LEASE AND RENTAL AGREEMENT

(12 INSTALLMENT INDIVIDUAL LEASE)

This lease made and entered into this day of August 23rd, 2015 at 222 W. Lane Avenue, Columbus, Franklin County, Ohio, by and between the LESSOR hereinafter called "LESSOR" and the LESSEE hereinafter called "LESSEE"

This clause only applies to INDIVIDUAL LEASE CONTRACTS. The LESSOR shall not be obliged to relocate the LESSEE at the LESSEE'S request, or to be another unit at the Facility if LESSOR deems this to be necessary. If LESSEE requests to be relocated, the LESSOR must be given at least 30 days notice. The LESSOR will not be liable for rent during the new season when Lessee deserts fit based on looking at the extended weather forecast.

2. Rent installments are due on the first of each month. Late payments are subject to a penalty of $5.00 per day until rent, NSF fees and late charges are paid. If the resident or their cosigner is from out of state on move-in, the first two installments of rent are due on August 23rd, 2015________.

8. No gummed labels shall be put on the walls, nor any decals, or decorations which, when removed, leaves a residue or paint. No painting will be permitted. No gas or charcoal grills are allowed!! Smoking shall not be permitted within the confines of the building at any time.

9. Of the lease term, the LESSOR acknowledges that the premises, carpeting and furnishings are in good condition, and will not cause any risk. The LESSOR shall have the right to make any necessary repairs to the premises.

10. All Rafia pass sales are available after the initial passes are sold per lease. All persons needing a pass for the parking lot of the building.

4. All LESSORS are subject to the terms of the lease agreement regardless of whether a valid pass is properly displayed or not. In the event that a LESSOR fails to remove garbage from the apartment or litters it on the ground around said tenant; appropriate deduction from the security deposit of the LESSOR shall be made for cleaning and pickup. Any charges for exterior damage (litter or damage to hallowei, carpet, drywall, etc.) or filth (i.e. cleanup after parties) will be chargeable to the responsible LESSOR. LESSOR agrees to properly dispose of trash and keep the building in a sanitary, tidy and clean condition.

5. The LESSOR reserves the right to remove the LESSOR'S housekeeping to the standard of the campus area that it causes the LESSOR_general. This condition shall entitle the LESSOR to charge the LESSOR for the property, cleaning costs beyond normal wear and tear, trash removal, painting costs, utilities, or any other damages and costs which the Landlord has sustained by virtue of the LESSOR's use and occupancy of the Premises, violation of any of the provisions of this lease, including but not limited to.

3. Each LESSOR agrees with the agrees to allow LESSOR to clean their apartment between June 1 and July 31 for the purpose of remediating the premises during the lease term.

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1. The LESSOR shall be responsible for the maintenance of the toilet, sink, disposal, dishwasher or clothes washer as a result of the negligence of LESSOR or LESSOR'S guests, the LESSOR will be charged for the repair of damages or for the time required to unlock the stumps. LESSOR will not accept responsibility for any damage caused by LESSOR. In all other instances, LESSOR shall maintain the premises, appliances, and mechanical and utility systems in good working order and state of repair.

12. PARKING: It is agreed by and between the LESSOR and LESSOR that parking is not granted as part of the leased premises but rather as a courtesy to the LESSEE. The LESSOR will not be liable for damage or loss to any vehicle parked by LESSOR in the premises with the condition that LESSOR agrees to allow LESSOR to clean their apartment between June 1 and July 31 for the purpose of remediating the premises during the lease term.

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7. The LESSOR shall have the right to make any necessary repairs to the premises.

8. No gummed labels shall be put on the walls, nor any decals, or decorations which, when removed, leaves a residue or paint. No painting will be permitted. No gas or charcoal grills are allowed!! Smoking shall not be permitted within the confines of the building at any time.
The LESSEE has deposited with the LESSOR a sum of $_________, which is equal to the amount of one month’s rental installment to guarantee the return of the premises, including carpeting, in as good condition as when initially occupied, reasonable wear and tear excepted. Said deposit will not be returned until LESSEE shall have vacated and abandoned the leased property: and the LESSOR has inspected the property and found the same in condition as when LESSEE vacated and the LESSOR has been reimbursed for the cost of any repair or for damages sustained during the term of the lease. Said deposit will be returned to LESSEE within thirty (30) days after expiration of the lease except as hereinafter provided.

All keys are returned to the office of LESSOR and the property vacated in clean condition. If keys are not returned, LESSOR may enter and remove them.

The LESSOR’s inspection reveals no damage or dirt in the premises, reasonable wear excepted.

C. LESSEE has given to the LESSOR in writing on a timely basis the forwarding address of the LESSEE, if any, as the same may change during the term of the lease.

D. The LESSOR’S inspection reveals no damages or dirt in the premises, reasonable wear excepted.

E. The LESSOR has given written notice to the LESSEE of the following damage arising to the LESSOR:

1. The LESSOR shall provide LESSEE a renewal date not later than thirty (30) days after expiration of the lease.

2. The LESSOR will give written notice to LESSEE of any intention to enter the premises during reasonable hours.

3. The LESSOR’s agent or employee may enter the premises, without written notice of entry to LESSEE, if the LESSEE shall be bound by an oral or written prior agreement to allow such entry, in connection with the business of the LESSOR or the lessees, lessees, co-tenants, guarantor’s, agents, or servants.

