

RESIDENTIAL LEASE

This Lease Agreement (this "Lease") is dated August 1, 2023, by and between Pedro Torres Jr ("Landlord"), Shruti Sachin Satpute ("Tenant") and Sri Rupa ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant a two bedroom condo with two full baths. (the "Premises") located at 338 Waterford Drive, Edison, New Jersey 08817.

TERM. The lease term will begin on August 1, 2023 and renewal terms will take effect on August 1, 2024.

RENEWAL TERMS. This Lease shall automatically renew to a month to month term after completion of the original term. Tenant must notify Landlord no less than 30 days prior to terminating lease.

LEASE PAYMENTS. Tenant shall pay to Landlord lease payments of \$1,700.00, payable in advance on the first day of each month. Lease payments shall be made to Landlord at P.O. Box 4593, Metuchen, NJ, 08840-4593.

SECURITY DEPOSIT. At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit of \$1,700.00 to be held and disbursed for Tenant damages to the Premises or other defaults under this Agreement (if any) as provided by law.

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 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.

USE OF PREMISES/ABSENCES. Tenant shall occupy and use the Premises as a dwelling unit. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

OCCUPANTS. No more than 2 person(s) may reside on the Premises unless prior written consent from the Landlord is obtained. Landlord will be notified when additional person(s) will reside on the premises for an extended period of time.

PETS. No pets shall be allowed on the Premises.

SMOKING. Tenant and members of Tenant's household shall not smoke anywhere inside the unit.

PROPERTY INSURANCE. Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises.

HOLDOVER. If Tenant maintains possession of the Premises for any period after the termination of this Lease ("Holdover Period"), Tenant shall pay to Landlord lease payment(s) during the Holdover Period at a rate equal to the normal payment rate set forth in the Renewal Terms paragraph.

CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

NON-SUFFICIENT FUNDS. Tenant shall be charged \$50.00 for each check that is returned to Landlord for lack of sufficient funds.

ACCESS BY LANDLORD TO PREMISES. Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. However, Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent. During the last three months of this Lease, or any extension of this Lease, Landlord shall be allowed to display the usual "To Let" signs and show the Premises to prospective tenants.

ASSIGNABILITY/SUBLETTING. Tenant may not assign or sublease any interest in the Premises, nor assign, mortgage or pledge this Lease, without the prior written consent of Landlord, which shall not be unreasonably withheld.

CHANGE IN JOB STATUS. Tenant will give the Landlord 60 days written notice if a change in job status requires Tenant to move out of the premises.

NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed to the party at the appropriate address set forth below. Notices mailed in accordance with these provisions shall be deemed received on the third day after posting.

LANDLORD:

Pedro Torres Jr
16 Rieder Road
Edison, NJ 08817

TENANTS:

Shruti Sachin Satpute / Sri Rupa
338 Waterford Drive
Edison, NJ 08817

GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of New Jersey.

ENTIRE AGREEMENT/AMENDMENT. This Lease contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

LANDLORD:

Pedro Torres Jr. 7-16-23
Pedro Torres Jr Date

TENANT:

Shruti Sachin Satpute 16 July 23
Shruti Sachin Satpute Date

TENANT:

Sri Rupa 16 July 2023
Sri Rupa Date