

One Year Residential Lease Agreement

1. **PARTIES.** This lease agreement is between John and Marlene Rogers, (Landlord) and **Khalid Shaikh & Saroash Syed**, (Tenant).
2. **LEASED PREMISES.** Landlord hereby leases to Tenant, and Tenant hereby leases from landlord, that certain property with the improvements thereon, hereafter called the "leased premises" known as **743 Quail Circle, Lewisville TX 75067**(Address).
3. **LEASE TERM.** The term of this 12-month lease shall be for a period of **1 year beginning on 5/12/2023 and ending on 04/30/2024.**
4. **MONTHLY RENT.** Tenant will pay Landlord monthly rent in the amount of **\$2395** for each full month during this lease. The pro-rated first full month's rent of **\$1545** for the last 20 days of May 2023 is due and payable not later than 5/1/2023. Thereafter, the Tenant will pay the remaining sum of **\$26,345 (\$2395*11) payable** without demand in equal monthly payments of **\$2395** each in advance on or before the **1st day of each month** and continuing thereafter until the total sum shall be paid.
5. **MOVE-OUT NOTICE.** At least **forty (40) days written notice** of intent to vacate must be given to Landlord prior to move-out at the end of the above lease term and any renewal or extension period. **Verbal notice is insufficient.** Failure to give the 40-day written move-out notice will subject resident to liability for the cost-of-reletting charge described within this agreement, plus continued liability for future rentals and other damages and charges to which Landlord is entitled. ***The written move-out notice must include a specific date the tenant will return the professionally-cleaned home back to the landlord.***
6. **MONTH TO MONTH.** This lease will automatically be renewed on a month to month basis at a monthly rental equal to **\$2650** unless written notice of termination is given by either party at least 40 days before the end of the above lease term or any renewal or extension period, or unless another lease is signed by both parties.
7. **PLACE OF PAYMENT.** Tenant will remit all amounts due to Landlord under this lease to the following person or entity at the place stated and makes all payment payable to the named person or entity. Landlord may later designate, in writing, another person or place to which Tenant must remit amounts due under this lease. **Landlord prefers Zelle.**
8. **LATE PAYMENTS.** If any rental payment is not paid in full on or before the **3rd** day of the month, Tenant agrees to pay a late charge of **\$30.00** plus an additional late charge of **\$10.00 per day** thereafter until the rental payment is paid in full.
9. **NON-SUFFICIENT FUNDS.** Tenant shall be charged **\$50.00** for each check that is returned to Landlord for lack of sufficient funds. Late payment charges will also apply. At Landlord's option, Landlord may at anytime require that all rent and other sums be paid in either cash or money order.
10. **SECURITY DEPOSIT.** Tenant paid Landlord upon execution of 2023 lease the sum of **\$2395** on 4/12/23 as a security deposit for the faithful performance of the terms and conditions of this lease agreement by Tenant and a **\$0** nonrefundable pet fee. Landlord agrees to hold such deposit for Tenant and it is understood that Tenant's claim to such deposit shall be prior to any creditor of Landlord except a trustee in bankruptcy. The rights and obligations of the parties hereto regarding the security deposit are as follows:
 - (a) **Refund.** Refund of the security deposit by the Landlord shall be conditioned upon the following:
 - i. All rents must be paid through the last day of the initial lease term or any extension thereof. Tenant may not apply any part of the security deposit to rent.
 - ii. The term the lease and any extension thereof must be ended.
 - iii. Tenant must give Landlord at least **40 days written notice** of his intent to vacate the premises prior to the last day of the lease term or any extension thereof.
 - iv. Tenant must vacate the premises **on or before the date specified in the move-out notice to Landlord.**
 - v. Tenant must provide Landlord, in writing, notice of Tenant's forwarding address.
 - (b) **Amount of Refund.** Tenant shall receive the full amount of the security deposit, exclusive of any non-refundable pet deposit, less damages or unpaid obligations owed by Tenant to Landlord pursuant hereto, including, but not limited to, unpaid delinquent rents, late charges, costs of damages or repairs to the leased premises, and cleaning charges. After subtracting lawful deductions, the security deposit balance and an itemized list of deductions shall

be mailed to Tenant within 30 days after the expiration of the lease term and any extension thereof or surrender of the leased premises by Tenant, whichever occurs later. Tenant agrees to pay Landlord any excess of lawful deductions over the amount of security deposit.

