

RESIDENTIAL LEASE AGREEMENT (EXTENSION)

THIS AGREEMENT made this 17th day of August, 2018 between Mario Velez (who shall be the Landlord as defined in law, hereinafter called "Owner") and Bradley David Sickels, Lawrence Franco, and _____ (regardless of number, who shall be the Tenant as defined in law, hereinafter called "Resident"), for rental Premises located at 1201 A 6th ST NE, Washington DC 20002 (hereinafter called the "Premises").

1. **TERM:** The term of this Agreement shall be a Lease for a term of **15** months beginning September 1, 2018 and ending September 1, 2019.

a) X Upon expiration of the above-stated initial term of Lease, this Agreement shall automatically become a month to lease under the same terms and conditions. After the expiration of the renewal period (August 1, 2017), this Agreement shall revert to a month to month lease and may be amended by Owner upon thirty days' written notice.

2. **RENT:** Resident shall pay monthly rent and other charges in the following amounts:

MONTHLY PREMISES RENT	\$ 4050
MONTHLY PARKING SPACE RENT	\$ N/A
MONTHLY STORAGE LOCKER RENT	\$ 0
OTHER MONTHLY CHARGES (SPECIFY)	\$ 0
TOTAL RENT	\$ 4050

The total amount set forth in the chart above is payable in advance by the **1st** day of each and every month during said term to Owner. Any rent unpaid by the due date is termed delinquent. Owner may, at Owner's option, apply funds received from Resident to balances due in the following order: damage, repairs, unpaid utilities, late payment charges, notice fees, miscellaneous charges such as parking or storage rental, and past due rent, and current rent. At any time during a month to month tenancy, rent may be increased on 30 days written notice.

Rent received on or after the **5th** day of each month shall result in assessment against Resident of a **\$150** late payment charge plus **\$10** each additional day thereafter that rent has not been paid in full, all of which shall be considered to be additional rent and must be paid at the time the delinquent rent is paid.

Any check which fails to clear the bank shall be treated as unpaid rent and shall be subject to the aforementioned late payment charge, plus a \$ 35 returned check fee. Should Resident submit a check that is dishonored or returned for insufficient funds, or should Resident offer payment to cure any default such as following receipt of a Pay or Vacate Notice, Resident shall make such payment by cash, cashier's check or money order. If Resident gives Owner two checks that are returned for non-payment, all future payments by Resident shall be made by cash, cashier's check or money order. Notwithstanding the foregoing, Owner may issue a Three Day Notice to Pay Rent or Vacate immediately after the rental due date without waiting until late payment charges begin to accrue.

If for reason of non-payment of rent Owner shall give Notice to Pay rent or Vacate.

3. **DEPOSIT:** Resident has paid the sum of \$ **\$3,900** deposit as a deposit for all purposes, including unpaid rent, damage, cleaning, late payment, utilities, keys and other charges. Tenant's liability is not limited by the amount of the deposit. Resident is prohibited from applying any amount of the deposit to rental or other payments owed to Owner. At the conclusion of the tenancy, Resident shall provide Owner with a single forwarding address to which the deposit accounting and any refund is to be sent. Any refund will be by a single check payable to all individual Residents and they shall apportion any refund among themselves. Owner' itemized statement for retaining any of the deposit, together with any refund owing shall be sent to Resident's forwarding address within 14 days after termination of this Agreement and vacation of the premises, conditioned upon Resident's compliance with this Agreement and the following:

- a) Resident shall have complied with all the conditions of this Agreement.
- b) Except for charges imposed pursuant to paragraph #4 hereof, Resident shall clean and restore the premises to its condition at the commencement of this tenancy as evidenced by the Inventory and Inspection Checklist, which is incorporated herein by reference, less wear and tear from normal usage. Resident agrees that soilage is not wear and tear from normal usage.

- c) Resident shall surrender all keys to Owner.
- d) Resident shall bear the cost to replace or repair any missing or damaged property or fixtures provided by the owner.
- e) Labor and administrative costs for cleaning and repairing the premises shall be at the rate of **\$ 20** per hour, excepting labor performed by parties other than Owner or agent, which shall be assessed at its actual cost.
- f) Resident's payment of any fees or charges imposed pursuant to this Agreement, including early termination charges. Any refund from deposit will be mailed to Residents at their last known address within 14 days of vacancy of the Premises.

