

VOID COPY. NOT TO BE FILLED OUT.

IN THIS LEASE the words "we", "us", and "our" means the Owners / Managers _____
John P. Souza and Daniel G. Souza of 581 Farmington Avenue, Hartford, CT 06105. The words "you" and "yours" means the
Tenant (s): _____

We agree to lease to you, and you agree to lease from us Apartment No. _____ on the _____ floor of the building Located at _____

You and we agree to the following terms:

1. TERM. The term of this lease starts on _____ / _____ / _____ and ends on _____ / _____ / _____ AT NOON,
provided said notice to move requirements have been given, as required under this agreement. See Paragraph 14A.

2. RENT. You will pay the rent in monthly payments of \$ _____ by the first (1st) day of every month. The first payment is
due _____ You will pay us a late charge of \$ _____ for each full payment that is not in our office by the
10th of the month . A returned (N.S.F) check is considered a late payment. All payments will be applied to charges and fees due your account
first and then to your rent.
You will pay the rent to _____ & mail to **C/O Souza, 581 Farmington Ave. Hartford, CT 06105.**

3. SECURITY DEPOSIT: You will deposit with us \$ _____ as a security deposit. If you are in default under this lease,
we may use the security deposit to pay the rent and/ or any other charges or fees or moneys you owe us under this lease. If you fulfill all of
your agreements under this lease, we will return the security deposit to you within thirty (30) days after the lease ends and/or you vacate the
apartment when you provide a forwarding address and return all keys.

4. USE. You will only use the apartment for yourself and _____ You will not sublease the
apartment or let any other people live in the apartment

5. Utilities: Will be paid by: ("T" for tenant "O" for owner)

Cold Water	
Hot water	
Heat Gas Oil	
Electricity	
Trash Removal	
Air Conditioning	

6. PARKING. Parking is a privilege not a right. You may park
your _____ car(s) on the premises (on a first come basis)
providing you are not in default under this lease. Additional car(s) are
\$ _____ / month each, with our written permission, provided
space is available. Unregistered and/or non-operational cars are
subject to towing at your expense and risk, **Parking is for
authorized tenants not their guests. Your GUESTS MUST PARK
ON THE STREET!** Your current assigned space
_____.

You will only use these utilities and services in reasonable amounts.
The rent will not be reduced if you do not receive any
of the utilities or services for reasons beyond our control.

7. Attached to this lease is (are) _____ Addendum(s), labeled " _____ ".

8. CARE OF APARTMENT. You will keep the apartment and all fixtures and appliances in a clean and safe condition. You will remove all
ashes, garbage, rubbish and other waste in a clean and safe manner. You will place all trash into proper containers. You will place trash
receptacles to the street no earlier than 5pm the evening before collection day and replace them to rear of building promptly after emptying.
You agree to comply with local recycling programs. Tenant is responsible for the disposal & removal of bulk trash, such as appliances,
furniture, tires ETC.... You will use all electrical, plumbing, heating, air conditioning and other facilities and appliances in a reasonable manner.
You will not destroy or damage any part of the apartment or our appliances or any common area.

9. ENTERING APARTMENT. We may enter the apartment at reasonable times to make necessary repairs or changes that we are required to
make, or to supply the utilities or services that we have agreed to supply. We may also enter the apartment at reasonable times to show the
apartment to possible or actual purchasers, mortgage lenders, perspective tenants, workmen or contractors. We will give you reasonable
notice of our intent to enter the apartment. You will not unreasonably deny us the right to enter the apartment. We may also enter the
apartment at any time without your consent in case of an emergency.

10. CHANGES. You will not make any changes in the apartment or change the appearance of any walls, ceilings or floors, fixtures, appliances
or cabinets. If you receive our permission to make any changes, any items that you install in the apartment will immediately be our property but
you may use them until the lease ends. You may not make any other changes in the apartment except the following: REDECORATING -
OWNER WILL PROVIDE WHITE PAINT. TENANT PROVIDES LABOR, TOOLS AND AGREES TO DO THE WORK NEATLY. TENANT
AGREES TO MAINTAIN THE PRESENT COLOR MOTIF, AND NOT PAINT ANY NATURAL WOODWORK. IF THE TENANT CHANGES THE
COLOR CONTRARY TO THIS AGREEMENT TENANT AGREES TO REIMBURSE THE OWNER FOR COSTS ASSOCIATED WITH RE-
PAINTING THE APARTMENT BACK TO THE ORIGINAL COLOR MOTIF.

11. END OF TENANCY. When this lease ends, you will leave the apartment and remove all your property and property of others. You will
leave the apartment in a good and clean condition, and you will pay to return apartment to the condition it was when you moved in, less any
normal wear and tear. You will return all keys to our office, and give us a forwarding address.