11. **EVICTION.** If tenant defaults on payments or violates any part of the lease agreement, landlord may end your right of occupancy by giving you at least a 24-hour written notice to vacate. Notice may be given by:
- Regular mail;
 - Certified mail, return receipt requested;
 - Personal delivery to any tenant;
 - Personal delivery at the property to any occupant over 16 years old;
 - Affixing the notice to the inside of the property's main entry door; or
 - Securely affixing the notice to the outside of the property's main entry door as allowed by law.

Notice by mail under (A) or (B) will be considered delivered on the earlier of actual delivery, or 3 days (not counting Sundays or federal holidays) after the notice is deposited in the U.S. Postal Service with postage. Termination of your possession rights doesn't release you from liability for future rent or other Lease obligations. After giving notice to vacate or filing an eviction suit, we may still accept rent or other sums due; the filing or acceptance doesn't waive or diminish our right of eviction or any other contractual or statutory right. Accepting money at any time doesn't waive our right to damages, to past or future rent or other sums, or to our continuing with eviction proceedings. In an eviction, rent is owed for the full rental period and will not be prorated.

12. **KEYS.** Landlord will provide the Tenant with the 2 keys and 2 garage door openers. Tenant is required to return all keys/openers at the end of the lease. **A fee of \$10.00 will be charged for each lost key and \$50 for each lost garage door opener.**
13. **POSSESSION.** Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.
14. **USE OF PREMISES / ABSENCES.** The leased premises shall be used only as a single family residence and Tenant shall not permit the leased premises or any part thereof to be used for (a) the conduct of any illegal, offensive, noisy, or dangerous activity that would increase the premiums for fire ance on the leased premises; (b) the creation of a public nuisance; or (c) anything which is against public regulations or rules of any public authority at any time applicable to the leased premises; or (d) any purpose or in any manner which will obstruct, interfere with, or infringe on the rights of other tenants of adjoining property. Tenant shall notify Landlord of any anticipated extended absence from the Premises no later than the first day of the extended absence.
15. **OCCUPANTS.** Tenant may use the Property as a private residence only. The only persons Tenant may permit to reside on the Property during the term of this lease are Khalid Shaikh, Saroash Syed, Saffa Shaikh (13) and Sarina Shaikh (8). Additional residents are not permitted unless the prior written consent of the Landlord is obtained.
16. **PETS.** Pets shall not be allowed without the prior written consent of the Landlord. The following pets will not be allowed under any circumstances: An animal or pet that is vicious or has previously bitten or injured, or if any occupant has a dog of the breed shown: Akita, Alaskan Malamute, American Staffordshire Terrier, Bullmastiff, Chow Chow, Doberman Pinscher, Great Dane, Pit Bull, Presa Canario, Rottweiler, Siberian Husky, Staffordshire Bull Terrier, Any Wolf Hybrid, or any mix of these breeds. If Tenant, chooses to keep a pet on the premises, Tenant, shall pay to Landlord, **a non-refundable fee of \$350.00** to be held and disbursed for pet damages to the Premises (if any) as provided by law. This deposit is in addition to any other security deposit stated in this Lease. The tenant accepts liability for any damages or injuries caused by their pet. **At this contract signing, Tenant has stated there will be no pets on the premises. Future pets will require a deposit. Yard should always be kept free of animal waste. Pet food should be kept in a covered container to minimize pests and rodents.**
17. **TRAMPOLINES.** Trampolines are not allowed on premise under any circumstances.
18. **POOLS.** Above ground swimming pools are not allowed on premises. Small play pool where water is dumped after use is acceptable.

