

PARK PROPERTY MANAGEMENT CO.

P.O. Box 340770

(860) 724-7028 FAX (860) 247-7013

APARTMENT LEASE

DATE: _____

LANDLORD: PARK PROPERTY MANAGEMENT CO.

TENANT: _____

PREMISES: Bldg.: _____

Apt. # _____ Size: () Studio () 1 BR () 2BR

The term of this Lease is for one (1) year, beginning on _____ 20____ and ending on _____ 20_____.

Tenant agrees to pay Landlord a monthly rental of \$ _____ due and payable on the first day of each month for the term of this Lease.

The Premises are to be used as a strictly private residence for Tenant only. If any unauthorized person(s) reside on the Premises, Landlord reserves the right to terminate this Lease.

SECURITY DEPOSIT: \$ _____ () CASH, D.H.R. or D.I.M. Security Deposit. This security deposit will be returned, with interest, to Tenant within thirty (30) days of the date Tenant's lease expires, provided Tenant has made all rental payments due, has left the unit in good condition and has otherwise fully carried out all the terms of this Lease. The security deposit may not be used for any month's rent. The security deposit may be used by Landlord for the repair of damages, cleaning of the Premises, legal fees, or any other costs incurred by Landlord for failure of Tenant to comply with any rule or provision of this Lease.

UTILITIES: Landlord will supply Tenant with the following: 1 stove, 1 refrigerator
All utilities not listed above will be supplied by Tenant at its sole expense.

SPECIAL PROVISIONS:

Late Rent Charge - \$50 - Charged if rent is paid more than ten (10) days after it is due.
Pet Charge - \$25.00. If Tenant keeps a pet on the premises, the rent increases by the above amount for each month the pet remains. This shall not infringe upon the recourse of Landlord against Tenant.
Parking Charge - \$ _____ per month, per car (off street parking).
Lock-Out Charge - \$50.00 each time Landlord, or its representative must use its master keys to let Tenant into the Premises.
Additional Tenant Charge - \$100.00. If any person not listed as a Tenant resides on the Premises, and Landlord decides not to end the lease, Tenant agrees to pay the above amount monthly as long as such person remains on the Premises.

IMPROVEMENTS/PERSONALITY: All alterations or improvements either temporary or permanent, made on the Premises by Landlord or Tenant shall be the property of Landlord and shall remain with the Premises without compensation to Tenant. If Tenant leaves anything in the Premises at the end of the Lease, or if Tenant moves out sooner, Landlord can remove and store it at Tenant's expense. If Landlord chooses, it can sell such items or dispose of them as it sees fit. Landlord shall not be liable for the loss or damage to any item which Tenant may store in or about the Premises.

CARE OF PREMISES: Tenant has examined the Premises and accepts it in its present condition. Tenant shall take good care of the Premises and its fixtures, and cause no waste or injury; shall keep the Premises free from vermin, rodents, trash, garbage and flammable material; shall furnish own electric light bulbs; shall park cars in the designated area; shall obey and comply with all the rules, laws, ordinances and regulations applicable and affecting the Premises; shall provide duplicate keys for any approved additional locks; shall, at the Tenant's own cost and expense, make and do all repairs required including glass, walls, ceilings, plumbing, electric, gas and fixtures belonging thereto, whenever such damage or injury shall have resulted from misuse or neglect by Tenant, or its employee, guest, client or occupant; shall, upon surrender, clean the Premises and not leave rubbish or articles of any kind, and return all keys; and Landlord shall not be liable for any damage to person or property, by leakage of water or for any cause of any nature whatever.

INSPECTION/REPAIRS: Tenant agrees to give Landlord, or its representatives, free access to the Premises at all reasonable times to inspect, repair or exhibit the Premises; and agrees to permit the hanging of a "For Rent" or "For Sale" sign. Landlord shall be at liberty to omit any service in order to make repairs or improvements without affecting Tenant's obligations under this Lease, and Landlord shall not be liable for any interruption or delay in any of the services provided to the Premises for any reason. If the Premises are damaged to such an extent that Landlord chooses not to repair it, this Lease shall terminate.

LAWS: You will comply with all state and local laws and regulations regarding mandatory recycling. A deposit for your recycling bin for your apartment is \$25.00 which would be deducted from S.D. if lost.

AN ACT CONCERNING FORFEITURE OF PROPERTY IN DRUG CASES: All property used or intended to be used in any manner or part to commit or facilitate the commission of a violation for pecuniary gain of Section 21a-277 or 21a-278. Tenant agrees that they and others occupying the Premises shall not use, sell, buy or manufacture illegal drugs. Tenant immediately surrenders apartment or property.

MORTGAGES, LIENS, CONDEMNATIONS, BANKRUPTCY: This lease is subject to and subordinate to all liens or mortgages now or hereafter placed on the Premises. If any mechanic lien is filed against the Premises as a result of alterations or improvements made by Tenant, Landlord, at its option after thirty (30) days notice to Tenant, may terminate this Lease and pay the lien, without inquiring into the validity thereof, and Tenant shall forthwith reimburse Landlord the total expense incurred in discharging the said lien, as additional rent. If all or part of the land on which the Premises stands is taken by eminent domain or condemnation, this Lease will terminate. Tenant shall not claim any part of the award for such taking. If during the Lease term, Tenant shall make any assignment for the benefit of creditors, or be deemed insolvent, or bankrupt, or a receiver appointed, Landlord, at its option, may terminate this Lease, but such termination shall not release or discharge any payment of rent, or any agreement contained herein on the part of the Tenant.

ASSIGNMENT/SUBLET: Tenant shall not assign or sublet the Premises, or any part thereof without Landlord's written consent.

LIABILITY: Tenant agrees to indemnify and hold Landlord or its representatives, harmless for all claims, expenses, and liability for losses or injury to persons or property occurring in or about the Premises. Further, Tenant shall pay for any repairs Landlord must make due to Tenant's misuse or neglect of the Premises, fixtures or appliances.

TERMINATION/REMEDIES: If Tenant shall break any term of this Lease or shall in any way jeopardize the health and safety of itself or other Tenants or conduct itself in a manner deemed objectionable by Landlord, Landlord may terminate this Lease. In such event, Tenant gives up the right to any notice to vacate. If Landlord must sue for eviction, or for fulfillment of any term of this Lease, Tenant shall owe Landlord the remainder of the rent until the expiration of the Lease term. Additionally, if Tenant elects to move out before the end of the Lease term, or vacates the Premises for more than thirty (30) days, Tenant shall likewise be liable for the remainder of the rent and Landlord may re-enter the Premises and may recover possession thereof in the manner prescribed by law. Tenant consents that Landlord shall not be liable to prosecution or damages for such action.

