



• 1600 Toronto Road Springfield, Illinois 62712 • Phone 217-529-2900 • Fax 217-529-2925

RESIDENTIAL LEASE AGREEMENT ("Lease")

Date of Lease (MM/DD/YY)	Term of Lease	Security Deposit	Monthly Rent	Prorated Rent ¹ :	Keys (Number)
	Beginning (MM/DD/YY) ("Start Date")	Ending (MM/DD/YY) ("End Date")			

RENT CONCESSION GRANTED NO -OR- YES ("Rent Concession")

Terms of Rent Concession:

Lessee Name(s): (Individually or together, "Lessee") _____

Complex: ("Apartment Community") _____

Leased Premises Building Address: ("Building") _____ Apartment Number ("Leased Premises"): _____

Legal Occupants Name(s) (Include ALL Occupants Including Lessee)	1. Name Here 2. Other names here 3. N/A 4. N/A 5. N/A
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The following are furnished with the Leased Premises ("Furnishings"):	Item	Quantity	Lessee Initials
	Stove	One (1)	
	Refrigerator	One (1)	
	Microwave Oven	One (1)	
	Dishwasher	One (1)	
	Garbage Disposal	One (1)	
	Washer/Dryer	One (1) Each	
	Window Coverings	Multiple	
	Other:		

1. APPLICATION FOR LEASED PREMISES:

All application(s) (Individually, together or collectively, "Application") for this Lease and all information, representations and promises therein provided and/or otherwise made by Lessee or any occupant are incorporated into and made a part of this Lease by reference. Lessee certifies that all information and representations provided by Lessee in the Application is true and correct and Lessee agrees that in the event that any of the information and/or representations provided by Lessee (or occupant) in the Application are discovered to be untrue or incorrect at any time, this shall constitute a material breach of this Lease and shall constitute grounds for termination. This Lease supersedes any previous agreements between the parties and between the Lessee and any other party for the lease of the Leased Premises.

2. POSSESSION:

A. Before Lessee may take initial possession of the Leased Premises (and before Lessor is required to give Lessee the keys or other access to the Leased Premises to Lessee), the Lessee must first pay to Lessor all monies due and owing to Lessor at the commencement of this Lease (including but not limited to initial rent, prorated or otherwise, and if applicable, security deposit) and Lessee must otherwise be in compliance with any other pre-possession terms of this Lease (including but not limited to providing Lessor written proof that the Lessee has established all applicable and required accounts for all utility service for the Leased Premises as prescribed herein). In the event that Lessee does not comply with the provisions of this Section within fifteen (15) days of the Start Date of this Lease (or any other agreed date of possession), this Lease shall automatically terminate and Lessor shall return all prepaid rent/security. Notwithstanding the foregoing, however, the Lessor may deduct all damages from such prepaid rent/security before return of any balance.

B. This Lease shall automatically terminate if Lessor fails to deliver possession to the Lessee within fifteen (15) days of the Start Date of this Lease (or any other agreed date of possession) for any reason not due to the fault of the Lessee or beyond the control of the Lessor. If the Lease is terminated pursuant to this Section the Lessor shall refund all prepaid/rent and security, less any monetary or other damages incurred by Lessor, which Lessee agrees shall be Lessee's only remedy.

C. The Lessee hereby declares that Lessee has inspected the Leased Premises, the Building, the Apartment Community and all related areas and grounds and that the Lessee is satisfied with the physical condition thereof. The Lessee agrees that no representations, warranties (expressed or implied) or covenants with respect to the condition, maintenance or improvements of the Leased Premises, Building, or Apartment Community have been made to Lessee except those contained in this Lease or in any writing signed by Lessor. Notwithstanding the foregoing, the Lessee acknowledges that Lessee has inspected the Leased Premises and Building prior to taking possession of the Leased Premises and has found no evidence of mold and other conditions that pose a hazard or a risk to the Lessee's health or safety or property. The Lessee agrees that Lessor has no obligation or duty to Lessee or Lessee's occupants, guests, invitees or visitors to protect against exposure to mold. The Lessee acknowledges that mold and mildew is present almost everywhere in indoor and outdoor environments. (NYCDOH, January, 2002), that mold growth requires moisture, appropriate temperature and PH level and a nutrient source to grow and that controlling indoor moisture is the best way to prevent mold growth. Lessee shall be solely responsible to take reasonable measures to control the growth of mold within the Leased Premises during the term of this Lease, including but not limited to the controlling indoor moisture levels and maintaining sanitary housekeeping measures. Therefore, notwithstanding anything contained in the Lease to the contrary, Lessee agrees to use Lessee's best efforts to prevent any dangerous, unhealthy, or unsanitary conditions in the Leased Premises, such as excessive moisture, that could create an environment conducive to mold growth. In the event such conditions develop, Lessee agrees to remedy such conditions. Lessor is not responsible for the consequences of any Lessee conduct that leads to or exacerbates mold growth. Lessee shall indemnify

¹ In the event rent installments are to be paid on a monthly basis and rent is initially due during a partial month, the amount of the rent installment payment for that initial partial month shall be prorated to the first (1st) day of the next full month following said partial month.

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and hold Lessor harmless from any such conduct of Lessee. In addition, the Lessee shall have the duty to periodically inspect the Leased Premises for any evidence of water intrusion, leaks, or mold conditions. The Lessee shall in writing immediately report any water intrusions, leaks, mold and other conditions that pose a hazard to the property or a risk to the Lessee's health or safety within 24 hours of discovery of any such evidence, regardless of what may have caused such problem. Failure to make a prompt written report of any such potential mold problem has prescribed in this Section constitutes a breach of this Lease and an unconditional waiver and release of any and all claims for any relief, including any alleged damages, whether accrued, contingent, inchoate or otherwise, suspected or unsuspected, raised affirmatively or by way of defense or offset, related to, occurring or arising from or out of the unreported conditions. Lessee waives right to jury trial for any dispute against Lessor relating to this Lease or the Leased Premises and in any event, Lessee agrees that Lessor's liability shall be limited to the amount of any applicable insurance maintained by Lessor if any.