19. **VEHICLES:** Tenant may not permit more than 2 vehicles, including but not limited to automobiles, trucks, recreational vehicles, trailers, motorcycles, and boats, on the Property unless authorized by Landlord in writing. Tenant may not park any vehicles in the yard. Tenant may not store any vehicles on or adjacent to the Property or on the street in front of the Property. Landlord may have towed, at Tenant's expense, any improperly parked or inoperative vehicle on or adjacent to the Property in accordance with applicable state and local laws. **Current vehicles are a 2020 Silver Honda Civic LX and a 2023 White Tesla Model 3.**
20. **TAXES.** Landlord agrees to pay the following taxes or assessments on the leased premises:
- Real Estate Taxes. Landlord shall pay all real estate taxes and assessments for the Premises.
21. **UTILITIES AND SERVICES.** Tenant shall be responsible for all utilities and services incurred in connection with the Premises.
22. **TERMINATION UPON SALE OF PREMISES.** Notwithstanding any other provision of this Lease, Landlord may terminate this lease upon 60 days written notice to Tenant that the premises have been sold.
23. **INDEMNITY AGREEMENT.** Tenant agrees to indemnify and hold Landlord and the property of Landlord, including the leased premises, free and harmless from any all liability for injury to or death of any person, including Tenant and employees of Tenant, or for damages to property arising from the use and occupancy of the leased premises by Tenant or from the act of omission of any person or persons, including Tenant and employees of Tenant, in or about the leased premises with the express or implied consent of Tenant.
24. **ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alteration to the buildings on the leased premises nor construct any buildings or other improvements of the leased premises without first having obtained the written consent of Landlord. "Alterations to the buildings" and "other improvements" includes anything affixed or fastened to any building structure, typically by nail, bolt, or screw (ie. TV's, shelves, closet systems, etc. attached to the walls). Any such alterations, changes, and improvements consented to, shall, unless otherwise provided by written agreement between Landlord and Tenant, be the property of Landlord and remain on the leased premises at the expiration or sooner termination of this lease. Tenant shall not remove Landlord's fixtures or furniture from the Premises for any reason. Tenant shall not paint, carpet, or wallpaper without the prior written consent of Landlord.
25. **DESTRUCTION OF PREMISES.** Should any buildings or improvements on the leased premises be damaged or destroyed by fire, the elements, acts of God, or other causes not the fault of Tenant or any person in or about the leased premises with the express or implied consent of Tenant, they shall be repaired or replaced by Landlord at his own cost or expense and the rent payable by Tenant pursuant to this lease shall be abated to the extent such damage or destruction renders the leased premises uninhabitable by Tenants. Provided, however, that should the cost of repairing or restoring any buildings and improvements so damaged or destroyed exceed the replacement value allowed by Landlord's insurance provider, Landlord may, at his option, either repair and restore the damaged buildings and improvements or terminate this lease and return to Tenant any unearned rent previously paid under this lease.
26. **CONDITION OF PREMISES.** **Tenant has thoroughly inspected and accepts the leased premises as is except for conditions materially affecting the health or safety of ordinary persons, and Landlord has made no implied warranties to the condition of the leased premises.** Within forty-eight (48) hours after move-in, Tenant shall note in writing any defects or damage to the leased premises and deliver or mail said notation to Landlord; otherwise, the leased premises shall be deemed to be in clean and good condition. Tenant agrees to surrender the leased premises at the end of the term of this lease and any extension thereof in the same condition as of the date of possession, reasonable wear and tear excepted. Reasonable wear means wear which occurs without negligence, carelessness, accident or abuse. If Tenant fails to thoroughly clean the leased premises, including the yard and carpets, prior to move-out, reasonable charges to complete such cleaning shall be deducted from the security deposit.
27. **MAINTENANCE OF LEASED PREMISES.** Tenant shall, at his own expense, maintain during the term of this lease the leased premises and the buildings and improvements on the leased premises in as good order, repair, and safe and clean condition as they were in at the date of this lease. The only exception to this requirement is when the condition materially affects the physical health and safety of an ordinary tenant and the tenant is not delinquent in the payment of rent. In such circumstances the tenant agrees to provide written notice and request for repair of such condition to the Landlord, except in an emergency when telephone calls will be accepted. Requests of reinstallation, inspection, or repair of smoke detectors are included under this provision. Landlord shall have the right to temporarily turn off equipment and interrupt utilities to avoid damage to property or to perform repairs or maintenance which requires such interruption. Landlord shall act with due diligence in making repairs and the lease shall continue and rent shall not abate during such periods. **Landlord shall**

furnish light bulbs of prescribed wattage for lighting fixtures upon move-in; thereafter, light bulbs will be replaced at Tenant's expense.