4. NON-REFUNDABLE CHARGES AND/OR PROCESSING FEES: Resident agrees to pay the sum of **\$ zero**.

5. PREPAYMENTS: Resident will make a prepayment of last month's rent of **\$ 3,900**. Resident is required to pay any difference between the prepayment and the actual last month's rent if rent has increases upon lease renewal and before the last month of tenancy.

6. APPLICATIONS AND SCREENING FEES: Application and/or screening fees paid prior to commencement of tenancy in the amount of **\$ 0** are non-refundable. Resident authorizes Owner to obtain supplementary credit reports at any time during and up to one year following Resident's occupancy of the Premises at Owner's expense. Resident warrants that they have never been convicted of nor pled guilty or no contest to a felony (whether or not resulting in a conviction) and that Residents have never been convicted of or pleaded guilty or no contest to a misdemeanor involving sexual misconduct, or a crime against a child (whether or not resulting in a conviction). Resident warrants the accuracy of all information contained on Resident's rental application. A subsequent determination that Resident provided false or inaccurate information on the rental application is a breach of the terms of this Agreement and that Owner may take legal action to terminate this Agreement in such case. .

7. TERMINATION OF TENANCIES: Resident understands that this tenancy shall terminate at **noon** on the last day of occupancy. It is Resident's obligation to have the premises vacant and thoroughly clean by that hour. Unless paragraph 1(a) governs this Agreement, any notice of termination shall be by written notice of at least twenty (45) days before the end of any monthly rental period, given by either party to the other. If Resident vacates the premises prior to the expiration hereof or without notice as required by this paragraph, Resident shall be liable for additional rent. Any notice of termination must provide for the vacation of the premises by all occupants unless otherwise agreed to by Owner in writing. Any items left behind in the unit by the tenant after termination of tenancy will be considered garbage and be disposed of as the Landlord sees fit.

8. DAMAGE: Resident inspected the Premises and acknowledged that, with exception of what is noted in the inventory checklist, they were in good condition at time Resident moved in. Resident shall maintain the Premises in a clean and orderly condition, including but not limited to appliances, plumbing, floor coverings, and all personal property provided by Owner, throughout the term of this Agreement and upon surrendering the premises to Owner. Resident will bear the cost of any cleaning or repair performed by Owner to restore the premises to the condition indicated on the attached Inventory and Inspection Checklist, except for wear resulting from ordinary use of the Premises. Resident is responsible for rent lost by Owner while performing repairs and/or cleaning because of Residents failure to comply with the foregoing.

9. AFTER-HOURS LOCKOUT CLAUSE: If Tenants misplace keys to the rented premises, Tenants are to contact a locksmith to allow entry at their own expense. Owner or offsite management reserves the right to charge a 'lockout fee' at any time and onsite management reserves the right to do so after hours, not to exceed \$100 and to be payable upon entry. Management does not guarantee 'lock out' service to be available.

10. SMOKE DETECTION DEVICES/FIRE SAFETY AND PROTECTION INFORMATION: It is the responsibility of Resident to maintain all smoke detection devices, including replacement of any batteries. Resident shall not tamper with, remove batteries, or otherwise disable any smoke detection devices. Any Resident failing to comply with the provisions of paragraph 10 can be fined up to \$200.00.

It is the tenant's responsibility to maintain the smoke detection device(s) in proper operating condition in accordance with the manufacturer's recommendations, including providing it with replacement batteries as needed. Failure to maintain the smoke detector is also grounds for termination of tenancy. Additionally, if liability or damages occur because of a tenants' failure to maintain the unit, you may leave yourself open to potential lawsuits and liability. Tenant also agrees to test the smoke detector for proper operation once a month and report any malfunctions to the owner/agent in writing.

