

LEASE AGREEMENT

The Landlord and Tenant agree to Lease the Apartment for the Term and the Rent Stated on these terms:

1. Use

The Apartment must be used only as a private Apartment to live in and for no other reason. Only a party signing this Lease and the spouse and children of that party may use the Apartment.

2. Rent, added rent

The rent payment for each month must be **received by the fifth day of that month at Landlords address**. Landlord need not give notice to pay the rent. Rent must be paid in full and no amount subtracted from it. The first month's rent is to be paid when Tenant signs this Lease. Tenant may be required to pay other charges to Landlord, if payment is received after the **fifth of the month**. They are to be called "added rent". This added rent is payable as rent together with late rent payment. If Tenant fails to pay the added rent on time, Landlord shall have the same rights against Tenant as if Tenant failed to pay rent. Payment of rent in installments is for Tenant's convenience only. If Tenant defaults, Landlord may give notice to Tenant that Tenant may no longer pay rent in installments. The entire rent for the remaining part of the term will then be due and payable.

3. Failure to give possession

Landlord shall not be liable for failure to give Tenant possession of the Apartment on the beginning date of the Term. Rent shall be payable as of the beginning of the Term unless Landlord is unable to give possession. Rent shall then be payable as of the date possession is available. Landlord will notify Tenant as to the date possession is available. The ending date of the Term will not change.

4. Security

Tenant has given security to Landlord in the amount stated above. The security has been deposited in the Bank named above and delivery of this Lease is notice of the deposit. If the bank is not named, Landlord will notify Tenant of the Bank's name and address in which the security deposited.

If Tenant does not pay rent on time, Landlord may use the security to pay for rent past due. If the Tenant fails to perform any other Term in this Lease, Landlord may use the security for payment of money Landlord may spend, or damages Landlord suffers because of the Tenant's failure. If the Landlord uses the security Tenant shall, upon notice from Landlord, send to Landlord an amount equal to the sum used by Landlord. At all times Landlord is to have the amount of security stated above.

If Tenant fully performs all Terms of this Lease, pays rent on time and leaves the Apartment in good condition on the last day of the Term, then Landlord will return the security being held within 30 days. (see clause #49)

If Landlord sells or Leases the Building, Landlord may give the security to the buyer or Lease. In the event Tenant will look only to the buyer or lessee for the return of the security. The security is for Landlord's use as stated in this Section. Landlord may put the security in any place permitted by law. If the law states the security must bear interest, unless the security is used by Landlord as stated, Landlord will give Tenant the interest less the sum Landlord is allowed to keep for expenses. If the law does not require security to bear interest, Tenant will not be entitled to it. Landlord need not give Tenant interest on security if Tenant is not fully performing any Term in this Lease.

5. Services

Services or utilities for individual properties are outlined in your property checklist. Stopping or reducing of service(s) will not be reason for Tenant to stop paying rent, to make a money claim or to claim eviction. Damage to the equipment or appliances supplied by Landlord caused by Tenant's act or neglect, may be repaired by Landlord at Tenant's expense. The repair cost will be added rent.

Tenant must pay for all electric, gas (if applicable), telephone and other utility services used in the apartment and arrange for them with the public utility company. Landlord pays for water and sewer services, and trash pickup.

Tenant must not use dishwasher, washer, dryer, freezer, heater, ventilator, air-cooling equipment or other appliance unless installed by Landlord or with Landlord's written consent. Tenant must not use more electric than wiring on feeders to the building can safely carry.

Landlord may stop service of the plumbing, heating, elevator, air cooling, or electrical systems, because of accident, emergency, repairs, or charges, until the work is complete. If unable to supply any service because of labor trouble, Government order, lack of fuel supply or other cause not controlled by Landlord, Landlord is excused from supplying that service. Service shall resume when Landlord is able to supply it.

If Landlord wants to change a person-operated elevator to an automatic elevator, Landlord may stop service on 10 days notice. Landlord will then have a reasonable time to begin installation of an automatic type elevator.

6. Alterations

Tenant must obtain Landlord's prior written consent to install any paneling, flooring, "built in" decorations, partitions, railings or make alterations to the Apartment. Tenant must not change the wall color, plumbing, ventilating, air-conditioning, electric or heating systems. If consent is given, the alterations and installations shall become the property of Landlord when completed and paid for. They shall remain with and as part of the Apartment at the end of the Term. Landlord has the right to demand that Tenant remove the alterations and installations before the end to the Term. The demand shall be by notice, given at least 15 days before the end of the term. Tenant shall comply with the demand at Tenant's own cost.

