

(1) PAYMENT OF RENT. The lessee agrees to pay the said rent in this manner aforesaid promptly and without delay, and without demand. Rents shall be paid at Sirius Rentals office. Failure of rental payments being paid by the 5th of the month will result in the late payment penalty being enforced which is in the amount of \$5.00 per day after the 5th and should be included in the final rent check.

(2) CONDITION OF BUILDING AND EQUIPMENT. The lessee has examined and knows the condition of said premises and equipment, and has received the same in good order and repair, and no representations as to the condition or repair thereof have been made by the lessor or his agent, prior to or at the execution of this lease, that are not herein expressed or endorsed heron.

(3) USE OF PREMISES. The premises herein leased and every part thereof shall, during said term, be used only for a one family residence and shall be occupied by lessee, the person or persons described in the application for this lease and their issue, and that the lessee will not permit said premises to be used for any immoral or unlawful purpose, or keep any article in or about the said premises that would affect the validity of the standard fire insurance policy of the sate of Illinois.

(4) LIABILITY DISCLAIMED. The Lessor shall not be liable for any damage occasioned by fire, theft, acts of God, and/or failure to keep premises or equipment in repair, and shall not be liable for any damage done or occasioned by or from plumbing, gas, water, or other pipes, or sewerage, or the bursting, leaking or running of any wash-stand, water-closet, and related items, or waste-pipe in, above, upon or about said buildings or premises nor for damage occasioned by waterbeds, water, snow or ice being upon or coming through the roof or otherwise, or for any damage arising from acts or neglect of co-tenants or other occupants of the same building. All personal property upon the demised premises shall be at the risk of Lessee only and Lessor shall not be liable for any damage thereto or theft thereof.

(5) ALTERATIONS. The Lessee shall make no alterations in or to said premises or equipment. All improvements made by the Tenant to the leased premises which are so attached to the freehold that they cannot be removed without material injury to the premises, shall become the property of the Lessor.

(6) MAINTENANCE OF PREMISES. The Lessee shall keep the said premises and equipment in as good repair as the same are in at commencement of said term, reasonable use and wear thereof and damage by accidental fire or other accidents, not happening through neglect of Lessee, only excepted. The Lessee shall not deposit or throw anything into any lavatories in the demised premises which will in any way stop the flow thereof or cause the same to overflow. The Lessee shall not drive nails, tacks, screws, or other fasteners or attach same to any of the walls, ceilings, floors, wood-work of said premises, nor allow same to be done without written consent of the Lessor or his agent, and in any case the Lessee agrees to be responsible for any damage done, and will pay for same. The Lessee shall pay the cost of repairs of all damage for which Lessee is responsible.

(7) GAS AND ELECTRIC BILLS. During said term the Lessee shall pay all gas and electric bills at the time such bills become due and payable.

(8) CLEANLINESS. The Lessee shall keep the said premises in a clean and tenantable condition. Halls, stairs, side-walks, porches, and passage ways leading to the demised premises shall at all times be kept free from any obstructions.

(9) MUNICIPAL RULES AND REGULATIONS. The Lessee shall obey all lawful orders, rules and regulations of the health officers, and all health ordinances of the municipality and any other government or body having jurisdiction thereof. Lessee shall not keep or sell illegal drugs on the premises.

(10) ANIMALS. The Lessee shall not keep in or about the premises any live animals, fowl or birds without written consent of Lessor.

(11) SIGNS. The Lessee shall not paint upon, or attach, exhibit or display in or about the said premises any signs or placards.

(12) WATERBEDS. The Lessee shall not keep a waterbed on the premises without written consent of Lessor. Lessee shall be responsible for damages related to waterbed and will be required to carry renters insurance, with waterbed coverage, for the duration of this contract and furnish the Lessor a copy of paid insurance as proof of coverage.

(13) RIGHT TO VIEW PREMISES. The Lessor may, at reasonable and proper times during the daytime, enter and show said premises to persons wishing to rent or purchase the same.

(14) RIGHT TO MAKE ALTERATIONS. The Lessor may, at reasonable and proper hours, enter and view said premises and make such alterations and repairs as the Lessor may deem necessary.

(15) ASSIGNMENT BY LESSEE. The Lessee shall not assign this lease nor let or underlet said premises or any part thereof, furnished or unfurnished.

(16) DAMAGE BY FIRE OR OTHERWISE. In case said premises shall be partially damaged by fire or otherwise, the same shall be repaired as speedily as possible by, and unless caused by the willful or negligent act of the Lessee at the expense of Lessor. In case the damage is so extensive as to render the premises untenable, the rent shall cease until the same are repaired. If the premises be so damaged that the owner shall decide not to rebuild, said terms shall cease, the premises shall be surrendered, and the accrued rent shall be paid up to the time of the fire or other casualty.

(17) ABANDONMENT. If the Lessee shall abandon or vacate said premises before expiration of said term, Lessor shall be at liberty, at his option, to relet the same and apply the money derived from such reletting to the rent due or to become

due on this lease, and the Lessee shall remain liable for any deficiency and agrees to pay the same.

(18) NUISANCE. If the Lessee, or any one of his family, servants, or guests become intoxicated, disorderly, or create or permit any unnecessary noises (noise to include, without limitation, the operation of musical instruments, stereos, television sets or radios during the day or night to the extent that other tenants in the same building make complaint for that reason) in or about the within described building, the Lessor may, at his option, declare this lease null and void.

