

NORTHLAND APARTMENT LEASE CONTRACT - CONNECTICUT

Date: February 20, 2017

1. **PARTIES:** This Apartment Lease Contract (herein referred to as the "Lease") is made and entered into by and between Northland Pavilions LLC, Owner and herein referred to as "Owner" or "Community") dba The Pavilions Apartment Homes and acting herein by Northland Investment Corporation (Manager), its duly authorized agent, and (Resident) Prabhsh Chandra and Shyama Kumari (herein referred to as "Resident"). In consideration of the rents and agreements contained in this Lease, Owner hereby leases to Resident and Resident hereby rents from Owner, the Apartment consisting of a one bedroom dwelling unit known as apartment number 2334 located at, 345 Buckland Hills Drive Manchester, Connecticut, to be used and occupied as a residence for Resident and Resident's household, which consists of 3 persons.
2. **OCCUPANTS:** Only the above named Residents will occupy the Apartment home with the occupants listed below:

Chinmay Singh-dependent	

3. **LEASE TERM:** The initial term of the Lease begins on February 20, 2017 and ends at midnight on February 19, 2018. If Owner is unable to deliver the Apartment on the beginning date, the length (term) of this Lease will be adjusted accordingly. This Lease will automatically renew month-to-month unless either party gives at least 60-days written notice of termination or intent to move-out as required per the terms of this Lease. If Resident becomes a month-to-month Resident, Resident agrees to pay the Community's market rent for the Apartment at such time as specified by Owner, in addition to the Community's prevailing month-to-month premium.
4. **SECURITY DEPOSIT:** Resident has paid Owner the amount of \$1,225.00, which Owner will hold as the security deposit. This money is being held to ensure that Resident will comply with all the terms of this Lease. Resident will receive interest on Resident's security deposit once each year in accordance with the state law set minimum interest rate. This amount does or does not include an animal deposit. At the end or termination of the Lease, if Resident has satisfied all the obligations of the Lease (including prompt rental payments), Owner agrees to return the security deposit to Resident with interest within 30-days of the end or termination of the Lease. The security deposit is NOT Resident's last month's rent. If Resident or Resident's family or guests have caused damages, Owner must give Resident a list of those damages, within 30 (thirty) days after the end of Resident's Lease and can subtract the actual cost of those damages from Resident's security deposit. Owner must return the rest of Resident's security deposit to Resident. If Owner does not return Resident's security deposit within the time limits above, as a penalty Owner must pay twice the amount Owner should pay to Resident.
5. **KEYS/ACCESS DEVICES & LOCKS:** Resident is hereby provided with 2 apartment key(s), 2 mailbox key(s), and 1 other access devices for Key Fob for Recreation Center access. Resident may obtain a duplicate key for a minor charge of \$50.00 per key. To have the lock re-keyed, there is a charge of \$100.00 per lock, which includes one key. During after-hours lockout calls, the staff will only open the door for the Residents or occupants listed in the Lease Contract and that have provided proper photo identification. Owner will assess a charge of \$200.00 for after-hours lockout calls. Payment for such charges is required before the next rental due date and must be made to the management office during normal business hours.
6. **RENT:** Resident will pay \$1,235.00 per month for rent payable by Resident in advance and without demand, on the first day of each and every month. This amount does or does not include an Animal Rent. Payments should be remitted at the on site manager's office or in the night drop, both located at 345 Buckland Hills Drive Suite 100, Manchester CT 06042. If Resident fails to pay the total rent due by the tenth day of the month, Owner will impose a late fee of \$100.00. Checks will be deposited only one time and if returned for any reason, Resident will pay a charge of \$50.00 as additional rent for each check that is returned. Following the return of a check for any reason, Resident will be required to tender all future rental payments in the form of certified funds during the remainder of the Lease. If Resident does not pay Resident's rent as required herein or if Resident violates any terms or agreements of this Lease, Owner may at any time thereafter as allowed by law, re-enter and repossess the apartment by summary process proceedings (eviction) and Owner may move Resident and Resident's belongings out in accordance with state law without incurring any liability. If Owner accepts rent from Resident after serving Resident with a notice to quit while Resident is still occupying the apartment, Owner may reinstate this Lease.
7. **LEASE SPECIAL:** Resident agrees that Resident receives, as part of the Apartment Lease Contract Special Provisions, the following lease special: ****\$500.00 off of move in monies.**** Resident agrees that if the Lease terms are not fulfilled or are violated in any way, the total dollar amount of all Lease Specials listed herein will be reimbursed to Owner.
8. **UP-CHARGES:** Resident agrees to pay a monthly rate of \$0.00 per month in additional rent payable by Resident in advance and without demand, on the first day of each and every month as is required in paragraph 6, for the following: NA
9. **UTILITY SERVICES:** This community does does not participate in a water and trash billing program for which a separate Lease Contract Addendum is required. In addition to the rent listed herein, Resident agrees to assume all charges associated with or for all utilities not provided by Owner, including but not limited to electricity, telephone, cable television, gas, trash and garbage disposal, water and sewer incurred throughout the term of the Apartment Lease Contract at the service address listed above unless otherwise stipulated in this Lease Contract or Lease Addenda. Resident understands that it is Resident's sole responsibility to arrange for these services with the utility companies as of the move-in date.

