

Apartment Lease Agreement

NAME OF APARTMENT COMMUNITY ("LANDLORD"): _____ MANAGED BY: _____ LEASE PREPARED BY: _____	TODAY'S DATE: _____ LEASE TERM BEGINS: _____ LEASE TERM ENDS: _____ APARTMENT ADDRESS: _____ APT. NO.: _____ SAINT PETERSBURG _____, FLORIDA _____
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MONTHLY RENT: BASE RENT: \$ _____ WATER/SEWER: \$ _____ GARBAGE/TRASH: \$ _____ PET FEE: \$ _____ OTHER (_____): \$ _____ TOTAL MONTHLY RENT: \$ _____	PREPAID AMOUNTS: FIRST MONTH'S RENT: \$ _____ PRORATED RENT: \$ _____ SECURITY DEPOSIT: \$ _____ LAST MONTHS RENT : \$ _____ NON-REFUNDABLE PET FEE: \$ _____ TOTAL PREPAID AMOUNTS: \$ _____
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NAME(S) OF ALL LEASEHOLDERS AND OTHERS WHO WILL BE OCCUPYING THE LEASED APARTMENT:

This Apartment Lease Agreement (the "Agreement") is a lease between the above-named resident(s) and the landlord for the Apartment dwelling described herein. This Agreement, which includes the Additional Terms on pages 2, 3, 4, and 5 as well as any written addendums, is the entire agreement between the resident(s) and the landlord and its terms may be modified only in writing. If there is more than one resident, all residents are jointly and severally liable for all obligations arising under this Agreement and/or Florida law. As used in this Agreement, the terms "we," "us," "and "our" mean the Landlord, "premises" means the entire Apartment community, and "resident," "you," and "your" mean the tenant(s).

THE RESIDENT(S) ACKNOWLEDGE THAT HE/SHE/THEY HAVE READ THIS AGREEMENT, FULLY UNDERSTAND IT, AND AGREE TO COMPLY WITH ALL PROVISIONS. BY SIGNING THIS LEASE AGREEMENT, THE RESIDENT(S) AGREE THAT UPON SURRENDER OR ABANDONMENT (AS DEFINED BY THE FLORIDA STATUTES) OF THE LEASED APARTMENT, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE STORAGE OR DISPOSITION OF ANY PERSONAL PROPERTY BELONGING TO THE RESIDENT(S).

RESIDENT(S) SIGNATURE(S): _____ _____ _____	ON BEHALF OF LANDLORD: _____ (SIGNATURE) _____ (PRINT NAME) _____ (POSITION)
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ADDITIONAL TERMS OF THIS LEASE AGREEMENT

1. Rent: You agree to pay the full monthly rent indicated above to the Landlord at Landlord's address on or before the 1st day of each month without deduction or setoff. Your first month's rent may be prorated, and, if so, such prorated amount is the amount due for the partial first calendar month only of this Agreement. Time is of the essence in this Agreement, and all rent payments must be made by *one* check or *one* money order regardless of the number of occupants. Payments may not be made with third party checks or in cash. All amounts due from you under this Agreement, including payment for any options, is/are considered additional rent.

2. Late Fees: Rent is late as of the 2nd day of each month, if the rent is paid after the 3rd day of the month, a late rent charge of \$10.00 per day will accrue until the rent is paid in full, all as additional rent. We may refuse your tender of payment of rent after expiration of our demand for rent or possession of the Apartment as provided by the Florida Statutes. All late payments must be made by cashier's check or money order.

3. Dishonored Checks: If your check is dishonored, you must pay us a service charge of \$50.00 plus any other charges and penalties provided by Florida law, plus any accrued late rent charge. If two of your checks are dishonored, you must pay all future rent by cashier's check or money order. We are not required to redeposit a dishonored check. You are responsible for all sales or other taxes that may be due on your rent payments due under this Agreement. All payments, at our option, may first be applied to any outstanding balance owed by you.

4. Lease Term: The initial term of this Agreement shall begin at 12:00 noon on the date set forth above under "Lease Term Begins" and shall end at 12:00 noon as set forth above under "Lease Term Ends."