D. The Lessee acknowledges that there are one or more smoke detectors in the Leased Premises which are in good working condition and that may be combined with or a part of one or more carbon monoxide alarms. Lessee has verified this by testing the smoke detector(s) and Lessee acknowledges that it is Lessee's responsibility to maintain the smoke detector(s) and its (their) batteries. The Lessee agrees to test the smoke detector(s) on a regular basis and if at any time the smoke detector(s) is (are) found to be defective, the Lessee must notify the Lessor in writing within one (1) day of the date Lessee notices or otherwise discovers the defect or other problem. If at any time the smoke detector(s) is (are) found by the Lessor, to have a dead battery, have no battery, or any applicable governmental entity or maintenance crew of Lessor finds the smoke detectors to be defective, removed or tampered with, the Lessee will be charged a minimum of one hundred dollars (\$100.00) in addition to termination of the Lease in Lessor's sole discretion. Lessee acknowledges that there may, if applicable, be one or more carbon monoxide alarms ("CO Alarm(s)") within the Leased Premises. Lessee acknowledges that if there are, that such CO Alarm(s) are in an operating condition (including batteries in operating condition) on the date Lessee took possession of the Leased Premises. The Lessee is under a legal duty to test the CO Alarm(s) and review the testing and maintenance information at the time Lessee takes possession of the Leased Premises and Lessee must immediately notify Lessor in writing if the CO Alarm(s) is (are) not in operating condition and/or the written information regarding CO Alarm(s) testing and maintenance for some reason is not at the Leased Premises. Any CO Alarm(s) may be combined with smoke detecting devices and may be battery powered, plug-in with battery back-up, or wired into the structure's AC power line with secondary battery back-up. At all times during this Lease, including any extension or renewal thereof, it is the Lessee's responsibility to test and to provide general maintenance for any CO Alarm(s) and to notify Lessor in writing of any deficiencies in any CO Alarm(s) that Lessee cannot correct (Note: "general maintenance" includes (but is not limited to) replacement of any required batteries in the CO Alarm(s)). In the event Lessee provides Lessor with written notice of any deficiencies in the CO Alarm(s) that Lessee cannot correct, Lessee agrees to immediately provide Lessor with access to the Leased Premises to correct any such deficiencies. The Lessee acknowledges that the Lessee's duties set forth herein are important and any violations of the foregoing duties shall be considered a material violation of the Lease. In addition, Illinois law provides that failure to maintain in operating condition any carbon monoxide alarm as required by law is a Class B misdemeanor and that tampering with, removing, destroying, disconnecting, or removing the batteries from any installed carbon monoxide alarm, except in the course of inspection, maintenance, or replacement of the alarm, is a Class A misdemeanor in the case of a first conviction and a Class 4 felony in the case of a second or subsequent conviction.

E. Lessee must give a written 30-day notice prior to vacating. Rent will be prorated if notice extends past the termination date on this lease.

3. RENT: The Lessee shall pay Lessor (or Lessor's designated agent) as rent for the Leased Premises, the sum stated above in the box designated "Monthly Rent" on Page One (1) of this Lease until expiration or termination of this Lease, including any extensions or renewals thereof. All rents are due and payable in advance, on or before the first (1st) of each month. Monthly bills are not generated by Lessor and none are sent to Lessee. Rent for each month is to be payable to the order of "Apartment Mart of Springfield, Inc." and is to be mailed or otherwise delivered to the Lessor at 1600 Toronto Road, Springfield, Illinois 62712 or other address as Lessor may designate in writing. Rent payments received after the fifth (5th) and before/at the tenth (10th) of the month must include a late fee of twenty-five dollars (\$25.00), between the eleventh (11th) and the twentieth (20th) the assessed late fee is \$50.00, between the twenty-first (21st) and the thirtieth (30th) the late fee is \$75.00, and after the thirtieth (30th) the late fee is \$100.00 which shall be due and payable by Lessee as additional rent. Lessor may refuse to accept cash for rent payments in Lessor's sole discretion. All payments made by Lessee shall be first applied to past due rent, NSF fees, late fees, and damages before being applied to any current rent obligation. The issuance of any check by Lessee that is returned by Lessee's bank as not honored for payment for any reason shall incur an additional charge of Thirty Five and No/100 Dollars (\$35.00) or the actual charge incurred by Lessor as a result of such dishonor, whichever is greater. All past due rent, fees and charges created by such dishonored check shall be immediately due and payable in certified funds (e.g., cashier check or money order) as additional rent. In the event of any dishonored check of Lessee, future checks from Lessee may not be accepted as payment for future rent, in Lessor's sole discretion. In the event that the Lessee shall violate the obligation to pay rent in a timely manner as set forth in this Lease, three (3) or more times in any twelve (12) month period (whether said violations were cured or not) then such conduct shall be a material violation of the terms of this Lease and the Lease may be terminated by the Lessor with 10 days' written notice. Lessee's covenant to pay rent is and shall be independent of each and every other covenant of this Lease. Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent nor set off against any claim for rent in any action. It is further agreed that the amount of rent paid by Lessee is for the occupancy of the Leased Premises and is in no way to be construed as payment for the use of any other facilities owned or operated by Lessor except as may be expressly stated in this Lease, all without abatement of any rent as required of Lessee. Lessor reserves the right to charge a reasonable use fee and to regulate, restrict, terminate, eliminate or modify any recreational facility, all without any abatement of the rent stated herein. In the event that Lessor has granted Lessee a Rent Concession, in the event that the Lease is terminated during the period the Rent Concession is effective due to the fault of the Lessee or the Lessee is otherwise in violation of the Lease, then the Lessor may, in addition to any other remedies of Lessor under this Lease or applicable law, declare the Rent Concession terminated and in such event, the Lessor may demand from Lessee immediate, lump-sum repayment the amount of rent concession given as of the date of termination which shall be immediately payable by Lessee as additional rent.