11. USE/ASSIGNMENTS OR SUB-LETTING: Resident shall not use the premises for any business purpose regardless of whether such business may be authorized by local law as a legal home occupation, including, but not limited to, garage/yard sales and private lessons/tutoring. Resident shall comply fully with all municipal, county, and state codes, statutes, ordinances and regulations pertaining to the use district in which the Premises are located. Resident shall not assign this Agreement, sub-let the premises, give accommodations to any roomers or lodgers, or permit the premises to be used for any purpose other than as the primary full time residence for the following named persons (include all minors):

Bradley David Sickels, Lawrence Franco and _____

Changes in occupancy are not permitted without the prior written approval of Owner at the Owner's sole discretion. In the event that Resident contemplates a change in occupants or marital status during the term of this Agreement, no such change shall modify this Agreement unless Owner consents thereto and prepares a revised rental Agreement, which shall be signed by all Residents. Should Owner agree to any sublet, assignment or change in occupancy, the vacating Resident recognizes that any prepayments or refundable deposits will be assigned to the successor Residents and any refund shall be made solely to the successor residents at the termination of tenancy.

12. UTILITY CHARGES: Resident agrees to establish use, maintain and pay for all utilities without delinquency, including but not limited to electricity, garbage, sewer, natural gas, oil, and cable television used in or charged against the Premises during the term of this agreement. Water, sewer, and garbage are paid to the Owner at cost if regulations do not permit direct payment by Resident. Reasonable water use is included in the rental fee.

A \$ 50 fee will be due for each notice of unpaid utility charges received by Landlord from a utility provider. Resident agrees to submit to owner upon demand, proof that any utilities, assessments or charges have been paid.

13. DELIVERY OF PREMISES: If for any reason whatsoever Owner does not deliver possession of the premises on the commencement of the term of this Agreement, rent shall be prorated until such time as Owner tenders possession. In all other respects this Agreement shall remain in full force and effect and the term shall not be extended. In no event shall Owner be liable to Resident for damages caused by failure to deliver possession of the premises. If possession of the premises is not tendered within 10 days of the commencement of the term of this Agreement, Resident may terminate this Agreement by giving written notice to Owner, and any monies paid by Resident to Owner shall be refunded to Resident.

14. PETS AND ANIMALS: Except for service animals as defined in law, Resident shall maintain no pets or animals (including mammals, reptiles, birds, fish, rodents and insects) upon the premises, nor allow visitors or guests to do so, other than: **NO PETS.** (be specific, list quantity, type of pet, weight limit, etc.). If permission for pets is given, no pet noise shall be allowed to escape from the property or to disturb neighbors. It is Resident's responsibility to clean-up and dispose of any pet excrement anywhere on the Property and on adjacent sidewalks, streets, alleys, and neighboring properties. If pets are maintained on the Premises, whether or not authorized by this Agreement, Tenant assumes all costs of restoring premises as a result of any pet or animal on the premises including but not limited to costs to de-flea, fumigate, clean or replace floor coverings, yard restoration, and cost to analyze floors for presence of animal urine/waste or pest infestation should analysis disclose the presence of such damage. Tenant will take full responsibility for any acts by pets on the premises.

15. ATTORNEYS FEES: As provided by law and except as otherwise prohibited, the prevailing party shall be entitled to recover its reasonable attorney's fees and court costs incurred in the event any action, suit or proceeding commenced to enforce the terms of this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the District of Columbia. It is agreed that venue for any legal action brought to enforce the terms of this Agreement shall be in the District or Superior Court with jurisdiction over the area in which the premises are located.

16. NON-WAIVER OF BREACH AND SEVERABILITY: The failure of Owner to insist upon the strict performance of any term of this Agreement, or to exercise any option herein conferred in any one or more instances, shall not be construed to be a waiver or relinquishment of any of such term or Agreement, but the same shall remain in full force and effect. If any clause or provision of this Agreement is illegal, invalid, or unenforceable under present or future laws effective during the term hereof, then it is the intention of the parties hereto that the remainder of the Agreement shall not be effected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is illegal, invalid or unenforceable, there be added as a part of this Agreement, a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

17. WATER-HEATER: Resident has inspected the hot-water heater and to the best of Resident's knowledge does not believe it to be set higher than 120 degrees Fahrenheit.

18. LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead based 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, Landlords and Owners must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Landlord is not aware of any lead-based paint and/or any lead base paint hazards on the Premises.

19. STORAGE AND PARKING: Resident recognizes that his/her storage of any personal property or vehicles on the Premises is at his/her own risk. Resident acknowledges that all locks or security systems may potentially be breached and that no warranty or representation is made regarding the efficacy of such systems. Resident hereby recognizes that Owner and agent are not liable for claims for damages arising out of the loss or damage to goods in storage for whatever reason outside the Landlord's control. Only properly insured vehicles may be parked in the tenant's space. No mayor auto repair is allowed on the premises.

