas.
 - Notify management of any water leaks, water infiltration, or mold. Management agrees to respond and repair or remedy the matter in accordance with the law.
- MOLD GROWN AVOIDANCE:** Failure to be observant to leaks and moisture accumulation on surfaces and inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources:
 - Rainwater leaking from roofs, windows, doors, outside walls, and flood waters rising above floor level.
 - Overflows from showers, bathtubs, toilets, sinks, washing machines, dishwasher, refrigerators, or air conditioner drip pans, or clogged air conditioner lines.
 - Leaks from plumbing lines and/or fixtures, leaks into walls from missing or deteriorated grouting/caulking around tubs, showers, or sinks.
 - Leaks from clothes dryer discharge vents, creating an increase of moisture in the air.
 - Insufficient drying of carpets, carpet pads, shower walls, and bathroom floors.
- ENVIRONMENTAL PROTECTION AGENCY (EPA) RECOMMENDATIONS:** If small areas of mold have already occurred on non-porous surfaces (i.e., ceramic tile, Formica, vinyl flooring, metal, wood, or plastic), the Federal EPA recommends that the area be cleaned with soap or detergent and water. Let the surface dry and then within 24 hours apply a pre-mixed spray-on application such as Lysol Disinfectant, Pine-Sol, Tilex Mildew Removal, or Clorox Cleanup. Be sure to follow the manufacturer instructions on the container. Applying these sprays without first cleaning away the dirt and oils may be compared to painting over old paint without first cleaning and preparing the surface. Always clean and apply the spray-on to an area 5 to 6 times larger than any visible mold due to the possibility of potential mold growth not yet visible. Do not clean or apply spray to visible mold on porous surfaces such as drywall or large areas of visible mold on non-porous surfaces. Should the resident encounter these particular situations, it is required that the manager/owner be notified in writing so that the appropriate action may be taken.

The signatures below indicate that all parties and manager/owner agree to the terms of this mold information. The resident agrees to contact manager/owner with any questions or concerns regarding mold in a unit. Failure to comply with this addendum may result in the resident(s) being charged for damages and/or health risks posed to others.


Authorized Agent, Robin Nash


Date Signed

LESSEE(S)


Venkata Hemanth Babu kasa


RENTER'S INSURANCE ADDENDUM

Insurance is relatively low cost and one of the wisest purchases an apartment resident can make. The properties insurance protection will not protect your personal belonging against any loss including but not limited to burglary, vandalism, fire, smoke, or other perils. Therefore, it is recommended that you obtain renter's insurance that will cover your Personal Property in case of a loss.

Though personal property protection is recommended, personal liability insurance is required. Therefore, Lessor shall, at its own cost, obtain and keep in effect during the term hereof, liability and property damage insurance from an insurer licensed to do business in Michigan, for the benefit of Lessor in the sum of at least one hundred thousand dollars (\$100,000.00) for damages to any person or property. Lessee agrees to indemnify and hold harmless the Lessor from any liability for damages to any person or property in or about said leased premises, common areas of said apartment project; from any cause whatsoever.

Lessee shall provide proof of said insurance (a certificate of insurance) to Lessor at the commencement of the Lease, and annually thereafter, and keep said coverage in effect during the term of the Lease or any subsequent lease renewal.

Lessee's failure to maintain renter's insurance throughout the term of this Lease shall be deemed a default, which may result in Lessor's termination of the Lease; and shall result in a monthly charge of \$25.00 to keep liability insurance in effect, until Lessee purchases renter's insurance and provide(s) to Landlord verification thereof; and/or Lessor's termination of the Lease.