4. SECURITY DEPOSIT:

A. If applicable, the Lessee is to deposit with Lessor the Security Deposit in the amount set forth on Page One (1) of this Lease as security for the performance of each and every covenant and agreement to be performed by Lessee under the Lease. Failure to make such deposit is a ground for termination of this Lease regardless of whether Lessee has taken possession of the Leased Premises. **The security deposit shall be held in the Lessor's non-interest bearing account. Lessee is waiving having money held in an escrow account as otherwise required by law.**

B. Lessor shall have the right, but not the obligation, to apply the Security Deposit in whole or in part as payment of such amounts as are reasonably necessary to remedy Lessee's arrearage in past due rent and/or for damage or any other failure of Lessee's performance of the covenants or agreements contained in this Lease, at Lessor's option, in Lessor's sole discretion. Lessor's right to possession of the Leased Premises for Lessee's non-payment of rent shall not be abated by reason Lessor is holding any security deposit from Lessee. The Lessee's liability shall not be limited to the amount of the Security Deposit if such liability exceeds the amount of the Security Deposit. When the Lease expires or terminates for any reason, and after full payment of all amounts due and owing are paid by the Lessee, including performance of all Lessee's covenants and agreements (including return of the Leased Premises to the Lessor as outlined in this Lease), the Security Deposit or any portion thereof remaining unapplied shall be returned to Lessee, at Lessor's sole discretion as provided by law. In the event of any sale, lease, or other transfer of the Leased Premises, Lessor may transfer or assign said Security Deposit to Lessor's grantee, lessee, or assignee. Grantee, lessee or assignee, in writing, will undertake and assume all of Lessor's obligations hereunder, and Lessee agrees to look to such grantee, lessee or assignee solely for the return of the Security Deposit.

5. UTILITIES: Lessor shall only furnish trash removal and (if applicable) internet service. Unless otherwise agreed in writing by Lessor, payment of all utilities used by the Lessee while Lessee has possession of the Leased Premises is the sole responsibility of the Lessee (e.g., electric, gas, telephone, cable, etc.). Lessee must furnish written proof satisfactory to Lessor that the Lessee has established all accounts for all utility service for the Leased Premises before the Lessee may take possession of the Leased Premises. In the event that no such written proof is received by Lessor within fifteen (15) days of the Start Date of this Lease or other agreed date of possession, this Lease shall automatically terminate and Lessor shall return all prepaid rent/security. Notwithstanding the foregoing, however, the Lessor may deduct all damages from such prepaid rent/security before return of any balance. Notwithstanding the foregoing, the Lessee at a minimum must obtain electric service and (if applicable) gas service before taking possession of the Leased Premises and Lessee must maintain such electric and/or gas service (or any other utility required for the maintaining the habitability of the Leased Premises) throughout the entire term of this Lease or any renewal or extension thereof.

6. INTERNET (IF SUPPLIED BY LESSOR):

Lessee Initial(s): _____

A. General Provisions. In the event the Lessor provides internet access ("Access") from the Leased Premises, the provisions of this Section shall govern such Access. Any Access is a gratuitous amenity that may be altered, modified or terminated by Lessor at any time without any compensation or reduction in rent. All Access is provided to Lessee on an "as-is with all faults" basis and without warranties of any kind. Lessor assumes no liability or responsibility to Lessee (or any other party) arising from the Lessor's (and/or the Network Manager's) providing of Access including, but not limited to any claims for damages (whether actual, consequential, economic or otherwise) from the following, even if advised of the possibility of such damages: 1) the receipt or use of any internet content gained from Access; 2) any connection loss or failure of any Access (at any time, for any length of time) whatsoever that results from loss of use, data or profits, business interruption or any other commercial or non-commercial damages or loss; 3) unauthorized third-party access and/or damage (including from theft or destruction) to Lessee's hardware and/or software (including information), whether by intrusion (e.g., "hacking"), virus, other malware or code or any software or hardware malfunction; 4) any loss of confidential information or invasion of privacy. Any violation or abuse of the provisions of this Section may result in: 1) Lessee being banned from further Access without notice and without any compensation or reduction in rent; 2) Lessor filing any action against Lessee for legal damages, indemnification and/or injunctive relief; and/or 3) Lessor's termination of this Lease. The connection for Access is provided by a third-party network manager, ConnectivityU, Inc. (the "Network Manager") in conjunction with a local internet service provider. Access is at all times subject to any bandwidth or other limitations that Lessor (or the Network Manager) may impose and Lessor reserves the right, but is in no way obligated, to implement technical mechanisms to prevent or curtail any activities prohibited under this Section. All Access shall automatically terminate upon termination of this Lease.

B. Tenant-Supplied Components. In order to connect to and use the Internet Connection, Lessee must provide and maintain all computer, equipment, cables, software, and other necessary components as may be identified by Lessor or the Network Manager ("Tenant-Supplied Components"). Should either Lessor and/or the Network Manager determine that any Tenant-Supplied Component impairs Access or poses a hazard thereto, the Lessee shall, at Lessee's expense, immediately remove or correct the impairment or hazard.

C. Access Connection Issues. In the event of any Access connection issues the Lessee shall do the following: 1) First, the Lessee must attempt all connection troubleshooting procedures set forth in the instructions provided to Lessee at time of Lessee's sign-up to Access; and 2) Second, in the event that the connection troubleshooting procedures are not successful, the Lessee must call the Network Manager at (888) 288-3247.

D. Permitted Users. Lessee may permit Access to other legal occupants under this Lease for household, non-commercial purposes and the Lessee may not resell, rent, lease, loan, sublicense, assign, transfer, or otherwise provide Access to any third party. In particular, the Lessee may not implement (or permit the implementation of) chat rooms, bulletin boards, internet relay chat (IRC), web sites, list-servers, online discussion forums, shell accounts, server services such as uploading large video or audio files, or any other activities via the Access that permits Access to users not the Lessor or any legal occupants under this Lease.

E. Use. Lessee acknowledges that Access may allow access to third-party communications, text, information, software, photos, video, graphics, sound, music, and/or other materials ("Third Party Content") that may be protected by various laws, including but not limited to privacy, publicity, copyright, trademark, trade secret, and other proprietary rights laws. Lessee assumes sole responsibility for ensuring that any material (including Third Party Content) that Lessee posts or sends via Access ("Lessee's Content") does not violate any law or the rights of any person; is not defamatory; does not violate any law, including any law relating to pornographic, indecent, or obscene materials; does not contain any virus or any other similar harmful or malicious, program, code, or data; does not threaten, harass, abuse, or otherwise unlawfully offend; and does not otherwise expose Lessor to civil or criminal liability or to disrepute. Lessee grants Lessor a non-exclusive, worldwide, perpetual, royalty-free license to reproduce, adapt, distribute, perform, display, and otherwise use Lessee's Content as necessary to provide Access. Neither Lessor nor the Network Manager assumes any responsibility for Lessee's Content or for any loss or damage related thereto. Practices commonly known as "spamming" are prohibited during use of Access. Such practices include, but are not limited to: sending an unsolicited mass e-mailing to over twenty-five (25) e-mail users; any activities that fall under the definition of "spamming" or related offenses under any applicable law; or any unsolicited e-mail communications that cause the recipient's server to fail or significantly slow down because of the volume or size of the communications being transmitted. The Lessee is solely responsible for compliance with all applicable laws, whether in the U.S. or elsewhere at all times in using the Access, including but not limited to criminal laws pertaining to access and/or download of unlawful content (e.g., child pornography). Lessee agrees to defend, indemnify and hold Lessor harmless from any claims, damages, and expenses (including reasonable attorneys fees and costs) arising out of or related to breach of Section or violation of any law, regulation, or third party's rights via Access. This indemnification obligation shall survive the termination of Access.