5. Renewal: Unless a new Lease Agreement is signed by both parties or unless there is a written notice of non-renewal given by either party to the other at least 30 days prior to the stated expiration date of this Agreement, this Agreement, upon its stated expiration date, will automatically be renewed on a month-to-month basis with the monthly rent set at market rate plus \$200.00. Either party may terminate a resulting month-to-month lease by delivering written notice of termination to the other party at least 30 days before the desired termination date. For purposes of this Agreement, market rate is defined as the monthly rental rate that Landlord is offering prospective residents for similarly situated Apartment units at that time.

6. Early Termination: This Agreement MAY NOT be unilateral terminated prior to its natural expiration except pursuant to the Florida Statutes. Should you unlawfully surrender or abandon the premises prior to the expiration date, you will continue to be responsible for rent for any unexpired portion of this Agreement or until the premises is reletted, whichever comes first. Your election to terminate the Agreement and/or vacate your Apartment before the end of your lease term (whether due to eviction or otherwise) shall not relieve you of your obligations and liability for damage to the premises or the Apartment Community. Our acceptance of your keys, our re-entry of the Apartment, or any other action on our behalf shall not be considered as a retaking of the Apartment for our own account.

7. Holdover Tenancy: If you fail to deliver all keys and/or vacate the Apartment upon your lease termination, you will be liable for double rent until you do so pursuant to Florida law.

8. Security Deposit: Your security deposit will be held by us or our representative in a non-interest bearing bank account at _____ . You may not apply your security deposit toward any unpaid rent, as it is a good faith deposit for your faithful fulfillment of each condition of this Agreement. Your security deposit may be applied by us, at our discretion, toward the payment of any money that you owe to us, including rent. The following information is provided pursuant to §83.49(3), Fla. Stat.:

(a) Upon the vacating of the premises for termination of the lease, if the landlord does not intend to impose a claim on the security deposit, the landlord shall have 15 days to return the security deposit together with interest if otherwise required, or the landlord shall have 30 days to give the tenant written notice by certified mail to the tenant's last known mailing address of his or her intention to impose a claim on the deposit and the reason for imposing the claim. The notice shall contain a statement in substantially the following form:

This is a notice of my intention to impose a claim for damages in the amount of ___ upon your security deposit, due to _____. It is sent to you as required by s. 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to (landlord's address).

If the landlord fails to give the required notice within the 30-day period, he or she forfeits the right to impose a claim upon the security deposit.

(b) Unless the tenant objects to the imposition of the landlord's claim or the amount thereof within 15 days after receipt of the landlord's notice of intention to impose a claim, the landlord may then deduct the amount of his or her claim and shall remit the balance of the deposit to the tenant within 30 days after the date of the notice of intention to impose a claim for damages.

(c) If either party institutes an action in a court of competent jurisdiction to adjudicate the party's right to the security deposit, the prevailing party is entitled to receive his or her court costs plus a reasonable fee for his or her attorney. The court shall advance the cause on the calendar.

(d) Compliance with this section by an individual or business entity authorized to conduct business in this state, including Florida-licensed real estate brokers and salespersons, shall constitute compliance with all other relevant Florida Statutes pertaining to security deposits held pursuant to a rental agreement or other landlord-tenant relationship. Enforcement personnel shall look solely to this section to determine compliance. This section prevails over any conflicting provisions in chapter 475 and in other sections of the Florida Statutes, and shall operate to permit licensed real estate brokers to disburse security deposits and deposit money without having to comply with the notice and settlement procedures contained in s. 475.25(1) (d).

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9. Occupancy/Use: Only those persons whose names appear on this Agreement may occupy the leased Apartment without our prior written consent, except for guests who are limited to no more than seven (7) consecutive days or fourteen (14) total days during your tenancy. The Apartment is to be used solely for private housing. If you will be absent for more than 14 days, you must notify us in writing.

10. Possession: If the Apartment is not ready for your occupancy on the beginning date of this Agreement, the beginning date may be extended up to 30 days or this Agreement may be voided at our option. We will not be liable for any loss caused by such delay or termination.

11. Application: If any information given by you in your application is false, all of which is considered material, we may, at our option, terminate this Agreement. You will notify us promptly in writing of any change in the information provided to us in your application.