20. ACTIONS BY THIRD PARTIES/PERSONAL PROTECTION: Owner disclaims any warranties or representation that it will be liable to Resident, resident's family, agents, invitees, employees, or servants for any damages or losses to person or property caused by residents of the property or other persons (including, but not limited to, co-tenants). Resident understands that Owner and its legal representatives do not guarantee, warrant, or assure resident's personal security and are limited in their ability to provide protection. Residents acknowledge that security devices or measures may fail or be thwarted by criminals or by electrical or mechanical malfunction. Therefore, Resident acknowledges that they should not rely upon the presence of such devices or measures and should protect themselves and their property as if these devices or measures did not exist. **RESIDENT UNDERSTANDS THAT ANY PROACTIVE STEPS OWNER HAS TAKEN ARE NEITHER A GUARANTEE NOR A WARRANTY THAT THERE WILL BE NO CRIMINAL ACTS OR THAT RESIDENT WILL BE FREE FROM THE VIOLENT TENDENCIES OF THIRD PERSONS. RESIDENT HAS BEEN INFORMED AND UNDERSTANDS AND AGREES THAT PERSONAL SAFETY AND SECURITY ARE RESIDENT'S OWN PERSONAL RESPONSIBILITY.** Harassment or intimidation of a resident, guest, owner or owner's agent is prohibited.

21. TRAMPOLINES/ATTRACTIVE FEATURES: Tenant's agree to not use, install, allow or support any attractive features including but not limited to trampolines, skate ramps, pools, on the property or surrounding property areas due to potential injury. Any trampolines/attractive features or such other items in tenants possession shall be stored in such a way that they cannot be used. Tenant agrees to have items dismantled in a non-working condition.

22. RENTERS INSURANCE: Resident is responsible for all damage caused to the premises as a result of the negligence of resident, its guests and invitees, including but not limited to fire and glass breakage, and shall be responsible for repair and replacement of any damage caused thereby, regardless of whether the breakage or damage was caused voluntarily, involuntarily, or from vandalism.

Renters insurance is required. Resident must obtain renter's insurance to protect Resident's personal property and to cover Resident's liability for Resident's or its guest's negligence. Resident agrees that owners of the premises are in no way responsible for the safekeeping of resident's personal belongings, including but not limited to automobiles or other equipment which Resident owns or allows into the property.

23. LIENS AND SALES: Owner may mortgage the Premises or Property or grant deeds of trust with respect thereto. Resident agrees to execute such reasonable estoppel certificates as may be required by a mortgage or deed of trust beneficiary stating that the Lease is in full force and effect and certifying the dates to which Rent and other charges have been paid. This Lease is subject and subordinate to any mortgage or deed of trust which is now a lien upon the Property or the Premises, as well as to any mortgages or deeds of trust that may hereafter be placed upon the Property or Premises and to any or all advances to be made or amounts owing thereunder, and all renewals, replacements, consolidations and extensions thereof. Resident shall execute and deliver, within 10 days after demand therefore, whatever instruments may be required from time to time by any mortgagee or deed of trust beneficiary for

any of the foregoing purposes.

24. **GENERAL TERMS:** No oral agreements have been entered into with respect to this Agreement. This Agreement shall not be modified except by an instrument in writing signed by Resident and Owner. In the event of more than one resident, each resident is jointly and severally liable for each provision of this Agreement. Each resident states that he or she is of legal age to enter into this Agreement. All obligations hereunder are to be performed in the County and state where the Property is located. Time is of the essence of this Agreement. Neither this Agreement nor any memorandum thereof may be recorded without the express written consent of Owner.

25. **RESIDENT'S OBLIGATIONS:** Resident agrees as follows: **General** a) To pay all rent and other charges promptly when due or assessed, including utilities for which Resident is responsible. b) To execute all revised rental agreements upon request. c) Provide the Owner with emergency contact information within (10) days of commencement of tenancy and to provide updated or new information whenever such information is available. d) To notify and deliver to Owner any legal notice received from any person or governmental agency which relates to the Premises. Fines assessed to Owner by any governmental agency resulting from a Tenant's negligent behavior, including but not limited to, a failure to observe burn bans, or Tenant's maintenance of a nuisance shall be the responsibility of the Tenant to pay. e) Not to do or keep anything in or about the premises which will increase the present insurance rate thereon. Resident agrees to reimburse Owner for any increase that might occur for violation of this rule.