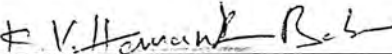


Authorized Agent, Robin Nash

3-27-23

Date Signed

LESSEE(S)



Venkata Hemanth Babu kasa

EARLY TERMINATION ADDENDUM


Apartment Number: Apt# 204 Bldg# 117

Date of Lease: March 27th 2023 to March 31, 2024

It is agreed that if you terminate your lease prior to the expiration of the lease term, then all of the following conditions apply:

1. Written notice of the cancellation of this lease agreement is given at least 30 days before cancellation, on or before the 1st day of your last month of intended residency.
2. You must not be in default under the terms of this lease on or after the date you give written notice of cancellation. Such notice of cancellation must be accompanied by:
 - The payment of rent through the end of the 30-day notification period (one full month's rent); and
 - Payback of all rent concessions received through your intended move-out date (if applicable); and
 - A lease termination fee equal to 3 month's rent.
3. Your obligations and responsibilities regarding any damage to the apartment or the community are not relieved by any early lease termination.

Notwithstanding anything to the contrary, this shall mutually release both the Lessor and the Lessee(s) from further liability to each other regarding your tenancy at the above stated apartment.

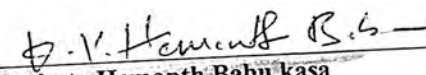


Authorized Agent, Robin Nash

3-27-2023

Date Signed

LESSEE(S)



Venkata Hemanth Babu kasa

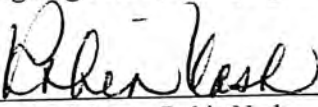
POOL ADDENDUM

Admission to the pool is limited to residents and up to 2 guests per household, regardless of the number of residents in the household present. Resident must be 18 or older to bring a guest and must accompany guest at all times. Residents must be 16 or older to swim without an adult. No unattended children in the pool or pool area.

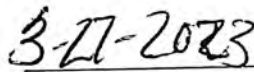
2. All persons must shower in the area provided before entering the pool. Proper bathing attire must be worn in the pool at all times. No jean shorts. Persons with hair length past their shoulders should tie hair up before swimming.
3. Beverages are allowed in the pool area (NOT IN THE POOL) if in plastic containers with a lid. Glass containers are prohibited. **Alcoholic beverages are not permitted in the pool area.** Food is not allowed in the pool area.
4. Personal items may NOT be left in the pool area. Management assumes NO RESPONSIBILITY for unattended items. Management is not responsible for accidents or loss of personal property and assumes no liability in connection therewith. **RESIDENTS AND THEIR GUESTS USE THE POOL AT THEIR OWN RISK.**
5. The pool area is a smoke free environment, please do not smoke inside the pool fenced in area.
6. Trash and all debris must be placed in the proper receptacle in the pool area.
7. No ball playing in or around the pool area. **NO RUNNING IN THE POOL AREA.** Horseplay will be cause to revoke your pool privileges. Toys of any type are not permitted in the pool area. **NO DIVING ALLOWED.** Cannon-balling is prohibited.
8. Person not conducting themselves in a safe and reasonable manner will have their pool privileges restricted or withheld by management. Absolutely no abusive language will be permitted in or around the pool.
9. Babies must have appropriate swimwear in order to use the pool. Cloth diapers with rubber exterior or swim diapers must be used. Standard or disposable diapers are **STRICTLY** prohibited.
10. Persons with colds, communicable diseases, or similar infections will not be permitted into the pool. Wounds with broken skin must be securely bandaged prior to admittance to the pool area.

THERE IS NO LIFEGUARD ON DUTY so all residents and guests are responsible for their own safety. If there are any incidents or accidents, please notify the office staff immediately. The phone at the pool is for **EMERGENCIES ONLY.**

By signing below, I (we) agree to abide by the Pool Rules and Regulations.

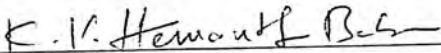


Authorized Agent, Robin Nash



Date Signed

LESSEE(S)



Venkata Hemanth Babu kasa

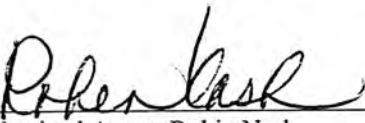
FITNESS CENTER ADDENDUM

You must be at least 18 years of age to enter and use the fitness equipment. Management reserves the right to refuse use of the fitness center to anyone causing a disturbance, misusing the equipment, or violating any fitness center rules.