F. No Guarantee of Privacy. Communications and other transmissions passing through the internet from Access are not secure, and Lessor does not guarantee the security or privacy of any of browsing conduct, content, or communications. Lessor has the right, but not a duty to Lessee or any third party, to monitor and disclose any conduct, content, or communications via the Access to the extent necessary to protect Access, identify or resolve connection issues, protect the rights or property of Lessor, or as otherwise as permitted or required by law.

7. LESSEE'S USE OF LEASED PREMISES:

A. The Leased Premises will be occupied only by the Lessee and those listed in this Lease, unless the Lessor gives written permission to allow others to also occupy the Leased Premises. Occupancy, possession or use by others other than listed in this Lease or without the written permission of the Lessor may result in the Lessee receiving an eviction notice pursuant to the Forcible Entry and Detainer Statute.

B. A person will be deemed as "occupying" the Leased Premises with the Lessee if the person stays at the Leased Premises for three (3) or more consecutive days -or- stays a seven (7) days combined in any 12 month period.

C. Lessor does not undertake the duty to provide (and has no such duty to provide) security services for the protection of Lessee's person or property in the Leased Premises, Building or Apartment Community. The Lessee must look solely to the public police for such protection. The Leased Premises has a lock, which Lessor does not warrant in any way. In the event any locks are broken, Lessee shall be responsible for the cost of replacement of the locks. Lessee shall be given keys to the Leased Premises in the number set forth on Page One (1) of this Lease. All keys must be returned to Lessor upon vacation of the Leased Premises. If Lessee fails to return all of the keys to Lessor upon vacating the Leased Premises, Lessor shall have the right to change all locks to the Leased Premises and deduct from any security deposit all costs for parts and labor incurred in the replacement of locks and also the cost of the original locks and keys. No additional locks, re-keying of existing locks or door fasteners shall be permitted. In the event of a lost or misplaced key by the Lessee, Lessee shall pay Lessor a \$75.00 fee for opening a locked door and providing Lessee with a new set of keys, which shall be due and payable as additional rent at the time such services are rendered to Lessee. In the event of a lost or misplaced garage door opener by the Lessee, Lessee shall pay Lessor a \$75.00 fee for opening a garage door which shall be due and payable as additional rent at the time such services are rendered to Lessee.

8. RULES FOR USING, ENJOYING AND/OR POSSESSING THE LEASED PREMISES:

A. The rules and regulations contained in this Lease are a part of this Lease, and a violation of any of the rules contained in this Lease will result in eviction procedures pursuant to this Lease.

B. Lessee agrees to follow and observe these rules, as well as any future reasonable rules by Lessor for the necessary, proper and orderly care of the Leased Premises. All rules changes will be provided in writing by the Lessor.

C. The Rules:

1) The Lessee shall maintain the Leased Premises in a clean, sanitary and safe condition and may not at anytime allow the Leased Premises or Building to become uninhabitable as determined by any applicable governmental agency.

2) The Lessee shall dispose all debris, garbage and other waste in a clean and sanitary manner from the Leased Premises. Trash removal supplied by Lessor under Section 5 of this Lease covers only normal trash removal and does not include bulk items such as mattresses, sofas and other furniture. Lessee must contact the Lessor to discard large bulk items. Lessor or its

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contractor will remove such bulk items at a cost of \$15.00 per item. Lessee must place bulk items approved by Lessor for disposal by the designated dumpster. Any of unapproved items of Lessee will be assessed a \$25.00 per item fee plus any applicable labor charges for moving and/or disposal.