12. Default/Responsibility for Guests: If you or your guests and/or invitee(s) engage in any criminal conduct upon the Apartment community's premises or other conduct that unreasonable disturbs other residents or results in damage to property, such action will be a default and your Agreement may be immediately terminated. In addition, we have all other rights and remedies provided by law and such remedies will be cumulative. You agree to be responsible for all damage caused by your guests and invitees, regardless of the owner of the damaged property. You also agree to be responsible for all costs incurred by us for the removal of your personal property in the event of eviction.

13. Pets: No pets may enter or be kept in your Apartment or on the premises without our written consent. Any breach of this paragraph by you and/or your invitees will be deemed a breach of this agreement and may result in the immediate termination of this lease.

14. Utilities: You must obtain electric service for your Apartment (if separately metered). You may not occupy your Apartment without electric service. Failure to transfer electric services or make payment for electrical services shall be deemed to be a breach of this lease. We will supply water and sewer for normal usage, however, you must pay water and sewer charges for your leased Apartment each month as additional rent. If you do not presently have separately metered water and sewer, we may add separate metering for such in the future. Failure to pay water/sewer charges shall be a deemed to be a breach of this lease. We are not liable for interruption or malfunction in service of any utility due to any cause. If the interruption is our fault, your rent may be abated if service is not restored within a reasonable time.

15. Right to Enter: You consent to our entry into your Apartment during reasonable hours for inspections by us, our agents, prospective buyers or renters, for maintenance and repairs or pest control, for delivering notices, and for other purposes as provided by Florida law.

16. Repair and Maintenance: You acknowledge that you have inspected the Apartment, are fully satisfied with its condition, and accept it in its "as is" condition except as otherwise agreed by you and us in writing. You are responsible for the removal of trash and garbage from your Apartment and for delivery to the appropriate trash receptacle, and for maintaining your Apartment in a clean and sanitary condition. We are responsible for repairing the air conditioning and heating equipment; plumbing fixtures and facilities, electrical systems, and appliances provided by us. You acknowledge that as the possessor of the leased Apartment, you are in a superior position to assess the need for repairs, and you agree to immediately notify us in writing of any need for repair and/or maintenance. You agree to inspect your smoke detector at least once a month and notify us immediately in writing of any malfunction or need for maintenance. Any damage to your Apartment or the premises caused by you or your invitees will be corrected, repaired, or replaced at your expense and you agree to be responsible for such. You must change the air conditioning and heating filter monthly, or more often if required.

17. Alterations: You may not make alterations or additions, nor install in the Apartment or any part of the premises, any fixtures, large appliances, equipment, or signs without our written consent. Any alterations, additions, or fixtures that are made or installed will become our property after you vacate, regardless of preauthorization, unless we specifically agree otherwise in writing.

18. Liability: You understand and agree that we are not liable for any damage, loss, or injury to any person or property occurring within our Apartment or upon the premises, whether caused by us or someone else. You are responsible for obtaining your own liability and casualty insurance. You agree, on behalf of yourself, your family, and/or your invitees, to defend, indemnify, and hold us harmless from any and all liability. **WE STRONGLY RECOMMEND THAT YOU OBTAIN INSURANCE TO PROTECT YOURSELF, YOUR FAMILY, AND YOUR PROPERTY.** You agree that your successors, heirs, beneficiaries, and personal representatives are bound by the provisions of this Agreement. **INITIALS:** _____

19. Security: We do not provide, and have no duty to provide, security services for your protection or the protection of your family, invitees, or property, and you agree that we are not be liable for any alleged failure to provide security services to protect you, your family, your invitees, or your property from the criminal or wrongful acts of others. You must look solely to local law enforcement agencies for such protection. If, from time to time, we provide any security services, those services are only for the protection of our property, such services may be discontinued at any time, and such services will not constitute a waiver or modification of this provision.

20. Fire/Casualty: If your Apartment becomes unoccupiable because of fire or other casualty or unforeseen event, we may, at our option, terminate this Agreement or repair the Apartment within 30 days. If we elect to repair and if the damage is not due to the fault of you, your family, or invitee, your rent will be abated during the time you cannot occupy the Apartment. Nothing may be used or kept in or about your Apartment that would in any way affect our fire and extended coverage insurance, is a violation of law, or otherwise is hazardous.