If a Mechanic's Lien filed on the Apartment or Building Tenant's failure to pay for alterations or installations in the Apartment, Tenant must immediately pay or bond the amount stated in the Lien. Landlord may pay or bond the Lien if Tenant fails to do so within 20 days after Tenant is given notice about the lien. Landlord's costs shall be added rent.

7. Repairs

Tenant must take good care of the Apartment and all equipment and fixtures in it. Tenant must, at Tenant's cost, make all repairs and replacements whenever the need results from Tenant's act or neglect. If Tenant fails to make a needed repair or replacement, Landlord may do it. Landlord's expense will be added rent.

8. Fire, Accident, defects, damage **WE RECOMMEND THE PURCHASE OF RENTERS INSURANCE**

Tenant must give Landlord prompt notice of fire, accident, damage or dangerous or defective condition. If the Apartment cannot be used, because of fire or other casualty, Tenant is not required to pay rent for the time the Apartment is unusable. If part of the Apartment cannot be used, Tenant must pay rent for the usable part. Landlord shall have the right to decide which part of the Apartment is usable. Landlord need only repair the damaged structural parts of the Apartment. Landlord is not required to repair or replace any equipment, fixtures, furnishings or decorations unless originally installed by Landlord. Landlord is not responsible for delays due to settling insurance claims, obtaining estimates, labor and supply problems or any other cause not fully under Landlord's control.

If the fire or other casualty is caused by an act or neglect of Tenant or guest of Tenant, or at the time of the fire or casualty Tenant is in default in any Term of this Lease, then all repairs will be made at Tenant's expense and must pay full rent with no adjustment. The cost of the repairs will be added rent.

Landlord has the right to demolish or rebuild the Building if there is substantial damage by fire or other casualty. Even if the Apartment is not damaged, Landlord may cancel this Lease within 30 days after the substantial fire or casualty by giving Tenant notice of Landlord's intention to demolish or rebuild. The Lease will end 30 days after Landlord's cancellation notice to Tenant. Tenant must deliver the Apartment to Landlord on or before the cancellation date in the notice and pay all rent due to the date of the fire or casualty. If the Lease is canceled Landlord is not required to repair the

Apartment or Building. The cancellation does not release Tenant of liability in connection with the fire or casualty. This Section is intended to replace the Terms of New York Real Property Law Section 227. Tenant has no right to cancel this Lease due to fire or casualty.

9. Liability

Landlord is not liable for loss, expense, or damage to any person or property, unless due to Landlord's negligence, Landlord not liable to Tenant for permitting or refusing entry of anyone into the Building.

Tenant must pay for damages suffered and money spent by Landlord relating to any claim arising from any act or neglect of Tenant. If action is brought against Landlord arising from Tenant's act or neglect, Tenant shall defend Landlord at Tenant's expense with an attorney of Landlord's choice.

Tenant is responsible for all acts of Tenant's family, employees, guests or invitees. Tenant should carry whatever property or liability insurance Tenant may acquire.

10. Entry by Landlord

Landlord may enter the Apartment at reasonable hours to: repair, inspect, exterminate, install or work on master antennas or other systems and perform other work that Landlord decides is necessary. At reasonable hours Landlord may show the Apartment to possible buyers, lenders, or Tenants of the entire Building or land. At reasonable hours Landlord may show the Apartment to possible new Tenants during the last 6 months of the Term.

If the Landlord enters the Apartment, Landlord will try not to disturb Tenant. Landlord may keep all equipment necessary to make repairs or alterations to the Apartment or Building. Landlord is not responsible for disturbances or damage to Tenant because of performing work or keeping the equipment in the Apartment. Landlord's use of the Apartment does not give Tenant a claim of eviction. Landlord may enter the Apartment to get to any part of the Building.

Landlord has the right at anytime to permit the following people into the Apartment: (i) receiver, trustee, assignee for benefit of creditors; or (ii) sheriff, marshal or court officer; and (iii) any person from the fire, police, building, or sanitation department or other state, city or Federal Government. Landlord has no responsibility for damage or loss as a result of those persons being in the Apartment.

11. Construction or demolition

Construction or demolition may be performed in or near the Building. Even if it interferes with Tenant's ventilation, view or enjoyment of the Apartment, it shall not affect Tenant's obligations in this Lease.