12 RULES AND REGULATIONS. You agree to comply with the following rules and regulations:

- A. You will not block any sidewalks, halls, or stairways, and you will not use these except to go to and from apartment. NO LOITERING
IN ANY COMMON AREAS.
- B. You will not place any sign or advertisement, on the outside or inside of the building.
- C. You will not hang or shake anything from a window or balcony
- D. You will not throw or drop anything from any windows, balconies, halls or stairways. Anything found in a common area is considered
trash/rubbish and is subject to removal by us. You will not bring into the apartment anything which increases the cost for fire or
liability insurance which we keep on the property. **NO GRILLS of any kind to be used or stored WITHIN 10' Of any BUILDING.**
- E. You will not use any electric appliances that are dangerous or that do not use ordinary electrical plugs.
- F. You will not install any locks on the doors leading to the apartment, and you will not change any existing locks
- G. **You will not keep any dogs, cats, or other animals in the apartment**

- H. You will not disturb the other tenants quiet enjoyment of the property i.e. (loud music, parties, TV, etc.)
- I. You will not glue down carpets or rugs. All Window shades and blinds are the property of the tenant.
- J. **NO UNREGISTERED AUTO'S, BOATS, TRAILERS, SNOWMOBILES, WASHERS, DRYERS, OR COMMERCIAL VEHICLES ALLOWED ON THE PREMISES. NO WATERBEDS. NO SATELLITE DISHES.**
- K. **NO REPAIRING OF AUTO'S OR CYCLES ON THE PREMISES.**
- L. No trampolines ,swimming pools of any size or other attractive nuisances allowed on premises.
- M. **You will protect the window in the bathroom from water damage while showering.**
- N. NO Child care/Daycare allowed, No Commercial Activities allowed. No T.V. antennas or satellite dishes on exterior of building
- O. You will notify us in writing, of any chipping or peeling paint in the apartment or premises.

13. DEFAULT. You will be in default under this lease if:

- A. You do not make a payment of rent within ten (10) days after it is due; or
- B. You violate or do not do any of the things you agree to do under this lease; or
- C. You vacate the apartment or do not live in the apartment for a long time.

If you are in default under this lease, we may send you a notice and cancel this lease. The lease will end on the date that we give in our notice to you. If you do not do any of the things you promise to do under this lease, you will pay our costs to do the things that you did not do. You also will pay us interest on any amount you owe us which is past due. The interest will be at the rate of twelve percent(12%) per Year. If you are in default under this lease and/or if we refer the matter to an attorney to evict you, for any reason, you will pay us a reasonable attorney's fee. If we refer this matter to an attorney because you do not pay the amount you owe us when it is due, you will pay us any reasonable attorney fees. You will also pay us all of our other collection costs and expenses.

14. MOVING.

- A. **Notice;** Tenant is to give owner a written notice sent certified at least sixty (60) days before lease ends stating that he/she intends to move. The lease will end the last day of the month at noon, after said notice. No pro-rating of rent if tenant leaves early.
- B. **Hold Over;** If tenant stays on after the lease ends on a month to month basis, tenant agrees to comply all terms of this lease, including the sixty (60) day written notice required as set forth in 14A above.
- C. **Breaking Lease;** Tenant may break this lease providing he gives the owner the sixty (60) day notice provided for in 14A. above. In such a case, tenant agrees to pay as liquidated damages the following: If the tenant has been in the unit six (6) months or less, one months rent. If the tenant has been in the unit over six (6) months, one half (1/2) a months rent. In either case the rent must be current and the tenant is not in default under any provision of this lease.

15. MISCELLANEOUS. If there is more than one of you who signs this lease, then each of you agrees to pay the entire amount that you owe us. We can delay enforcing any of our rights under this lease without losing then. If we release any of you from this lease the rest of you must still pay the full amount you owe us. We can also give any of you more time to pay the amount you owe us. **Any and all changes to this lease must be in writing signed by us.**

16. MANAGER. The name and address of the person(s) authorized to manage the property where the apartment is located is: Daniel Souza or John Souza, of 581 Farmington Avenue, Hartford, CT 06105.

Office Phone Number 236-3851. For Emergencies only call Dan at home 232-5639 or John 231-7558

17. SEPARATE PROVISIONS. If any provision of this lease is invalid or unenforceable, the other provisions of this lease will still apply.

18. BINDING EFFECT. This lease shall be binding upon you and us and our respective successors, heirs, executors and administrators.

19. DELAY IN POSSESSION. If we cannot have your Apartment ready on time because of circumstances beyond our control, we will not be liable to you. If this happens, you will begin to pay rent when we offer possession to you.

20. CHARGES. The tenant will pay a fifteen dollar (\$15.00) Charge for every check given to us that bounces. Lock out of apartment after business hours is a \$ 25.00 charge. Extra keys to apartment \$ 2.00 each. Clogged toilet \$20.00 Change lock \$20.00 each.

21. SMOKE DETECTOR . You acknowledge that _____ smoke detector(s) are installed and working in your apartment, you have been shown and understand how to test the detectors and agree to test them monthly. You will notify us immediately if any smoke detector does not work , or you are unable to test it, as required. You understand that disabling a smoke detector is a criminal offense, as well as jeopardizing the safety of every one in the building. We will assume the detectors are operating properly unless we hear from you.

22. TENANT PERFORMANCE. You are notified that any information concerning any aspect of your tenancy including but not limited to, nonpayment of rent, late payments, bounced checks, evictions, arrests, or lease violations will be reported to First Advantage Safe Rent 7300 Westmore Rd Suite 3 Rockville, MD 20850-5223 .Safe Rent maintains databases of tenant performance in strict accordance with Fair Credit Reporting Act.

23. LAWS. You will comply with all laws and regulations regarding the apartment. You also will not permit any others to violate any laws or regulations in the apartment. You are responsible for the actions of your guests.

**VOID
COPY**