- 2. With the exception of water bottles, food and beverages are strictly prohibited.
- 3. Proper attire is required. Only tennis or gym shoes may be worn. In inclement weather, please bring your tennis or gym shoes with you and change into them near the door to avoid water and snow getting on the equipment.
- 4. Management is not responsible for any lost or stolen items.

Improper use of the equipment can cause minor or serious injury. Do not attempt to use the equipment unless you have been instructed on its proper operation. No employee of the community is qualified to provide instruction. **Physical exertion can cause or aggravate diseases or injuries and lead to the disability or injury of even apparently healthy individuals.** Users of equipment should consult a physician before beginning an exercise program. It is expressly agreed that all use of the fitness center shall be undertaken by a resident at his/her own risk and the community shall not be liable for any injuries or any damage to any resident or be subject to any claim, demand, injury or damages whatsoever, including without any limitation, those damages resulting from acts of active or passive negligence on the part of the community, its owners, employees, officers, or agents.

By signing below, I (we) agree to abide by the Fitness Center Rules and Regulations.

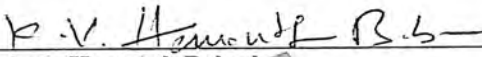


Authorized Agent, Robin Nash

3-27-2023

Date Signed

LESSEE(S)



Venkata Hemanth Babu kasa

PET ADDENDUM

I hereby state that **I DO NOT** have a pet that will be brought into the apartment. If I wish to get a pet, I must first obtain written consent from Management. Upon approval, I must sign a Pet Addendum and pay pet charges as stated below.

I hereby acknowledge that I am bringing a pet into the apartment and agree to the terms and conditions of this Pet Addendum and the Pet Ownership Rules. I also acknowledge and understand that this addendum is incorporated in and made part of the Lease Agreement between the same parties and that it shall be renewed and shall expire under the same terms and conditions of the Lease Agreement and carry over to all renewals.

The Resident(s) is/are hereby granted permission to keep as a pet the animal described below:

Pet #1 Name: _____ Pet #2 Name: _____
Color: _____ Color: _____
Type: _____ Type: _____

This agreement and the fees stated herein are only for the above stated pets. This permission should not be construed as permission to replace said pet in the event of its disappearance or death, or other removal from premises. Obtaining any new animal (or replacement animal) shall require approval of Management and a new Pet Agreement. At no time will more than two (2) animals per apartment be approved.

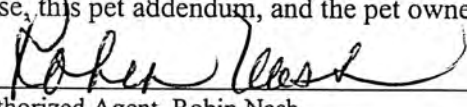
At no time will aggressive breeds or any mix of aggressive breeds be approved for occupancy. Exotic pets, including but not limited to snakes, lizards, ferrets, etc. are prohibited. Management reserves the right to approve any pet for occupancy at the community. Please check with management before obtaining a pet to avoid disappointments if the pet is not approved. Dogs may not weigh more than 40 pounds when full grown.

PET CHARGES:

1. A one-time, non-refundable pet charge of \$200 per pet at move in.
2. A monthly pet rent of \$25 per pet due on the first day of each month.

BREACH OF PET ADDENDUM:

If the resident should continue to keep the pet in their leased premises upon receiving written notice from Management that the pet is not conducive with the community or is in violation of the terms and conditions of this Lease Agreement and Pet Addendum, Management may recover possession of the leased premises and collect damages as provided in the lease, this pet addendum, and the pet ownership rules.

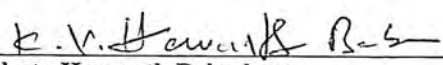


Authorized Agent, Robin Nash

3-27-2023

Date Signed

LESSEE(S)



Venkata Hemanth Babu kasa

PET OWNERSHIP RULES

are hereby authorized to keep a pet(s) as described on the Pet Addendum in accordance with applicable law. Authorization terminated if resident's right of occupancy is lawfully terminated or if pet rules listed below are violated in any way by the tenant or resident's guests or occupants. IT IS HEREBY AGREED THAT:

1. **LIABILITY FOR DAMAGES:** Resident shall be liable for the entire amount of all damages caused by such pet(s). This applies to personal injury and property damage including damage to carpet, doors, walls, blinds, windows, screens, furniture, appliances, and any other part of the apartment or the community, including landscaping. If such items cannot be satisfactorily cleaned or repaired, residents must pay for complete replacement. Resident will also be responsible for the full cost of any exterminating that may be required because of such pet(s). Payment for damages, repairs, cleaning, replacements, labor, etc. shall be due immediately upon demand. Residents shall be required to carry liability insurance for property damage and personal injury by such pets.
2. Residents shall be strictly liable for the entire amount of any injury to the person or property of others caused by such pet(s) and resident shall indemnify owner for all costs of litigation and attorney's fees resulting from same. There is no set limit for liability. A bite, scratch or similar injury caused by such pet(s) shall be deemed a violation of this Addendum and a default of the Lease upon the first occurrence and shall result in termination of tenancy and or/eviction from the Lease Premises.
3. Resident will register and inoculated pet(s) in accordance with any requirements of state or local laws.
4. Pet(s) shall not be allowed out of the leased premises unless on a leash and in the custody of a responsible person. Staking out of animals is prohibited.
5. Resident shall remove said pet(s) from subject premises within five (5) days of notice if the pet(s) is or becomes a nuisance or annoyance or interferes with the rights or enjoyment of other residents.
6. Residents will be responsible for cleaning up and disposing of all animal feces. If resident does not clean up after the pet(s), a \$25 fine per occurrence will be charged. After a third offense, a 30-day notice to vacate the property may be sent.
7. All apartments and balconies and patios with pets must be kept free from pet odors and maintained in a clean and sanitary manner. Litter boxes may not be placed on balconies or patios.
8. Residents are responsible for their pet(s) in the event of an emergency. Any pet(s) left unattended and whose health is jeopardized by the resident's neglect, mistreatment, or inability to care for the animal will be reported to animal control or other appropriate authority.
9. Visiting pets must be approved by management in advance. The visiting pet must meet the requirements of the community and resident must adhere to the Pet Ownership Rules. Management has the right at their discretion to request that the visiting pet be removed from the property.
10. The pet should be on a proper flea control program. If fumigation is necessary, the resident will be financially responsible for any flea or other insect infestation that affects their apartment and adjacent apartments.
11. Any violation of the Pet Addendum shall be a violation of the Lease, which will subject the Lessee and its occupants to termination of possession and eviction from the premises; and any other remedy available to Lessor pursuant to this Lease or otherwise.

Robin Nash
Authorized Agent, Robin Nash

3-27-2023
Date Signed

LESSEE(S)

Venkata Hemanth Babu kasa
Venkata Hemanth Babu kasa

RENTAL CONCESSION ADDENDUM

RENTAL CONCESSION ADDENDUM is made part of the lease between LAKE VILLAGE OF
ARLANE, "Lessor" and Venkata Hemanth Babu kasa for the apartment located at Apt# 204
Bldg# 117.

Landlord provides to Resident the following special:

Resident's monthly rent is \$ _____. Each payment of monthly rent throughout the initial lease term shall be reduced by \$ _____ per month. Consequently, the monthly rent shall be reduced to \$ _____.

Resident shall receive a one-time monthly rent credit in the amount of \$ _____ which will be credited to Resident's account the date the Resident takes possession of the apartment.

Resident shall receive a partial month rental concession for the first month of the lease, MONTH AND YEAR in the amount of \$ _____.

Resident shall receive a partial month rental concession for the second month of the lease, MONTH AND YEAR in the amount of \$ _____.

This rental concession is contingent upon Resident fulfilling all of the obligations under the lease for the entire lease term. If the Resident is at any time in default of any term of the lease, including the timely payment of rent, or if the lease is terminated for any reason prior to the expiration date of the lease, then in addition to any other remedy provided by law, the Resident shall immediately pay to landlord as additional rent any special already received and any further special shall be null and void. Thereafter, the Resident shall pay monthly rent and all other charges due and owing under the lease in the full amount as if a special was not given.