- 3) The Lessee shall properly use and operate all Furnishings, including but not limited to appliances, electrical, gas and plumbing fixtures.
- 4) The Lessee shall not place in the Leased Premises or Building any furniture, plants, animals, or any other things which harbor insects, rodents, or other pests. Lessor will not be providing any pest control for the Premises at Lessor's sole discretion and in no event shall Lessor be liable for any damages cause by pests to the Premises.
- 5) The Lessee shall keep out of the Leased Premises, Building and Apartment Community any materials which would cause or could cause a fire hazard or safety hazard and Lessee shall also comply with reasonable requirements of Lessor's fire insurance carrier.
- 6) The Lessee shall not destroy, deface, damage, impair, nor remove any part of the Leased Premises, Building or Apartment Community or anything associated with them (including, but not limited to, the Furnishings) or otherwise cause waste to be done to them. Lessee is the custodian of the Leased Premises during the term of this Lease or any extension or renewal thereof and shall be strictly liable for all physical damage to the Leased Premises, whether committed by Lessee, occupant, guest, invitee or stranger, including but not limited to damages resulting from fire, break-in or waste. Lessee shall at all times be under a continual duty to report any damage to the Leased Premises to Lessor immediately. On termination of this Lease, Lessee shall return the Leased Premises to Lessor in a condition substantially to the condition the Leased Premises was in at the time Lessee first took possession, with only reasonable wear and tear excepted. Lessee must thoroughly clean the apartment before move-out, including, but not limited to, such items as kitchen appliances (including stove, oven and refrigerator); bathroom toilet, tub and sink; closets; balconies; and vacuum and mop all floors. A "move out procedures" will be provided to Lessee upon receiving notification of move out from Lessee. Lessee must remove all garbage and debris from the Leased Premises and discard it in the designated dumpster. Failure to move all garbage to the dumpster will result in a fee charged against Lessee's account for garbage removal. Lessee must remove all belongings from the Leased Premises and any items or other personal property remaining in the Leased Premises after keys have been turned in will be removed by the maintenance staff and discarded. There will be a fee assessed against Lessee's account should this service be required. Lessee must leave the Lessor's property management office a forwarding address for necessary correspondence. Lessee must notify Lessor of any defects or damages in the Leased Premises within three (3) days after Lessee takes possession thereof, or Lessee will be held responsible for any and all damages in said Leased Premises upon move out. Any repair or maintenance which is not considered normal wear and tear but is instead created by the Lessee will be charged to the Lessee based on parts cost and an hourly labor charge Current labor charge is \$35.00 per hour.
- 7) The Lessee shall prevent any person in the Leased Premises with Lessee's permission from violating any of the Rules set forth in this paragraph or from violating any other portion of this Lease. The lessee, lessee's occupants, guests and invites may not loiter in any portion of the Building or the Apartment Community, including but not limited to, driveways, stairs, laundry rooms, hallways, parking lots, and in front of the buildings, if any. For purposes of this Paragraph, "loiter" means standing, sitting idly or remaining in any one place with no apparent purpose, whether or not the person is in a vehicle.
- 8) The Lessee shall not allow, keep or otherwise have any animals in the Leased Premises, Building or Apartment Community without written consent of Lessor at any time, for any length of time, not even to visit. Such written permission, if any, shall be a revocable license may be immediately revoked by Lessor with written notice to the Lessee, sent by certified mail, return-receipt requested and by regular mail. All approved 'service animals' must be registered with the Lessor.
- 9) The Lessee shall not exhibit, inscribe, paint, affix or expose anything on or at any window or on any part of the outside of the Leased Premises without the prior written consent of the Lessor. Lessee shall not under any circumstances use sheets, blankets or bed coverings as window fixtures.
- 10) The Lessee shall not install, erect or otherwise attach any awnings or other projections, including but not limited to air conditioners, television or radio antennas, wiring or satellite dishes of any kind on any part of the outside of the Leased Premises without the prior written consent of the Lessor.
- 11) The Lessee shall not enter or use other structures, residential units or facilities located in the Building or Apartment Community without the Lessor's written permission.
- 12) The Lessee shall not make, cause or allow any noise, music, other sounds, disturbances or any other conduct at any time so as to disturb or annoy anyone in the Building, Apartment Community or neighborhood in the quiet enjoyment of their leased premises, Building, Apartment Community or neighborhood, or, as to disturb Lessor in the management of the Leased Premises.
- 13) The Lessee shall use water closets (toilets), basins, other such plumbing fixtures, and stairs only for those purposes that they were designed for and no garbage or other improper articles shall be thrown into or onto them. The Lessee shall pay for any damage resulting from the misuse of such facilities and fixtures.
- 14) The Lessee shall not have or otherwise cause any water furniture (including waterbeds and aquariums) to be brought in or used in the Leased Premises without the written permission of the Lessor. No swimming pools of any kind, including inflatable, "wading" or "kiddies" pools are allowed at any time other than those pool facilities that may be supplied by the Lessor. Lessee understands any pool areas (and/or fitness centers) have posted rules, (the terms of which are incorporated into this Lease Agreement by reference) and compliance with the rules is a requirement to access each. Any violation or abuse of the rules may result in Lessee being banned from access to these areas without compensation or reduction in rent as provided for in this Lease.
- 15) The Lessee shall not perform, cause or allow any illegal drug or alcohol use in or on the Leased Premises, Building or Apartment Community. No legal alcohol use shall be allowed in the common areas or anywhere else in the Building or Apartment Community other than within the Leased Premises.
- 16) The Lessee, Lessee's family members, guests or invitees shall not engage in any conduct that shall be or that shall put the Leased Premises, Building or Apartment Community in violation of any City, County, State or Federal law, statute, regulation or ordinance including but not limited to those pertaining to health, safety and criminal conduct.
- 17) Lessor has the right to bar individuals from the property (i.e., Leased Premises, Building and/or Apartment Community). Lessee must inform Lessee's guest(s) of all the Lease's rules and regulations. If the rules and regulations are broken by Lessee's guests, they may be barred and/or arrested for criminal trespassing. If the rules and regulations are broken by Lessee it is grounds for termination of tenancy. If any previously barred individual is seen or is otherwise observed to have returned to the Leased Premises the Lessor may terminate this Lease in Lessor's sole discretion.
- 18) Notwithstanding any other provision of this Lease, Lessee, any members of Lessee's household or a guest or other person under Lessee's control shall not engage in any criminal activity, including, but not limited to drug-related criminal activity on or near said Leased Premises, Building or Apartment Community. Lessee, any members of the Lessee's household, or a guest or other person under Lessee's control shall not engage in any act intended to facilitate criminal activity, and will not permit the Leased Premises, Building or Apartment Community to be used for, or to facilitate criminal activity (including but not limited to drug-related criminal activity) on or near said Leased Premises, Building or Apartment Community, regardless of whether the individual engaging in such activity is a member of the household, guest or invitee or any person accompanying such member of the household, guest or invitee. Lessee, any members of Lessee's household or a guest or other person under Lessee's control shall not engage in any illegal activity, including but not limited to prostitution, threatening or intimidation or coercion, assault, unlawful discharge of firearms on or near the Leased Premises, Building or Apartment Community, or commit any breach of the Lease that otherwise jeopardizes the health, safety, and welfare of the Lessor, Lessor's employees, agents, or any lessees, occupants and guests of the Building or Apartment Community; or involving imminent or actual serious property damage to the Leased Premises, the Building or Apartment Community. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute or use of a controlled substance (as defined in Section 102 or the Controlled Substance Act [21 U.S.C 802]) or as defined in the Controlled Substance and Cannabis Nuisance Act, 740 ILCS 40/1, et.seq., or as defined in any other applicable federal, state or local law). Accordingly if the Lessee or other occupant uses the Leased Premises, Building or Apartment Community for the purpose of unlawful possessing, serving, storing, manufacturing, cultivating, delivering, using, selling or giving away controlled substances or permit them to be used for any