28. **ASSIGNMENT AND SUBLETTING.** Tenant shall not assign this lease nor sublet the leased premises or any interest therein without first obtaining the written consent of the Landlord. An assignment or subletting without the written consent of Landlord shall be void and shall, at the option of Landlord, terminate this lease.
29. **DEFAULT BY TENANT.** Should Tenant be in default for a period of more than **7 days** in the payment of any rent payable under this lease or in the performance of any other provisions of this lease, Landlord may terminate this lease and regain possession of the leased premises in the manner provided by the laws of the State of Texas in effect at the date of such default.
30. **RELETTING BY LANDLORD.** Should Tenant vacate the leased premises contrary to the terms of this lease, the leased premises may, at Landlord's sole election, be relet for the account of Tenant for the best rent and on the best terms reasonably obtainable. If a sufficient sum is not realized by Landlord from such reletting, after deducting the cost and expense of such reletting, to satisfy the rent provided in this lease, Tenant agrees to pay Landlord any deficiency in said monthly rental on the 15th day of any month in which such a deficiency is determined by Landlord to exist.
31. **SUBORDINATION OF LEASE.** This lease and Tenant's leasehold interest under this lease are and shall be subject, subordinated, and inferior to any lien of encumbrance now or hereafter placed on the leased premises by Landlord, to all advances made under any such lien or encumbrance, to the interest payable on any such lien or encumbrance, and to any and all renewals and extension of any such lien or encumbrance.
32. **RIGHT OF INSPECTION.** Landlord and his agents have the right at all reasonable times during the term of this lease to enter the leased premises for the purposes of inspecting all buildings and improvements thereon.
33. **ABANDONED PROPERTY.** All property found in or about the premises after Tenant vacates the property shall be considered abandoned and the Landlord may dispose of same as he shall see fit without compensation to Tenant.
34. **LIEN.** Landlord is granted an express contractual lien, in addition to any lien provided by law, and a security interest in all property of Tenant found on the lease premises to secure the compliance by Tenant with all terms of this lease. In the event of default, Landlord or his agents may peaceably enter the leased premises and remove all property, except those items exempt by State law, and dispose of same as Landlord shall see fit.
35. **LOCKS.** Locks have been changed. Landlord shall not be liable to Tenant, his guests, or other persons for any damages or losses to person or property caused by other residents or other persons, theft, burglary, assault, vandalism or other crimes. Tenant shall not change any lock without the written permission of Landlord. If Tenant changes any lock, he must provide Landlord with a key to that lock. Landlord shall not be liable for personal injury or damage or loss of tenant's personal property (furniture, jewelry, clothing, etc.) from fire, water, rain, hail, smoke, explosions, sonic booms, or other causes whatsoever. **Landlord requires that Tenant secure his own renter's insurance to protect him against all the above occurrences.** If any of the Landlord's agents are requested to render any service such as handling furniture, cleaning, delivering packages, or any other service not contemplated in this lease, such person shall be deemed the agent of Tenant regardless of whether payment is arranged for such service and Tenant agrees to hold Landlord harmless from all liability in connection with such service.
36. **REIMBURSEMENT BY TENANT.** Tenant agrees to reimburse Landlord promptly for any loss, property damage, or cost of repairs or service (including plumbing trouble and yard maintenance) caused by negligence or improper use or care by Tenant, his agent, family, or guests. Landlord's obligations for plumbing, doors, windows, and screens are limited and waived to the following extent: (a) any damage to doors, windows, or screens shall be paid for by Tenant unless due to negligence of Landlord, and (b) during occupancy, Tenant shall be responsible for all plumbing stoppage in lines exclusively serving the leased premises and for damages from windows or doors left open. Such reimbursement is due when Landlord makes demand. Landlord's failure or delay in demanding damage reimbursement, late-payment charges, returned check charges, or other sums due by Tenant shall not be deemed a waiver and Landlord may demand same at any time, including move-out.
37. **ACCELERATION.** All monthly rentals for the remainder of the lease term or renewal or extension period shall be accelerated automatically without notice or demand (either before or after acceleration) and shall be immediately due and delinquent if: (1) resident moves out, removes property in contemplation of moving out, or gives verbal or written notice (in person or by co-occupant) of intent to move out prior to the end of the lease term or renewal or extension period and (2) rentals for the entire lease term and renewal or extension period have not been paid in full. Remaining rents shall likewise

Handwritten signature/initials

be accelerated if resident is evicted. Such right of acceleration is in lieu of having rental for the entire lease term payable at the beginning of the lease.