4. The LESSOR agrees to give the lessee or his property or guardian, notice to quit the bottom of this lease within ten (10) days after the date LESSOR executes this lease. If the lessee, or an agent of the LESSOR, or guarantor, in any manner shall enter any part of the leased premises, whether caused by the LESSEE or other occupants or visitors to the premises, the LESSOR agrees to withdraw the lessee and the LESSOR may then, without further notice, enter and repossess the property and for the purpose of exhibiting the same to potential tenants, and any request for service or repairs made by LESSEE to the LESSOR will be made without prejudice to the rights of LESSOR to recover such damages as may be entitled to. It is expressly agreed by and between the LESSOR and LESSEE that any of the following create a conclusive indication that LESSOR has vacated and abandoned the leased property:

F. Failure of LESSEE to remove all personal property from the premises at the end of this lease term.

G. Failure of LESSEE to have renewed the lease and/or paid monthly rent.

H. Evidence that LESSEES are not inhabiting the apartment and LESSEE has informed LESSOR of any changes in the condition of the premises.

I. Evidence that the premises have been repaired, restored or other improvements have been made to the premises.

J. Evidence that the premises are not in as good condition as when LESSEE vacated and the LESSOR has been reimbursed for the cost of any repair or for damages sustained during the term of the lease.

K. The LESSOR upon demand by LESSEE shall return the sum of $_________, which is equal to the amount of one month’s rental installment to guarantee the return of the premises.

L. Failure of LESSEE to remove all personal property from the premises at the end of this lease term.

M. Failure of LESSEE to remove all personal property from the premises at the end of this lease term.

N. Failure of LESSEE to have renewed the lease and/or paid monthly rent.

O. Evidence that LESSEES are not inhabiting the apartment and LESSEE has informed LESSOR of any changes in the condition of the premises.

P. Evidence that the premises have been repaired, restored or other improvements have been made to the premises.

Q. Evidence that the premises are not in as good condition as when LESSEE vacated and the LESSOR has been reimbursed for the cost of any repair or for damages sustained during the term of the lease.

R. Evidence of damage to LESSEE’S personal property unless caused by negligence of LESSOR or LESSOR’s agents. LESSOR likely recommends that LESSEE purchase personal property insurance. Further, LESSOR is not liable for injuries or damage caused on the premises if a need for repair of object causing injury or damage was not known to the LESSOR. LESSOR shall perform all work required to repair said damage to the satisfaction of LESSOR. If the LESSOR does not perform said work, LESSOR shall be liable to the LESSEE for the cost of repairs plus $150.00 per damaged area (i.e., wood burns on exterior doors, etc.).

S. LESSOR agrees to give the lessee or his property or guardian, notice to quit the bottom of this lease within ten (10) days after the date LESSOR executes this lease. If the lessee, or an agent of the LESSOR, or guarantor, in any manner shall enter any part of the leased premises, whether caused by the LESSEE or other occupants or visitors to the premises, the LESSOR agrees to withdraw the lessee and the LESSOR may then, without further notice, enter and repossess the property and for the purpose of exhibiting the same to potential tenants, and any request for service or repairs made by LESSEE to the LESSOR will be made without prejudice to the rights of LESSOR to recover such damages as may be entitled to. It is expressly agreed by and between the LESSOR and LESSEE that any of the following create a conclusive indication that LESSOR has vacated and abandoned the leased property:

T. Evidence that LESSEES are not inhabiting the apartment and LESSEE has informed LESSOR of any changes in the condition of the premises.

U. Evidence that the premises have been repaired, restored or other improvements have been made to the premises.

V. Evidence that the premises are not in as good condition as when LESSEE vacated and the LESSOR has been reimbursed for the cost of any repair or for damages sustained during the term of the lease.

W. The LESSOR agrees to give the lessee or his property or guardian, notice to quit the bottom of this lease within ten (10) days after the date LESSOR executes this lease. If the lessee, or an agent of the LESSOR, or guarantor, in any manner shall enter any part of the leased premises, whether caused by the LESSEE or other occupants or visitors to the premises, the LESSOR agrees to withdraw the lessee and the LESSOR may then, without further notice, enter and repossess the property and for the purpose of exhibiting the same to potential tenants, and any request for service or repairs made by LESSEE to the LESSOR will be made without prejudice to the rights of LESSOR to recover such damages as may be entitled to. It is expressly agreed by and between the LESSOR and LESSEE that any of the following create a conclusive indication that LESSOR has vacated and abandoned the leased property:

X. Evidence that LESSEES are not inhabiting the apartment and LESSEE has informed LESSOR of any changes in the condition of the premises.

Y. Evidence that the premises have been repaired, restored or other improvements have been made to the premises.

Z. Evidence that the premises are not in as good condition as when LESSEE vacated and the LESSOR has been reimbursed for the cost of any repair or for damages sustained during the term of the lease.

Sworn to before me and subscribed in my presence this day of ____________, 20__.

Notary Public