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such purposes the Lease is voidable at Lessor's option with five (5) days written notice, and it is expressly understood that all provisions of 740 ILCS 40/1, et seq., are applicable to this Lease. If the Lessee or any other occupant(s) of the Leased Premises are charged during the term of this Lease with having committed an offense in or on the Leased Premises, Building or Apartment Community constituting a Class X felony under the laws of the State of Illinois, upon a judicial finding of probable cause at a preliminary hearing or indictment by a grand jury, the Lease, at Lessor's sole discretion, shall become void upon Lessor notifying the Lessee or occupant by posting a written notice at the Leased Premises to the Lessee and occupant(s) to vacate the Leased Premises on or before a date 5 days after the giving of the notice and the Lessor thereafter has the same remedy to recover possession of the Leased Premises as against the Lessee if Lessee holds over after the expiration of his or her term. If the Lessee or occupant(s) of the Leased Premises, on one or more occasions uses, or permits the use of the Leased Premises, Building or Apartment Community for the commission of any act that would constitute a Felony or a Class A Misdemeanor under the laws of the State of Illinois, this Lease, in the sole discretion of the Lessor, shall become void upon Lessor notifying the Lessee or occupant(s) by serving a written notice upon Lessee or occupant(s) to vacate the Leased Premises on or before a date five (5) days after the giving of the notice and the Lessor thereafter has the same remedy to recover possession of the Leased Premises as against the Lessee if Lessee holds over after the expiration of the Lessee's lease term.

19) The Lessee, any member of the Lessee's household, or a guest or other person under the Lessee's control shall not engage in acts of violence or threats of violence, including, but not limited to, threats or threatening conduct made to or made against any member of Lessor's management staff (including such threats to any contractors, vendors or agents of Lessor) and/or any unlawful discharge of firearms on or near the Leased Premises. Lessee shall not use, or permit the use of the Leased Premises, Building or Apartment Community, or any parts thereof, for any unlawful, disorderly, or objectionable purposes, nor commit, or permit the commission of any breach of the peace or any nuisance thereon.

20) All vehicles owned or used by the Lessee that will be parked in the Apartment Community shall have valid license plates, registration and shall not be an "inoperable motor vehicle" as defined by either local municipal ordinance or the Illinois Municipal Code. There shall be no vehicles (including motorcycles, trucks, trailers, boats or other watercraft, semi-tractor trailers, motor homes or other similar recreational vehicles or farm implements) other than automobiles operated or kept on the Leased Premises by Lessee, Lessee's agents, or guests, without the written consent of Lessor. Parking spaces are allocated based upon the number of authorized occupants in the Leased Premises in Lessor's discretion. In parking lots controlled by permits, only the registered vehicles of the Lessee are permitted about the property at any time and must display a valid non-expired parking permit. No repairing or maintenance of any motor vehicle is permitted in the Apartment Community at any time. The washing of any motor vehicle is not permitted except as otherwise authorized in writing by Lessor. Lessee's agents and guests may not park any motor vehicle on Lessor's property for more than twenty-four (24) hours unless the motor vehicle is first registered with Lessor. Any unauthorized, abandoned, inoperable any motor vehicle or any motor vehicle not having current license plates or any motor vehicle that is otherwise in violation of the terms of this Section and/or the other provisions Lease may be towed from the Building and/or the Apartment Community at owner's risk and expense without notice. The use or storage of Lessee's or any other person's vehicle, whether or not parked or being driven in or about the Building's and/or Apartment Community's parking area (and if applicable, garages) shall at all times be at the sole risk of Lessee, and Lessor assumes no liability for any motor vehicle or damages caused by or to such motor vehicle. Should any employee of Lessor assist Lessee or take part in the parking, moving or handling of Lessee's or any other person's motor vehicle or other property entrusted or placed in the hands or custody of any such employees for any reason whatsoever, such employee in doing any of the foregoing shall be the agent of Lessee and not of Lessor, and Lessor shall not be liable to Lessee or to any other person for the acts, negligence or omission of such employee in connection therewith. If Lessee has leased a garage space, or uses parking spaces in the Building and/or Apartment Community, then Lessee agrees that Lessor shall not be responsible for any damage to vehicles parked in said garage or spaces including, but not limited to damage caused by other motor vehicles, water leaks, vandals or any other cause. Lessor shall further not be responsible for thefts of motor vehicles, or personal property located in said spaces.

21) Lessee shall at all times during the term of this Lease shall ensure that all children or any others under a legal disability shall be fully and properly supervised at all times at the Leased Premises by an adult over the age of 18 years not under any legal disability.

22) NO SMOKING: Neither the Tenant(s), guests, nor any other person shall be allowed to smoke in the Premises. Tenant also agrees to refrain from burning candles or incense. Any violation shall be deemed a material violation of the Rental/Lease Agreement. Tenant understands that any damage caused by smoking any substance will be considered damage. Damage includes but is not limited to: deodorizing carpet, wax removal, additional paint preparation, replacement of blinds, repair or replacement of carpet, countertops, or any other surface damaged due to burn marks and/or smoke damage.

23) Violation of the above provisions or any other term of the Lease or any addendum or set of rules shall be a material violation of this Lease and good cause for termination of tenancy. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance with the Lease. It is understood and agreed that a single violation shall be good cause for termination of the Lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

9. ALTERATIONS AND FIXTURES: Lessee shall make no alterations or additions of any kind to the Leased Premises, Building or Apartment Community, unless the Lessor has given its written permission. If written permission is granted, then the alteration can only be made to the extent, conditions and specifications given in the written permission and the alteration cannot exceed the scope of the permission. Any such addition shall be considered a "fixture" as defined by law, and shall become Lessor's property unless the Lessor grants permission to remove the fixture or requests that the fixture be removed. If Lessor gives his permission to the Lessee to remove the fixture or if the Lessor requests the Lessee to remove the fixture, the Lessee shall put that part of the Leased Premises into like condition as existed prior to the installation of such fixture at Lessee's sole cost and expense. In any case, the Lessor shall not be responsible to the Lessee for any loss for any fixture for any reason, including destruction of the Leased Premises, Building or Apartment Community. Lessor may in its discretion replace, but shall not be liable for replacing any light bulbs, furnace filters or smoke detector batteries within the Leased Premises at any time during the term of this Lease or any extension thereof. Lessor shall not be liable for any labor or materials furnished or to be furnished to the Lessee upon credit and Lessee shall not allow any mechanics or other lien for any such labor or materials to attach to or affect the Leased Premises, Building or Apartment Community. Should any mechanics lien be filed against the Leased Premises, Building or Apartment Community, based upon any act or interest of the Lessee or of anyone claiming through the Lessee, or if any security agreement shall have been filed for or affecting materials, machinery, or fixtures used in the construction, repair, or operation thereof or annexed thereto by the Lessee, this shall constitute as a material default on the part of Lessee and Lessor may, upon ten (10) days notice of default, proceed to terminate this Lease. Lessee shall immediately take such action by bonding, deposit, waiver, or payment as will remove the lien or the security agreement and if the Lessee has not removed the lien within ten (10) days after notice from the Lessor, the Lessor may, at its option and in addition to Lessor's right to terminate this Lease, pay the amount of such mechanics lien or security agreement or discharge the same by deposit, and the amount so paid or deposited, with interest thereon at nine percent (9%) per annum, shall be deemed additional payments due under this Lease, and shall be payable forthwith and proceed with Lessor's termination of the Lease and re-entry onto the Property. Any labor or materials furnished to the Lessee upon for improvement to the Leased Premises, Building or Apartment Community without the written approval of Lessor as set forth in this Section, shall have been deemed to have been furnished to the Leased Premises, Building or Apartment Community without Lessor knowledge or consent for purposes of foreclosure action on a mechanics or other such lien.