Owner Provided: Heat A/C Water Hot Water Trash
 Electric Gas Cable Phone

10. **LIABILITY AND INSURANCE:** Resident is responsible for all acts of Resident's family, guests and agents while they are on the community premises. Resident's family, guests and agents must not interfere with other residents or disturb their occupancy. Owner is not responsible for the loss of or damage to property or injury to persons occurring in or about the community premises if caused by any act, omission or negligence of persons other than Owner, Owner's agents or employees. Resident agrees to notify Owner promptly of any accident or defect in any component of Resident's Apartment or any other service in the community. Resident is responsible for obtaining and maintaining renter's insurance for Resident's personal property. Resident hereby acknowledges having been advised by Owner to procure renter's insurance covering Resident's personal belongings. According to the terms of this Lease, Owner is in no way responsible for damage to Resident's personal property or effects. In case of damage to property by fire or weather, Owner will repair the damage as soon as possible following Owner's receipt of a written list of the damage by a professional inspector. If the damage is so great that Owner decides not to rebuild or repair the building, this Lease will terminate following Resident's receipt of reasonable written notice. If Owner decides not to rebuild or repair the premises, Owner will notify Resident within forty-five (45) days after the list of the damage is received.
11. **COMMUNITY POLICIES:** Resident agrees to follow the Community Policies listed within and attached to this Lease. If Owner makes changes in the rules and regulations, the changes do not become effective until ten (10) days after Resident receive a copy of them. If any changes in rules and regulations create an important or substantial change in Resident's Lease, Owner cannot enforce the changes until Resident has received a copy and agrees in writing to the new rules and regulations. This requirement may be waived in the event of an emergency or condition that affects the health or safety of residents.
12. **CUSTOMER SERVICE:** Owner is pleased that Resident has chosen to make this Community home. Customer service is a key to the success of our community and the company nationwide; therefore, it is a priority to our management team. Owner urges Resident to attempt to resolve all issues with the management team at Resident's community, however, if Resident is unable to receive satisfaction, please contact the national Customer Service Department. We will make every effort to come to an amicable solution. Please visit www.northland.com, click on the customer service link and choose the appropriate community. Each community has a specific customer service number listed on their website. All messages will be returned within 48-business hours with the exceptions of weekends and holidays. This is not an emergency number and is not meant to receive service requests. Forward all written correspondence to 2150 Washington Street, Newton, MA 02462, Attention: Customer Service or via email at customerservice@northland.com. E-mails sent to the Customer Service Department are returned in the order in which they are received within 48-business hours with the exception of weekends and holidays.

Resident Initials: Prabhsh Shyama
 Revised March 31, 2016 MF-R40 Apartment Lease Contract - Connecticut

Initials of Owner's Representative: (Signature)