12. Assignment and sublease

Tenant must not assign the Lease or sublet all or part of the Apartment or permit any other person to use the Apartment. If Tenant does, Landlord has the right to cancel the Lease as stated in the Default section. State law may permit Tenant to assign or sublet under certain conditions. Tenant must get Landlord's written permission each time Tenant wants to assign or sublet. Permission to assign or sublet is good only for that assignment or sublease. Tenant remains bound to the Terms of this Lease after a permitted assignment or sublet even if Landlord accepts rent from the assignee or subtenant. The amount accepted will be credited toward rent due from Tenant. The assignee or subtenant does not become Landlord's tenant. Tenant is responsible for acts of any person in the Apartment.

13. Subordination

This Lease and Tenant's rights are subject and subordinate to all present and future: (a) Leases for the Building or the land on which it stands, (b) mortgages on the Leases or the Building or land, (c) agreements securing money paid or to be paid by a lender, and (d) terms, conditions, renewals, changes of any kind and extensions of the mortgages, Leases or lender agreements, Tenant must promptly execute any certificate(s) that Landlord requests to show that this Lease is so subject and subordinate, Tenant authorizes Landlord to sign these certificate(s) for Tenant.

Landlord may borrow money from a lender. The lender may request an agreement for changes in this Lease. Tenant must sign the agreement if it does not change the Rent, the Term, or alter the Apartment.

14. Tenant's certificate

Upon request by Landlord, Tenant shall sign a certificate stating the following: (1) This Lease is in full force and unchanged (or if changed, how it was changed); and (2) Landlord has fully performed all of the terms of this Lease and Tenant has no claim against Landlord; and (3) Tenant is fully performing all the Terms of the Lease and will continue to do so; and (4) rent and added rent have been paid to date. The certificate will be addressed to the party Landlord chooses.

15. Condemnation

If all of the Apartment or Building is taken or condemned by a legal authority, the Term and Tenant's rites shall end as of the date the authority takes title to the Apartment or Building. If any part of the Apartment or Building is taken, Landlord may cancel this Lease on notice to the Tenant. The notice shall set a cancellation date not less than 30 days from the date of the notice. If the Lease is canceled, Tenant must deliver the Apartment to Landlord on the cancellation date together with all rent due to that date. The entire award for any taking belongs to Landlord. Tenant gives Landlord any interest Tenant may have to any part of the award. Tenant shall make no claim for the value of the remaining part of the Term.

16. Tenants duty to obey laws and regulations

Tenant must, at Tenant's expense, promptly comply with all laws, orders, rules, requests, and directions, of all government authorities, Landlord's insurers, Board of Fire Underwriters, or similar groups. Notices received by Tenant from any authority or group must be promptly delivered to Landlord. Tenant may not do anything that may increase Landlord's insurance premiums. If Tenant does, Tenant must pay the increase in premium as added rent.

17. Tearing down the building

If the Landlord wants to tear down the entire Building, Landlord shall have the right to end this Lease by giving six (6) months notice to Tenant. If Landlord gives Tenant such notice and such notice was given to every Tenant in the Building, then the Lease will end and Tenant must leave the Apartment at the end of the 6-month period in the notice.

18. Liability for property left with Landlord's employees

Landlord's employees are not permitted to drive Tenant's cars or care for Tenant's car or personal property. Tenant must not leave a car or other personal property with any of Landlord's employees. If Tenant violates this Paragraph, Landlord is not responsible for (a) loss, theft or damage to the property and (b) injury caused by the property or its use.

19. Playground, pool, parking, and recreation areas

If there is a playground, pool, parking or recreation area, Landlord may give Tenant permission to use it. Tenant will use the area at Tenant's own risk and must pay all fees Landlord charges.

20. Terraces and balconies

The Apartment may have a terrace or balcony. The terms of this Lease apply to the terrace or balcony as if part of the Apartment. The Landlord may make special rules for the terrace and balcony. Landlord will notify Tenant of such rules.

Tenant must keep the terrace or balcony clean and free from snow, ice, leaves and garbage and keep all screens and drains in good repair. No cooking is allowed on the terrace or balcony. Tenant may not keep plants, or install a fence or any addition on the terrace or balcony. If Tenant does, Landlord has the right to remove and store them at Tenant's expense.