10. ACCESS: Lessor reserves the right to make reasonable inspection of the Leased Premises, pursuant to the provisions in this Section. Lessor reserves the right to enter the Leased Premises to make necessary repairs or improvements, supply necessary or agreed services, or exhibit the Leased Premises to prospective or actual purchasers or Lessee, or as is otherwise necessary in the normal and safe operation of the Leased Premises. Lessor shall attempt to supply notice of entering the Leased Premises and the specific purpose for such entering, including general inspection and showing to prospective lessees, at least one-half (1/2) hour before entering the Leased Premises, emergencies excepted. Lessor retains the right to keep and use copies of any keys necessary for access to the Leased Premises, and Lessor may give said keys to workmen or others who are involved in the normal and safe operation of the Leased Premises.

11. ASSIGNMENT, SUBLETTING, AND RELETTING:

A. Lessee shall not assign this Lease, or sublet or re-let the Leased Premises, without the Lessor's written permission, in Lessor's sole discretion. Lessor may at any time for any reason reject any prospective new Lessee offered by Lessee or by others with or without cause, in Lessor's sole discretion.

B. Lessee agrees that Lessor may at any time and as often as desired assign or re-assign all of its rights as Lessor under this Lease.

Lessee Initial(s): _____

12. EMINENT DOMAIN (CONDEMNATION): If the whole or any substantial part of the Leased Premises, Building or Apartment Community is taken or condemned by any competent government authority with jurisdiction over thereof, for any public use or purpose, or if any adjacent property or street shall be so condemned or improved in such a manner as to require the use of any part of the Leased Premises, Building or Apartment Community, the term of this Lease shall at the option of the Lessor or the condemning authority be terminated upon, and not before, the date when possession of the part so taken shall be required for such use or purpose and Lessor shall be entitled to receive the entire award without apportionment with Lessee. Rent shall be apportioned as of the date of Lessee's vacating as the result of said termination.

13. DEFAULT:

A. Termination. Lessor may seek a judicial order to enter the Leased Premises and re-take possession of same from Lessee, and do such things as may be permitted by law or as set out herein with no liability to Lessee for any loss or damages resulting in any way from such action by Lessor if at any time the Lessee:

- 1) Fails to pay rent in full within five (5) days after service of the appropriate statutory notice; or
- 2) Violates any other covenant made by Lessee in this Lease and then fails to quit possession of the Leased Premises within ten (10) days after service of the appropriate statutory notice; or
- 3) Fails to quit possession of the Leased Premises within the time given under any other appropriate statutory (such as a written 30-day notice).

Notwithstanding such termination of the Lease and re-entry of possession by Lessor, the liability of Lessee for all rents provided for under the remaining term of the Lease shall not be relinquished or extinguished for the balance of the term of this Lease and are hereby specifically reserved by the Lessor; Lessee shall pay an amount of money equal to the total rent which but for termination would have become payable during the remainder of the term, less the amount of rent, if any, which Lessor may receive during such period from others to whom the Leased Premises may be rented on such terms and conditions and such rents as Lessor, in its sole discretion, shall deem proper, plus, the reasonable costs Lessor has incurred to re-rent the Leased Premises along with any other sums due Lessor resulting from Lessee's use and possession of the Leased Premises (e.g., physical damages, unpaid utilities, etc.). It is further agreed, by the parties hereto, that after the service of notice, the commencement of a suit, or after final judgment for possession of the Leased Premises, Lessor may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, said suit, said judgment or any right of Lessor to possession of the Leased Premises.

B. Improper Vacating. If Lessee shall abandon or vacate the Leased Premises without proper notice to Lessor, the same may be re-let by Lessor for such rent and upon such terms as Lessor shall deem proper pursuant to 735 ILCS 5/9-213.1. If a sufficient sum shall not thus be realized, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiency pursuant to the damages formula in the event of evictions set forth in the preceding paragraph above. Lessee agrees that so long as Lessor does not seize furnishings or possessions of Lessee for the purpose of rent payments, Lessor may remove any and all property from the Leased Premises in the event of breach by Lessee pursuant to the provisions set forth in this Paragraph. These possessions may be handled, removed, stored or disposed of by Lessor at the sole risk and expense of Lessee. Lessor shall in no event be responsible for the preservation or safekeeping hereof. Lessee shall pay to Lessor, upon demand; any and all expenses incurred with such removal and all storage charges against such property so long as the same shall be in Lessor's possession or under Lessor's control. If any property shall remain on the Leased Premises or in the possession of Lessor and shall not be retaken by Lessee within ten (10) days, said property shall conclusively be deemed to have been forever abandoned by Lessee.

C. Expiration. Lessee agrees that in the event Lessee fails to vacate the Leased Premises upon the natural expiration of this Lease, Lessee's continued occupancy shall be for a month-to-month term or shall terminate pursuant to 735 ILCS 5/9-213, in Lessor's sole discretion; in the event that Lease shall continue on a month-to-month term all other terms of the Lease shall remain in full force and effect, and the rent amount will be enforced as current market rent plus \$50.00 per month.