38. **SIGNS.** During the last **40 days** of this lease, a "For Lease" sign and/or a "For Sale" sign may be displayed on the leased premises and the leased premises may be shown at reasonable times to prospective tenants or purchasers.
39. **WAIVER OF BREACH.** The waiver by Landlord of any breach of any provision of this lease shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or a different provision of this lease.
40. **TIME OF ESSENCE.** Time is expressly declared to be of the essence in this lease.
41. **BINDING OF HEIRS AND ASSIGNS.** Subject to the provisions of this lease pertaining to assignment of the Tenant's interest, all provisions of this lease shall extend to and bind, or inure to the benefit not only of the parties of this lease but to each and every one of the heirs, executors, representatives, successors, and assigns of Landlord or Tenant.
42. **RIGHTS AND REMEDIES CUMULATIVE.** The rights and remedies provided by this lease agreement are cumulative and the use of any one right or remedy by either party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.
43. **TEXAS LAW TO APPLY.** This agreement shall be construed under and in accordance with the laws of the State of Texas.
44. **LEGAL CONSTRUCTION.** In case any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
45. **PRIOR AGREEMENTS SUPERSEDED.** This agreement constitutes the sole and only agreement of the parties to this lease and supercedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this lease.
46. **AMENDMENT.** No amendment, modification, or alteration of the terms hereof shall be binding unless it is in writing, dated subsequent to the date hereof and duly executed by the parties.
47. **ATTORNEY'S FEES.** Any signatory to this lease agreement who is the prevailing party in any legal proceeding against any other signatory brought under or with relation thus this lease agreement or this transaction shall be additionally entitled to recover court costs, reasonable attorney fees, and all other out-of-pocket costs of litigation, including deposition, travel, and witness costs, from the non-prevailing party.
48. **SPECIAL PROVISIONS.**
 - a) **RENTER'S INSURANCE.** Renter's Insurance liability coverage should be for a minimum of \$300K. Tenant will provide proof of Renter's Insurance. Tenant will add Landlord to the renter's insurance as an additionally insured party or interested party. It should not cost extra to add the Landlord to the policy.
 - b) **LAWN CARE.** Tenant will be responsible for mowing and edging of the lawn, trimming of the shrubs and removing leaves after they fall. Landlord has the right to mow the yard and trim landscaping should it be allowed to grow beyond an acceptable height. Tenant will be charged an additional \$45 fee each time mowing/trimming maintenance is required by the Landlord.
 - c) **WATERING OF LAWN.** Tenant is responsible for watering the yard and the area around the foundation of the house. Landlord retains the right to water the yard and landscaping at the Tenant's expense should conditions warrant and there is apparent neglect by the Tenant to maintain the yard.
 - d) **DRAWER/SHELF LINERS.** Solid plastic drawer liners must be installed on all pantry shelves, under sinks and in every drawer to preserve the new paint finish.
 - e) **TILE FLOOR/HALL TUB TILE CARE.** Tenant will never mop the dark tile floor grout or hall bath tile grout with any bleach products. Should the tile grout be damaged due to cleaning with bleach, the expense of re-

grouting will be reimbursed by the tenant. Landlord recommends the use of furniture floor slides under any large furniture placed on the floor such as sofas to help protect the tile from chipping or scratches.