Robin Nash
Authorized Agent, Robin Nash

3-27-2023
Date Signed

LESSEE(S)
Venkata Hemanth Babu kasa
Venkata Hemanth Babu kasa

RESIDENT INFORMATION

Name: Venkata Hemanth Babu kasa, ,

Address: Apt# 204 Bldg# 117

Resident Email:

VEHICLE REGISTRATION

Vehicle Make _____	Color _____	Vehicle Make _____	Color _____
Vehicle Model _____	Year _____	Vehicle Model _____	Year _____
License Plate No. _____	State _____	License Plate No. _____	State _____
Vehicle Make _____	Color _____	Vehicle Make _____	Color _____
Vehicle Model _____	Year _____	Vehicle Model _____	Year _____
License Plate No. _____	State _____	License Plate No. _____	State _____

RESIDENT PHONE NUMBERS

Venkata Hemanth Babu kasa Cell No. 9452334722 Work _____ Other _____

Cell No. _____	Work _____	Other _____
Cell No. _____	Work _____	Other _____
Cell No. _____	Work _____	Other _____

EMERGENCY CONTACT INFORMATION

Venkata Hemanth Babu kasa Contact 408 981 6768 Relationship Co Brother

Phone _____

Contact _____	Relationship _____	Phone _____
Contact _____	Relationship _____	Phone _____
Contact _____	Relationship _____	Phone _____

KEY INFORMATION

	<u>No. Issued</u>	<u>No. Returned</u>		<u>No. Issued</u>	<u>No. Returned</u>
Apartment Entry Keys	_____	_____	Common Hall Keys	_____	_____
Mailbox Keys	_____	_____	Fitness Center/Key Card	_____	_____
Entry Gate Key Card	_____	_____	Fitness Center Code/Serial No.	_____	_____
Entry Gate Key Card Code	_____	_____			

Resident(s) acknowledge receipt of all keys as indicated above and also understand the responsibility for said keys issued. In the event any keys are lost or misplaced, resident(s) will be responsible for the cost of their replacement. Resident(s) also understand the

y to return all keys by the date in which the resident(s) are expected to vacate the community. If said keys are not returned of move out, the resident(s) will be charged rent until their return. The resident(s) will be charged for any lost keys.

CONSENT FOR RELEASE OF BELONGINGS AND DEPOSITS/REFUNDS

Resident: Venkata Hemanth Babu kasa

Address: Apt# 204 Bldg# 117

In case of my death or incapacity, I VENKATA HEMANTH BABU resident) hereby authorize LAKE VILLAGE OF FAIRLANE, its employees, or agents to turn over possession of all my belongings, property, and possessions found inside my apartment located at the above address to:

Name KIRAN KUMAR Relationship Co-Brother

Address _____ Phone No. 408 981 6768

City, State, Zip _____ Alternate Phone No. _____

OR ALTERNATELY TO:

Name _____ Relationship _____

Address _____ Phone No. _____

City, State, Zip _____ Alternate Phone No. _____

I further authorize that any deposits/refunds will be issued in the name of the resident only. In case of death, deposits/refunds will be issued to "The Estate Of."

I hereby fully release and absolve LAKE VILLAGE OF FAIRLANE and its employees or agents of any liability whatsoever arising out of or caused by their reliance on this release and/or the transfer of my belongings, property, possessions, or deposits/refunds to the aforementioned person(s). I further agree that my Estate shall fully indemnify and hold harmless LAKE VILLAGE OF FAIRLANE and its employees or agents from any and all claims, costs, and expenses arising out of or caused by their reliance on this release and/or the transfer of my belongings, property, possessions, or deposits/refunds to the aforementioned person(s).

Resident Signature Venkata Hemanth Babu kasa Date 3-27-2023

Witness Robin Nash Date _____
Agent, Robin Nash

PLEASE RETURN TO THE MANAGEMENT OFFICE WITHIN 7 DAYS OF YOUR MOVE IN DATE