21. Correcting Tenant's defaults

If Tenant fails to correct a default after notice from Landlord, Landlord may correct it at Tenant's expense. Landlord's costs to correct the default shall be added rent.

22. Notices

Any bill, statement or notice must be in writing. If to Tenant, it must be delivered or mailed to the Tenant at the Apartment. If to Landlord it must be mailed to Landlord's address. It will be considered delivered on the day mailed or if not mailed, when signatures of all Tenants in the Apartment are required on every notice by Tenant. Notice by Landlord to one named person shall be as though given to all those persons.

23. Tenant's Default

A. Landlord must give Tenant notice of default. The following are defaults and must be cured by Tenant within the time stated:

- (1) Failure to pay rent or added rent on time, 3 days.
- (2) Failure to move into the Apartment within 15 days after the beginning date of the Term, 5 days.
- (3) Issuance of a court order under which another party may take the Apartment, 5 days.
- (4) Failure to perform any Term in another Lease between Landlord and Tenant (such as garage Lease), 5 days.
- (5) Improper conduct by Tenant annoying other Tenants, 3 days.
- (6) Failure to comply with any other term or Rule in the Lease, 5 days.

If Tenant fails to cure the default in the time stated, Landlord may cancel the Lease by giving Tenant a cancellation notice. The cancellation notice will state the date the Term will end which may be no less than 3 days after the date of the notice. On the cancellation date in the notice the Term of this Lease shall end. Tenant must leave the Apartment and give Landlord the keys on or before the cancellation date. Tenant continues to be responsible as stated in this Lease.

B. If Tenant's application for the Apartment contains any misstatement of fact, Landlord may cancel this Lease. Cancellation shall be by cancellation notice as stated in Paragraph 23.A.

C. If (1) the Lease is cancelled or (2) rent or added rent is not paid on time or (3) Tenant vacates the Apartment, Landlord may in addition to other remedies, take any of the following steps: (a) enter the Apartment and remove Tenant and any person or property and (b) use eviction or other lawsuit method to take back the Apartment.

D. If Landlord takes back the Apartment, *whether by Court order, Warrant of Eviction, or under the Lease*, the following takes place:

(1) Rent and added rent for the unexpired Term becomes due and payable. Tenant must also pay Landlord's expenses as stated in Paragraph 23D.

(2) Landlord may *enter and relet* the Apartment and anything in it *for the Tenant's benefit*. The reletting may be for any Term. Landlord may charge any rent or no rent and give allowances to the new Tenant. Landlord may, at Tenant's expense, do any work Landlord feels needed to put the Apartment in good repair and prepare it for re-renting. Tenant stays liable and is not released in any manner.

(3) Any rent received by Landlord for the re-renting shall be used first to pay Landlord's expenses and second to pay any amounts Tenant owes under this Lease. Landlord's expenses include the costs of getting possession and re-renting the Apartment, including, but not only reasonable legal fees, brokers fees, cleaning and repairing costs, decoration costs and advertising costs. With the exception of Attorney and legal fees, our cost to re-rent the apartment is equal to one (1) month's rent.

(4) From time to time Landlord may bring actions from damages. Delay or failure to bring action shall not be a waiver of Landlord's rights. Tenant is not entitled to any excess of rents collected over the rent paid by Tenant to Landlord under this Lease.

(5) If Landlord relets the Apartment, combined with other space, an adjustment will be made based on square footage. Money received by Landlord from the next Tenant, other than the monthly rent, shall not be considered as part of the rent paid to Landlord. Landlord is entitled to all of it.

Landlord has no duty to relet, or attempt to relet the Apartment in order to minimize Tenant's damages. If Landlord does relet, the fact that all or part of the next Tenant's rent is not collected does not affect Tenant's liability. Landlord has no duty to collect the next Tenant's rent. Tenant must continue to pay rent, damages, losses and expenses without offset. A minimum fee equal to 1 month's rent to relet Apartment is payable to Landlord and is not limited to 1 month's rent.

E. If Landlord takes possession of the Apartment by Court order, Warrant of Eviction, or under the Lease, Tenant has no right to return to the Apartment and Tenant remains responsible for the payment of rent and all other monetary obligations arising under the Lease.