21. Notices: Any notices from us to you will be deemed delivered when mailed to you at your Apartment by first class mail, personally handed to you or anyone in your Apartment, or left at your Apartment in your absence. Delivery of one copy of a notice is sufficient for all residents. Any notice from you to us will be deemed delivered when received at our office, certified mail-return receipt requested, or personally delivered to our office staff during normal business hours.

22. Waiver: Our acceptance of rent after knowledge of a breach of this Agreement shall not be a waiver of our rights or an election not to proceed against you under the provisions of this Agreement or Florida law. Our rights and remedies under this Agreement are cumulative, and the use of one or more shall not exclude or waive our right to use other remedies. Your rights under this Agreement are subordinated to any present or future mortgages on the premises. We may assign our interest in this Agreement. The prevailing party in any dispute arising out of this Agreement will be entitled to recover reasonable collection costs including any attorney fees and litigation costs. You agree to waive any right to demand a jury trial concerning the litigation of any matters arising between us.

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23. Subletting/Assignment: You may not sublet the leased Apartment and you may not assign this Agreement.

24. Radon Gas: We are required by Section 404.056(8), Florida Statutes, to give the following notification: *Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.*

25. Credit Reports/Criminal History: We have the right to obtain credit reports and/or a criminal history on you prior to occupancy and until all of your obligations under this Agreement are fulfilled. Upon your written request, we will inform you of the name(s) and address(es) of each agency from which a credit report is obtained. We have the right to report to others our credit experience with you, including any eviction proceeding(s). Any material misrepresentations made by you to us during the application process shall be a violation of, and grounds for termination of, this Agreement.

26. Rules and Policies: You agree to comply with and obey the Rules and Policies set forth below, as well as all other Rules and Policies that we may implement in the future:

(a) Except for automobiles, motorcycles, and non-commercial small trucks, no vehicles (including trucks, boats or boat trailers, campers, travel trailers, and motor homes) may be parked on the premises without our prior written consent. All vehicles must be currently licensed with the current license tag displayed, be in good operating condition, be in compliance with all requirements to operate upon public streets and highways, and not be unsightly (determined within our sole discretion). Vehicles must be parked only within spaces provided for parking. No vehicle may be parked in front of any trash receptacle or dumpster, blocking other vehicles, on the grass, outside the boundaries of a single designated parking space, upon the sidewalks or walkways, or in entrances or exits. Any violations of these rules will subject the vehicle to being towed without notice and at the owner's expense. You agree that we are not liable for any damage arising as a result of towing. You acknowledge that it is your responsibility to advise your invitees of these rules and policies, and you further agree to ensure in each case compliance with these rules and policies. You agree to indemnify and defend us from and against any claims by your invitees for the towing of their vehicles for violation of these policies. You further agree to pay for said towing and other charges related thereto as additional rent to be paid immediately. We may impose additional parking regulations including limiting the number of vehicles that you or your invitees may park on the premises, require the use of parking decals on vehicles, and/or assign parking spaces. No more than one vehicle is allowed for each adult resident without our written consent. No vehicle maintenance, repair, or similar activities may be performed on the premises. Signs may not be displayed on or from vehicles.

(b) No garage sales or other sale of belongings or merchandise may be conducted by you on the premises.

(c) Solicitation of other residents or staff by you, your guests, or others is not allowed on the premises.

(d) Nothing may be attached to or extended from the outside of any Apartment or building except by us. This shall include antennas (radio, television, citizens band, etc.), which shall not be placed on or affixed to any part of the building.

(e) Locks may not be altered, and new locks, door knockers, doorbells, or other door or window attachments may not be installed without our prior written consent. Any change of the locks, with out the express written consent of the landlord shall be deemed to be a breach of this lease.

(f) No noise, music, other sounds, conduct, or attire is permitted at any time in such manner as to disturb or annoy other persons. Certain attire may be prohibited in common or public areas within the premises in our sole discretion.