Conduct

- Resident is responsible for their own proper conduct and that of all guests, including the responsibility for understanding and observing all policies and rules.
- Resident shall reimburse Owner immediately upon demand in the amount of the loss, property damage, or cost of repairs or service (including plumbing trouble and clogs) caused by negligence or improper use by Resident, their invitees, family or guests. Owner's failure or delay in demanding damage reimbursements, late payment charges, returned check charges or other sums due from Resident shall not be deemed a waiver thereof; and Owner may demand the same at any time.
- Not to permit any person to occupy the Premises other than those persons identified in paragraph 11. Guests of Resident staying a maximum of 35 days are permitted within any given 52 week period and do not require authorization by Owner. All unauthorized occupants shall, in addition to any other remedy, result in imposition of a per day charge.
- To comply with all laws and ordinances and the directions of all proper officers in relation thereto; with special emphasis placed on the Owner's prohibition on the use of the Premises for prostitution, drug manufacture/use/possession/sale, any felony or misdemeanor or any other illegal use. Resident shall keep the premises free of illegal drugs, nor use the same on the Premises. Residents agree not to abuse any drugs, whether legal or illegal, or alcohol in a manner that will either disturb the peace of quiet enjoyment of other residents or endanger the health, safety, or wellbeing of any resident, family member, guest or invitee resident at the Premises or adjacent properties. Resident, family members or guests shall not engage in gang related activity on or about the Premises.
- Except in cases of emergency where no notice is required, to permit Owner, his or her agents, employees, or representatives to enter the Premises at reasonable times after notice and to show the premises to prospective Residents.
- Tenant shall not keep or maintain a nuisance on the Property.
- Resident shall not make or allow any disturbing noises which will interfere with the rights, comforts or convenience of others. TV, stereo, radio and musical instrument volumes are to be played at a volume which will not disturb others.
- To notify Owner immediately in writing of any necessary repairs or damage to the premises such as leaking pipes, toilets, faucets, etc...; Notification should be immediate in an emergency. Repair requests should be made as soon as the defect is noted; to notify landlord of any unsafe condition on the premises necessitating landlord attention.
- Resident's dirt, destruction, damage of any nature, neglect or disrepair to carpet does not constitute normal wear and tear. Carpets must be shampooed by Resident upon vacancy. Resident shall obtain area rugs or other coverings to protect hardwood floors.

Maintenance, Repairs and Alterations

- Resident understands and agrees that any damage caused by or related to cigarette/pipe/cigar smoking or any tobacco product use, or use of candles, incense, oil lamps, or burning of any other product (except for proper use of Owner installed fireplaces), shall not constitute wear resulting from ordinary use of the Premises. The cost of such repair, which shall be borne by Resident may include the following: deodorizing the Premises, cleaning of drapes and blinds, sealing and painting of walls and ceiling, and cleaning, repairing or replacing carpeting or padding.
- Residents shall be responsible for any damage resulting from windows or doors left open.
- To take all reasonable precautions to prevent the presence of mold or mildew in the Premises, such steps to include, generally, using exhaust fans where available in humid locations, removing condensation from windows and other surfaces, providing adequate ventilation to the Premises at all times, storing possessions and furniture so as to provide for air circulation, etc.... Resident agrees to promptly notify Owner of the presence of mold or mildew.
- To protect against freezing of water pipes and waste pipes and stoppage of same in and about the premises. To maintain the temperature of the premises at such a level to prevent breakage of pipes or other damage to the premises. Tenant shall relieve stoppage of drains, and to repair all damage caused thereby, whether through freezing or other obstruction, unless resulting from a condition existing at the commencement of this tenancy.
- Not to intentionally or negligently destroy, deface, damage, change, repair or remove any part of the structure or dwelling, including the facilities, equipment, furniture, floor or window coverings, furnishings, locks and appliances ("equipment"), or permit any member of Resident's family, invitee, licensee, or any person under Resident's control to do so. Resident and guests shall properly use and operate all such equipment. To replace in a neat and workmanlike manner all glass and doors broken or damaged during this tenancy. Resident agrees to notify Owner of any such damage that occurs and to repair at Resident's expense any damage to the premises or equipment caused by Resident's acts or neglect within the time period provided by written notice from Owner requiring such repairs.
- Not to make any alterations, additions, painting or improvements to the premises, nor to change or add additional locks, nor change or add telephone or cable T.V. jacks, nor to install any wires, satellite television antennas, cables or aerials for radio or television purposes on the roof or other parts of the Premises without the prior written approval of Owner. In the event such consent is given, all such alterations or additions shall be made at the sole expense of Resident and shall become the property of Owner and remain in and be surrendered with the premises upon vacancy, unless the consent given requires the removal of the improvement and restoration of the Premises. Resident is responsible for any damage caused