- f) **SMOKING/E-CIGARETTES/VAPING REGULATIONS.** Tenant will not smoke/vape within the home nor the garage. Tenant will not allow guests to smoke/vape within the home. Smoking outdoors is allowed.
- g) **SMOKE/CO2 ALARMS.** Should be kept in working order. Tenant shall replace batteries if needed.
- h) **AIR CONDITIONER MAINTENANCE.** The air conditioner/ducts have recently been replaced. There is a 20x20 air filter located on the ceiling of the kitchen area. Tenant is responsible for replacing the AC filter on a monthly basis. This will minimize electric bills, keep the unit running more efficiently and will help the unit to last longer. In addition, tenant shall hose off the exterior AC unit to loosen and remove any dirt or plants that could be lodged in the AC Unit. This will extend the life of the AC unit and lower energy bills.
- i) **HARD WINTER FREEZES.** Protect internal plumbing on external walls by opening cabinets under the sink, letting faucets drip, and protect outdoor faucets.
- j) **MAINTENANCE REPAIRS.** Landlord will submit maintenance requests to relevant individual or company. If needed repairs were caused by negligence, the repair cost will be the tenant responsibility.
- k) **GRANITE VANITIES:** Granite Vanities have been installed and sealed. They should only be cleaned with granite cleaner to maintain the sealant and minimize staining.
- l) **PEST CONTROL.** Landlord does not provide pest control due to the liability associated with chemicals.
- m) **HAIL.** Tenant will inform landlord of any hailstorms affecting the house so that the roof can be inspected for damage.
- n) **GUTTERS.** Gutters should be cleaned out annually.
- o) **STORAGE SHED.** Landlord is not responsible for any contents stored in the Storage Shed.
- p) **NOISE:** Tenant shall not have loud parties or loud music outside or inside which would incite the annoyance of neighbors.
- q) **SEASONAL DECORATIONS.** Tenant shall remove seasonal decorations within a week of the holiday passing (Christmas, Easter, Halloween, Etc).
- r) **TRASH.** Trash is picked up on Wednesdays. Trash cans should be kept out of sight in the garage or in the backyard other than on trash day.
- s) **FINAL CLEANING:** This should be done with a professional cleaning company. The invoice for the cleaning should be submitted at move out.
- t) **FINAL CARPET CLEANING:** Zerorez carpet cleaning company is required. They do not use harsh chemicals on carpet. Invoice for the cleaning should be provided at move-out. A walk-through is advised before carpet cleaning to see if the carpets will need to be replaced instead of cleaned.
- u) **Lead Paint Disclosure:** This home was built in 1978. It has been completely repainted indoors and outdoors. The Landlord is not aware of any risk of exposure to hazardous Lead Paint. The tenant agrees not to hold the Landlord liable for any health issues that could potentially be caused by Lead poisoning.



TEXAS ASSOCIATION OF REALTORS®
ADDENDUM REGARDING LEAD-BASED PAINT

For use in the lease of residential property built before 1978.

ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT ~~2024~~ **743 Quail Circle**
 Mound, TX 75029

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

B. DISCLOSURE:

(1) Presence of lead-based paint and/or lead-based paint hazards. (Check (a) or (b)).

(a) Landlord knows of the following lead-based paint and/or lead-based paint hazards in the Property:

(b) Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the Property.

(2) Records and reports available to Landlord. (Check (a) or (b)).

(a) Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property which are listed here:

(b) Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. TENANTS ACKNOWLEDGEMENT:

(1) Tenant has received copies of all information listed in Paragraph B.

(2) Tenant has received the pamphlet entitled Protect Your Family from Lead in Your Home.

D. AGENTS' NOTICE TO LANDLORD AND ACKNOWLEDGEMENT:

(1) The brokers and agents to the lease notify Landlord that Landlord must: (a) provide Tenant with the EPA-approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazard in the Property; (d) deliver all records and reports to Tenant pertaining lead-based paint and/or lead-based paint hazards in the Property; and (e) retain a copy of this addendum for at least 3 years.

(2) The brokers and agents to the lease have advised Landlord of Landlord's obligations under 42 U.S.C. 4852d and are aware of his/her responsibility to ensure compliance.

E. CERTIFICATION OF ACCURACY: The undersigned have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and correct.

John K. Rogers 12/22/16 Date X Marlene R. Rogers 4/13/17 Date
 Landlord Tenant

Marlene R. Rogers 12/23/16 Date X John Rogers Date
 Landlord Tenant

 Listing Broker/Agent or Property Manager Date Tenant Date

 Other Broker/Agent Date Tenant Date

(TAR-2008) 10-14-03

Real Estate License No. 12229666, Leased Under License No. 12229666, T.S. 75029

Member #03 1118222

File # 21-12-0 14-0

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20th Century C.I.

EXECUTED this 13th day of April 2023

TENANT
Khalid Shaikh
Saroash Syed

Khalid Shaikh
Saroash Syed

LANDLORD
Marlene Rogers
John Rogers

Marlene Rogers
John Rogers

Handwritten initials