(g) No spikes, adhesives, screws, hooks, nails, or similar implement may be driven into or applied to the walls or other surfaces without our prior written consent, except that small nails may be used for hanging wall decorations. You are responsible for the cost of repairing any holes.

(h) No water-filled items or furniture is permitted except waterbeds, and waterbeds are not permitted unless we are first protected as a loss payee on an insurance policy obtained by you and approved by us in writing *prior* to the installation of such furniture.

(i) All window coverings must be white or lined in white so that only white may be seen from outside your Apartment.

(j) No signs or other items that we deem to be unsightly (in our sole discretion) may be displayed in your windows or elsewhere on the premises at any time. Rugs, towels, laundry, clothing or other items may not be stored, hung, or draped on railings, balcony or patio areas.

(k) Water hoses must be equipped with, and you must use, automatic shut-off nozzles. Washing of vehicles may be restricted to designated areas and times. Outside water use may be prohibited. All water leaks must be promptly reported to us.

(l) Patios, balconies, hallways, and entrances may not be used to store belongings. Only appropriate potted plants and outdoor furniture are permitted on patios and balconies. We may further limit what is placed in outside areas in our sole discretion. Due to the city, county, and state fire codes and regulations, the use of or storage of gas or charcoal grills and their fuel containers is prohibited on the premises. Any resident who violates this rule will be subject to fines imposed by both the Landlord and any governmental agency charged with enforcing such codes and regulations.

(m) Entrances, breezeways, walkways may not be blocked or used for any purpose except entrances and exit. Lawns and other common areas may not be used for storage or parking.

(n) Tenant agrees to abide by the rules and regulations established for the use of recreational and service facilities provided by us.

(o) Barbeque grills must be stored and used in accordance with local fire code and must never endanger others or the premises.

(p) Swimming pool regulations- due to the strict regulations maintained by the State Health Department with regard to the operation of swimming pools, these rules and regulations must be adhered to. In the event of failure by a Resident to adhere to these rules, Resident understands that Landlord, at Landlord's discretion, may shut down the swimming pool to use by Resident and/or the Apartment community for the preservation of the premises and/or for the safety of all Residents. All swimmers will use the pool facilities at their own risk, the Landlord/Owner assumes no risk whatsoever in the event of an accident; no one may use the swimming pool unless all body oil and/or sunscreen has been removed and/or washed off, anyone having a skin disease, inflamed eyes, a cold, nasal or ear discharge, open blisters, cuts or skin abrasions or a communicable disease is not permitted to use the pool facility. Proper bathing suits must be worn at all times while utilizing the swimming pool or while in the pool area. No t-back swimsuits, cutoffs, jeans, or other attire other than appropriate swimming suits and/or bathing suits is permitted at anytime. No spitting, spouting of water, or blowing noses in the pool. No animal of any kind is permitted either in the pool or in the pool area at any time. No glassware, glass bottles, or any fragile item (s) are permitted within the pool or the pool area at any time for any reason. Preparation of food by use of a barbeque grill or any other manner is strictly prohibited in the pool or surrounding area. Running, skateboards, roller skates, rollerblades,

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bicycles, or any other mode of transportation, jumping (including diving), screaming, yelling, or other loud boisterous conduct is permitted in the pool or pool area at any time. All guests and/or Residents under the age of 16 must be accompanied by an authorized resident over the age of eighteen (18) at all times while in the pool or pool area. Removal of any pool equipment, chairs, tables, accessories or any other item supplied by Landlord to the pool or pool area is strictly prohibited. The pool may be closed at anytime by Landlord/Owner due to repairs, maintenance, inclement weather or for the protection and/or preservation of the premises and Residents without notice or penalty.