D. Other Legal Remedies. The rights and remedies of Lessor under this Lease are cumulative. The exercise or use of any one shall not bar Lessor from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall Lessor's exercise or use of any right or remedy waive any other right or remedy. Each and every Lessee signing this Lease shall be jointly and severally liable for all rental payments, damages and other obligations imposed hereunder. It is further agreed that in the event that one or more of the Lessees signing this Lease vacates the Leased Premises before the expiration of the term then running, the vacating Lessee as well as the remaining Lessee or Lessees signing this Lease shall all be responsible for the balance of all rental payments, damages and other obligations imposed hereunder. Any security deposit made by any Lessee at the initiation of the original term of this Lease shall remain as security for the balance of the term currently running and any renewal terms in the future.

E. No Waiver: No waiver of any breach of any covenant, term or condition of this Lease by Lessee shall be construed as, or constitute, a waiver of any other or subsequent breach of the same or any other covenant, term or condition.

14. COSTS OF ENFORCING LEASE AGREEMENT: Lessee shall be liable for all of the Lessor's costs, expenses and attorney's fees in and about the enforcement of the covenants and agreements of this Lease, including costs for private service of process and collection fees and costs.

15. LESSEE DEATH/LEASED PREMISES DESTRUCTION, ETC.: Upon the death of all the persons who are lessees under this Lease, or, upon the complete destruction or substantial portion thereof of the Leased Premises, the Lease shall be immediately and automatically terminated as of the date of death of the last person who is a Lessee, or, the date of the complete destruction of the Leased Premises or substantial portion thereof. If the Leased Premises herein is made un-tenantable by virtue of fire or any other casualty, the Lessor may in Lessor's discretion (but shall not be obligated to) provide Lessee with an alternative premises or living quarters.

16. LESSEE'S INSURANCE AND RISK OF LOSS REGARDING LESSEE'S PERSONAL POSSESSIONS: Lessor is not an insurer of Lessee's person, or other personal property. It is the Lessee's sole responsibility to procure renter's and Leased Premises liability insurance at Lessee's sole cost and expense and the Lessor is not responsible for the loss of any of Lessee's person or personal property occasioning from any event relating to the Leased Premises, Building or Apartment Community unless the event was caused by the willful or grossly negligent conduct of the Lessor and Lessor shall not be liable to any other person for any personal injury or property damage occasioning from any event relating to the Leased Premises, Building or Apartment Community unless such injury was the result of the negligent or willful conduct of the Lessor. Lessee agrees that all of Lessee's person and property in or on the Leased Premises, Building or Apartment Community (including Lessee's guests, invitees and other third parties) shall be at the risk of Lessee only.

17. FINAL AGREEMENT OF THE PARTIES AND MODIFICATION OF THAT AGREEMENT:

A. The terms and conditions contained above contained in this Lease shall herein be conclusively deemed the complete agreement between the Lessee and the Lessor.

B. NO MODIFICATIONS OF THIS LEASE AGREEMENT or any of its terms, conditions or promises shall be binding upon the parties UNLESS MADE IN WRITING AND SIGNED by the party sought to be bound.

18. LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead from 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, lessors must disclose the presence of known lead-based paint and/or lead-paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

a). Was this Leased Premises built before 1978: NO or YES if yes, complete the following.

b). Lessor's Disclosure (check all that apply):

Lessee Initial(s): _____

1. Known presence of lead-based paint and/or lead-based paint hazards are present in the Leased Premises (explain):
2. Lessor has provided the Lessee with the following list of documents pertaining to lead-based paint and/or lead-based paint hazards in the Leased Premises:
3. Lessor has no documents pertaining to lead-based paint and/or lead-based paint hazards in the Leased Premises.
4. Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the Leased Premises.

19. SIGNATURES

LESSEE: I/WE ACKNOWLEDGE THAT I/WE HAVE REVIEWED THIS LEASE AGREEMENT, AGREE TO BE BOUND BY ITS TERMS AND HAVE RECEIVED A COPY OF SAME:

<p>Lessee</p> <p>X: _____ (Lessee signature)</p> <p>Lessee</p> <p>X: _____ (Lessee signature)</p>	<p>Lessee</p> <p>X: _____ (Lessee signature)</p> <p>Lessee</p> <p>X: _____ (Lessee signature)</p>
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LESSOR: APARTMENT MART OF SPRINGFIELD, INC.

BY: _____
Lessor's Duly Authorized Agent (signature)

20. PERSONAL GUARANTY (Cosigner Agreement)

The undersigned Guarantor(s), for an on behalf of Lessee under the Lease Agreement with Lessor for the Leased Premises, contracts and agrees as follows: As an inducement for Lessor to enter into the Lease Agreement with Lessee for lease of the Leased Premises and in consideration thereof, the undersigned Guarantor(s) hereby agree(s) to be personally and individually responsible for all of Lessee's monetary and other obligations (including but not limited to rent payments, late charges, NSF fees, utilities, damages and indemnification from any civil or criminal liability) resulting from Lessee that are incurred by the Lessor or that are otherwise attributable to and resulting from the Lease entered into by and between Lessee and Lessor. Guarantor(s) also understand(s) that this agreement is a guaranty for payment of all of the Lessee's monetary obligations for the Leased Premises and does not create any landlord/tenant or lessor/lessee relationship between Guarantor(s) and Lessor for the Leased Premises and does not create any tenancy or right to possession of the Leased Premises for or in favor of Guarantor(s).

The Guarantor(s) and Lessor also agree that it is the parties' intent that this Personal Guarantee of Payment is a continuing, absolute and unconditional guaranty that will be and remain effective during the existence of the legal obligations of Lessee to Lessor under the Lease Agreement, whether said obligation is monetary or otherwise, and will extend with any extension, renewal or modification of the original Lease Agreement regarding the Leased Premises, the execution of any new lease between Lessor and Lessee, with or without the knowledge and consent of Guarantor(s) of said execution.

GUARANTOR(S): I/WE ACKNOWLEDGE THAT I/WE HAVE REVIEWED THIS PERSONAL GUARANTY, AGREE TO BE BOUND BY ITS TERMS AND HAVE RECEIVED A COPY OF SAME:

<p>Guarantor(s):</p> <p>X: _____ Guarantor (signature)</p>	<p>X: _____ Guarantor (signature)</p>
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