by the use of tacks, nails, or adhesives on walls or woodwork. Tenants may install satellite dishes only where consistent with landlord's policy regarding installation of Satellite Dishes (contact landlord if you wish to request a copy of this policy).

- Resident shall not disconnect or relocate within the dwelling any owner supplied appliance without owner's written consent.
- To inspect and maintain in compliance with the information tag thereon all Owner supplied fire extinguishers. Any fire extinguishers supplied are without charge for convenience of Resident only and no warranty is made as to their sufficiency for the premises.
- **To maintain yard**
- Resident agrees to notify Owner of malfunctioning appliances, including refrigerator, stove, washer and dryer. Owner agrees to maintain those appliances at his own cost and to make repairs as necessary; however, Resident shall pay for any misuse or intentional damage to the appliances. Resident shall also bear half of the service/assessment charge and Owner will cover the other half of the service charge and any reasonable repair and replacement costs. Resident agrees to leave appliances in good working order upon vacating. Owner shall determine if any replacements are necessary.

Owner has agreed to provide blinds for all windows.

Cleanliness & Trash

- To provide and maintain receptacles for garbage and trash, and to contract for collection of the same. The premises must be kept clean, sanitary and free from objectionable odors. To properly dispose of all rubbish, garbage, and other waste at reasonable and regular intervals and to follow all recycling procedures. Resident is responsible for all costs of extermination and fumigation for infestation caused by Resident.
- Resident agrees not to store any hazardous material including but not limited to asbestos, petroleum and petroleum by-products, old batteries, or paint on the premises or Property.

Other

- To permit Owner to display "for rent" or "for sale" signs at any time during a tenancy; bb) Except as otherwise permitted by law, to display no signs or placards on or about the Premises. cc) Owner is not obligated to provide window or door screens. If any are presently installed, Owner has no obligation to maintain or replace them. dd) Not to install a water bed without the prior written approval of Owner. If permission is granted to use a waterbed, Resident shall obtain an insurance policy to protect Owner from any damage which may be caused thereby. No aquariums or other unusually heavy objects are permitted on the premises without Owner's written consent.
 - WATERBEDS. THERE WILL BE NO WATERBEDS, unless authorized by a separate written Waterbed Addendum to this Residential Lease Agreement.
26. CLAIMS AGAINST OWNERS: Resident agrees that that neither Resident, Resident's heirs, assigns or legal representatives will sue or make a claim of any kind whatsoever to the owners of the premises for any personal injury, property damage/loss, or wrongful death, whether caused by negligence or otherwise, if allowed by the Law
27. DAMAGE OR DESTRUCTION OF PREMISES: In the event of damage to the Premises by fire, water or other hazard, and the damages are such that Resident's occupancy can be continued, Owner shall make such repairs as needed with reasonable promptness and rent shall NOT abate during the period of such repairs. If in Owner's opinion, the Premises are so damaged as to be unfit for occupancy, and Owner elects to make such repairs, the rent provided for herein shall abate during the period of time the Premises are not occupied by Resident, but in all other respects the terms and provisions hereof shall continue in full force and effect. In the event that the Premises are so damaged or destroyed as to be, in the sole opinion of Owner, incapable of being satisfactorily repaired, then this Agreement shall terminate and Resident shall immediately vacate. In such case, Resident shall pay rent up to the day Resident vacates the Premises.

Tenants Signature, Driver's License # and state

Landlord