24. Jury trial and counter claims

Landlord and Tenant agree not to use their right to a Trial by Jury in any action or proceeding brought by either against the other, for any matter concerning this Lease or the Apartment. The giving up of the right to a Jury Trial is a serious matter. There are rules of law that protect that right and limit the type of action in which a Jury Trial may be given up. Tenant gives up any right to bring a counterclaim or set-off in any action by Landlord against Tenant on any matter directly or indirectly related to this Lease.

25. Bankruptcy, insolvency

If (1) Tenant assigns property for the benefit of creditors, (2) Tenant files a voluntary petition or an involuntary petition is filed against Tenant under any bankruptcy or insolvency law, or (3) a trustee or receiver of Tenant or Tenant's property is appointed, Landlord may give Tenant 30 days notice of cancellation of the Term of this Lease. If any of the above is not fully dismissed within the 30 days, the Term shall end as of the date stated in the notice. Tenant must continue to pay rent, damages, losses and expenses without offset.

26. No waiver

Landlord's failure to enforce, or assist that Tenant comply with a Term in this Lease is not a waiver of Landlord's rights. Acceptance of rent by Landlord is not a waiver of Landlord's rights. The rights and remedies of Landlord are separate and in addition to each other. The choice of one does not prevent Landlord from using another.

27. Illegality

If a Term in this Lease is illegal the Term will no longer apply. The rest of this Lease remains in full force.

28. Representations, changes in Lease

Tenant has read this Lease. All promises made by the Landlord are in this Lease. There are no others. This Lease may be changed by an agreement in writing signed by and delivered to each party.

29. Landlord unable to perform

If due to labor trouble, government order, lack of supply, Tenant's act or neglect, or any other cause not fully within Landlord's reasonable control Landlord is delayed or unable to (A) carry out any of Landlord's promises or agreements, (b) supply any service to be supplied, (c) make any required repair or change in the Apartment or Building, or (d) supply any equipment or appliances, this Lease shall not be ended or Tenant's obligations affected.

30. Limit of recovery against Landlord

Tenant is limited to Landlord's interest in the Building for payment of a judgment or other court remedy against Landlord.

31. End of Term

At the end of the Term, Tenant must: leave the Apartment clean and in good condition, subject to ordinary wear and tear; remove all of Tenant's property and all Tenant's installations and decorations, repair all damages to the Apartment and Building caused by moving; and restore the Apartment to its condition at the beginning of the Term. **If the last day of the Term is on a Saturday, Sunday or State or Federal holiday the Term shall end on the prior business day. Tenant will give notice to landlord no less than 60 days prior to end of term to either vacate premises or renew lease.**

32. Space "as is"

Tenant has inspected the Apartment and Building. Tenant states they are in good order and repair and takes the Apartment as is. Size of rooms stated in brochures or plans of the Building or Apartment are approximate and subject to change. This Lease is not affected or Landlord liable if the brochure or plans do not show obstructions or area incorrect in any manner.

33. Quiet enjoyment and habitability

Subject to the terms of this Lease, as long as Tenant is not in default Tenant may peaceably and quietly have, hold, and enjoy the Apartment for the Term. Landlord states that the Apartment and Building are fit for human living and there is no condition dangerous to health, life or safety.

34. Landlord's consent

If Tenant requires Landlord's consent to any act and such consent is not given, Tenant's only right is to ask the Court to force Landlord to give consent. Tenant agrees not to make any claim against Landlord for money or subtract any sum from the rent because such consent was not given.

35. Lease binding on

This Lease is binding on Landlord and Tenant and their heirs, distributees, executors, administrators, successors and lawful assigns.

36. Landlord

Landlord means the owner, or the lessees of the Building, or a lender in possession. Landlord's obligations end when Landlord's interest in the building is transferred. Any acts Landlord may do may be performed by Landlord's agent or employees.

37. Paragraph headings.

The Paragraph headings are for convenience only.

38. Rules

Tenant must comply with these Rules. Notice of new or changed Rules will be given to Tenant. Landlord need not enforce Rules against other tenants. Landlord is not liable to Tenant if another Tenant violates these Rules. Tenant receives no rights under these Rules:

- (1) The comfort or rights of other Tenants must not be interfered with. Annoying sounds, smells and lights are not allowed.
- (2) No one is allowed on the roof. Nothing may be placed on or attached to the fire escapes, sills, windows or exterior walls of the Apartment or in the hallways or public areas. Clothes, linens or rugs may not be aired or dried from the Apartment or on terraces.
- (3) Tenant must give Landlord keys to all locks. Locks may not be changed or additional locks installed without Landlord's consent. Doors must be locked at all times. Windows must be locked when Tenant is out. All keys must be returned to Landlord at the end of the Term.
- (4) Apartment floors must be covered by carpets or rugs. Waterbeds or furniture containing liquid are not allowed in Apartments without renters insurance.
- (5) Dogs, cats or other animals or pets are not permitted in your Apartment or Building. Feeding of wild birds or animals from the Apartment, terraces or public areas is not permitted.
- (6) Garbage disposal rules must be followed. Wash line, vents and plumbing fixtures must be used for their intended purpose.
- (7) Laundry machines, if any, are used at Tenant's risk and cost. Instructions must be followed. Landlord may stop their use at any time.
- (8) Moving furniture, fixtures or equipment must be scheduled with Landlord. Tenant must not send Landlord's employees on errands.
- (9) Improperly parked cars may be removed without notice at Tenant's cost.
- (10) Tenant must not allow the cleaning of the windows or other part of the Apartment or Building from the outside.
- (11) Tenant shall conserve energy.
- (12) Tenant may not operate manual elevators. Smoking or carrying lighted pipes, cigarettes or cigars is not permitted in elevators. Messengers and trade people must only use service elevators and service entrances.
- (13) The entrances, halls and stairways may only be used to go to or leave the Apartment.
- (14) Professional tenants must not allow patients to wait in public areas.
- (15) Inflammable or dangerous things may not be kept or used in Apartment.
- (16) No tour of an Apartment may be conducted. Auctions or tag sales are not permitted in Apartments.
- (17) Bicycles, scooters, skateboards or skates may not be kept or used in lobbies, halls or stairways. Carriages and sleds may not be kept in lobbies, halls, or stairways.
- (18) Keys should not be given to any person that is not on the lease. Nobody can move into the unit without landlord's acknowledgement. If someone is moving in with you they need to be legally added to your lease agreement.

39. Any unregistered vehicle parked on Landlord's property will be towed away at vehicle owner's expense.

40. At least sixty (60) days immediately before the expiration of the Lease Term, Tenant shall give written notice by mail to the Landlord if it is his/ her intention to move at the end of the Lease Term. Upon Tenant's failure to give such notice, at the option of the Landlord, Tenant shall thereafter become a month to month Tenant from the date such notice is due subject to all Terms and conditions of this Lease, except as to the duration thereof, and notice to terminate will be SIXTY DAYS, along with an additional \$30.00 monthly fee. Notice to terminate a Lease with Term stated as "RENTAL AGREEMENT" is sixty (60) days. Notice must be given from the 1st of the month.

41. If the Apartment requires additional cleaning and or priming of walls, ceilings, etc. due to Tenant smokers, they may be charged \$150.00 in the event our normal 1-coat paint does not cover.

42. Tenant shall be jointly and severally responsible for all attorneys' fees, expenses, and cost incurred in the enforcement of this Lease and the collection of any amounts due and owing to the Landlord under this Lease. Said attorney's fees, expenses and costs shall be additional rent owing by Tenants to the Landlord.

43. Apartments with carpeting will be charged \$140.00 at move-out for professional cleaning.

44. A service request made to Landlord and found not to be legitimate or erroneously made is resident's responsibility and will be charged to resident appropriately.

45. In the event Tenant defaults on any provision of Lease, any concessions given will become due.
46. Residents will be charged \$125.00 to re-key Apartment Door and \$100.00 to re-key building doors in the event keys are lost, stolen or not returned.
47. If Landlord determines resident has been negligent (excessive wear and tear) in the upkeep of Apartment, Landlord may charge for painting, floor replacement, floor refinishing, etc.
48. Any late fees and return check fees are additional rent.
49. Any attorney fees, court costs and expenses incurred by Landlord in enforcing this lease, including, but not limited to evictions, are additional rent.
50. All additional rents are due upon demand
51. The lease is a contract between the Landlord and me for a specific period of time and if I vacate the apartment before the time expires I could be financially responsible for the balance of the lease payments.
52. Employment transfers, health reasons, purchasing a home or any other reason unless specifically provided for by law will not be grounds to break the lease and vacate the apartment before the lease expires.
53. There is no sprinkler system in either the apartments or anywhere on the premises.
54. **Signatures effective date**
Landlord and Tenant have signed this Lease as of the above date. It is effective when Landlord delivers to Tenant a copy signed by all parties.