27. Mold and Mildew: You acknowledge that it is necessary for you to maintain appropriate climate control, keep your dwelling unit clean, and take necessary measures to retard and prevent mold from accumulating in the dwelling unit. You agree to clean and dust the dwelling unit on a regular basis and to remove visible moisture accumulation on windows, window sills, walls, floors, ceilings and other surfaces as soon as reasonably possible. You agree not to block or cover any heating, ventilation or air-conditioning ducts. You also agree to report immediately in writing to us: (i) any evidence of a water leak or excessive moisture in the dwelling unit, common hallways, storage room, garage or other common area; (ii) any evidence of mold that cannot be removed with a common household cleaner; (iii) any failure or malfunction in heating, ventilation or air conditioning, and (iv) any inoperable doors or windows. You further agree that you shall be responsible for damage to the dwelling unit and your personal property as well as any injury to you and all occupants of the dwelling unit resulting from your failure to comply with the terms of the **attached Mold Addendum**. If you or any occupant violates any rule or provision of this Mold Addendum (based upon our judgment) it shall be considered a material default under the terms of the Lease Contract. Upon written notice from us, you must immediately comply with all rules and provisions of this Agreement. We also reserve our right to proceed with all other remedies set forth herein, including damages, eviction, and attorneys' fees to the extent allowed by law. You and all other tenants under this Agreement are fully responsible and liable for the entire amount of all cleaning expenses incurred by us to remove mold from the dwelling unit as well as all damages to the dwelling unit caused by mold. We—not you—will arrange for these services. If a part or parts of the dwelling unit cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand. In the event of any conflict between the terms of this section and the foregoing terms of the Lease Agreement, the terms of this section shall control. Each tenant is jointly and severally liable for damages and all other obligations set forth in this section.

28. Soldiers' and Sailors' Civil Relief Act: Residents that are inactive members of the military who are called to active duty, or Residents that enter the military subsequent to signing this Agreement who are called to active duty, may terminate this Agreement without penalty under the following conditions:

(a) Resident must provide written notice to Landlord advising of resident's need to terminate this Agreement. The termination of this Agreement will then become effective 30 days after the first date upon which the next rental payment is due subsequent to the date when such termination notice is received by Landlord.

(b) Resident shall pay all rent due through the termination date in a timely fashion.

This clause does not apply to those Residents that are on active military service at the time of signing this Agreement or those Residents who have signed this Agreement after receiving mobilization orders.

29. Package Acceptance: We may at our discretion accept packages and express mail for our residents. You understand and agree that we are not liable for any lost, damaged, or undelivered packages. We will act in good faith to accept and store packages at the leasing office. We reserve the right to discontinue this service at any time without prior notice.

30. Prohibited Conduct: You and your occupants or guests may not engage in the following activities: behaving in a loud or obnoxious manner, disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the Apartment community; disrupt our business operations; storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials into the Apartment or the Apartment community; and/or injuring our reputation by making bad faith allegations against us to others. All incidents of such conduct shall be deemed a breach of this lease.

31. Crime: Resident, any member(s) of Resident's household, Resident's guests, or any other person affiliated with the Resident, at or near Resident's Apartment or the community in which the Apartment is located: (a) shall not engage in criminal activity, including but not limited to drug-related activity of any kind ("drug related activity" shall include but is not limited to the illegal manufacture, sale, distribution, use, or possession, whether with or without intent to distribute, manufacture, sell, or use, an illegal or controlled substance as defined in the federal Controlled Substance Act or by state law); (b) shall not engage in any act intended to facilitate criminal activity, including but not limited to domestic violence; (c) shall not permit the Apartment to be used for or to facilitate criminal activity of any kind or nature; (d) shall not engage in or threaten violence, assault, batter, threaten, or intimidate others; (e) shall not possess an illegal weapon, display or possess a gun, knife, or other weapon in the common areas or elsewhere within the Apartment community, or discharge any type of weapon or gun (including bb or pellet guns); and (e) shall not commit any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, its agent, other tenants, visitors, or guests, or involves imminent or actual serious property damage. Tenant agrees to fully comply with the **attached Drug/Crime free addendum**

32. Lease Break: In case that a lease break is requested, Tenant must first submit such request in writing 30 days prior to vacating the premises to the management office. Tenant may pay either a termination fee or be liable to pay rent under the terms of this lease until the apartment is re-rented as defined in the **early lease break addendum**. Failure to sign this addendum will in no way release the resident of his/her obligation to pay rent under the terms of the lease until the apartment is re-rented or the lease expires, whichever may come first.

VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this paragraph shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease pursuant to state and/or federal law. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but instead, a preponderance of the evidence.

33. Special Provisions: _____

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