(19) WIRELESS. No aerial, antenna, dish, wire or any other apparatus for purpose of intercepting or receiving wireless telephone or telegraph messages or broadcasting or any other form of energy, or for any other purposes whatsoever shall be attached or affixed either to the interior or the exterior of the said building or any part thereof whether permanently or otherwise, without the written consent of the Lessor or his agent. The Lessor is hereby authorized to remove, at the expense of the Lessee, any such apparatus erected without such written consent.

(20) SECURITY. In addition to the payments set forth herein for rent, Lessee shall, upon execution hereof, deposit with Lessor and/or agent the sum stated on page 1 of this lease to be applied against damage to any part of the premises leased hereby or the furnishings therein and to the common hallways, stairwells and other common area contiguous to Lessee's apartment, unpaid utility bills, keys not returned, unpaid rent, cleaning expense upon vacation of Lessee, or any other expense or loss caused by Lessee. Said bond shall be applied to any of the aforesaid losses related to the aforesaid unit unless said damage is paid for prior to the end of the term. In that event or in the event there is no such damage, a refund of said bond shall be made to Lessee at the end of term. Such refund shall be made after inspection of the premises by Lessor and/or agent, and refunded as required by law. Lessor's and/or agent's assessment of any such loss or damage shall be binding upon the parties hereto. Any damage to the premises or furnishing, caused by Lessee or guests, may be repaired immediately and paid for by Lessee upon receipt of bill. Failure to leave premises by lease ending date shall result in loss of security bond and will result in holdover damages as prescribed by law.

(21) TRANSFER AND SECURITY. In the event of a bona fide sale, subject to this lease, the Lessor shall have the right to transfer the security to the vendee for the benefit of the Lessee and the Lessor shall be considered released by the Lessee from all liability for the return of said security, and it is agreed that this shall apply to every transfer of assignment made of the security to a new Lessor.

(22) CONDEMNATION. Should the land or buildings, of which the demised premises are a part, or any part thereof, be condemned for public use, then upon the taking of same for such public use this lease, at the option of the Lessor, shall expire upon the date the same shall be so taken and the rent shall be apportioned, as of said date. No part of any reward, however, shall belong to the Lessee.

(23) WAIVER. The failure of the Lessor to insist upon a strict performance of any of the terms, conditions and covenants herein shall not be deemed a waiver of any rights or remedies that the Lessor may have, and shall not be deemed as waiver of any subsequent breach or default in the terms, conditions and covenants herein contained.

(24) RULES. Lessee covenants and agrees to abide by and strictly conform to all rules and regulations issued from time to time by Lessor governing the occupancy and care of the demised premises and common areas and grounds of which the same are a part, and the equipment contained in the premises.

(25) CONDITION. If the Lessee does or shall neglect or fail to perform and observe any or either of the covenants or conditions hereinbefore contained, which on his part are to be performed, the Lessor lawfully may, immediately, or at any time thereafter, and while such neglect or default continues, and without further notice or demand, terminate this lease and may also enter into or upon said premises and repossess the same as of his former estate and expel the said Lessee and those claiming under him and remove their effects (forcibly if necessary), without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of covenant; and such expulsion and removal, whether by the direct act of the Lessors or his assigns or through the medium of legal proceedings for that purpose instituted, shall not affect the liability of Lessee or his representatives, for the past rent due or future rent to accrue, under this lease, but the same shall continue as if such removal or expulsion has not taken place. The Lessee shall pay and discharge all reasonable costs, attorney's fees, and expenses that shall be made and incurred by the Lessor in enforcing the covenants and agreements of this Lease. In the event of breach by the Lessee, the Lessor may retain, at its option, out of the security deposit, as liquidated damages for such breach or to apply upon such damage, the difference between the monthly rental for the term of Lessee's actual occupancy hereunder, and such monthly rental for such period based on Lessor's then current rate for a lease for one year or lesser period.

(26) CONTRACT. This lease contains the entire agreement between the parties hereto and no representations, agreements, or correspondence shall alter, enlarge, or modify the rights or obligations of the parties hereto unless created by endorsement hereon or modification signed by the parties hereto and affixed hereto, and the Lessor shall not be obligated at any time to continue any service heretofore or hereafter rendered except such service may have been rendered at any time prior to or during the term of this lease or any extension hereof.

(27) END OF TERM. The Lessee agrees to quit and deliver up said premises to the Lessor peaceably and quietly at the end of the term, and deliver the keys to the Lessor. Unless the Lessee or the Lessor shall not, less than thirty (30) days prior to the expiration of the term of this lease and of each anniversary thereof, give written notice to the other party, this lease shall be extended for a similar period of lease term commencing with the anniversary date hereof, and all terms and provisions of this lease shall be effective for such extended period. In the event of such extension, the amount paid herewith as applicable to the last month of the original term shall then be applicable to the last month of the extended term and the Lessee shall pay rent at the monthly figure for the last month of the original term on or prior to the first day of such

last month of the original term.

(28) NOTICE. Any notice by either party to the other shall be in writing and shall be deemed to be duly given if sent by registered mail or personally delivered to the Lessee at the leased premises and if to the Lessor at the address designated by Lessor for rent payments.

(29) AGREEMENTS TO BIND PARTIES. The term "Lessor" and "Lessee" when used herein shall be taken to mean either singular or plural, masculine or feminine, as the case may be, and the provisions hereof shall bind the parties mutually and their respective heirs, executors, administrators, legal representatives, successors and assigns.

(30) SMOKING. Smoking is prohibited throughout the entire building. Tenants are responsible for their own personal actions as well as their guests.

(31) INSURANCE. Lessee must have renter's insurance through the term of this lease.