



Residential Lease Agreement

Move In Date

Lease Term

Monthly Rent

Total Security Deposit

\$_____ If paid or postmarked by the 1st of the month, you may deduct \$25.00 for that month.

_____ Initial

Parties & Premises It is mutually agreed upon by Todd Jones / RTLJ Enterprises, LLC., and _____ Lessee, jointly and severally, the Lessor does hereby lease to Lessee the following described premises in the state of Wisconsin located at _____ for the term and rent described above. First months rent is due and payable on the first day of _____, 2010, and the entire monthly rent shall be paid on the first day of each month thereafter.

Place of Payment Payments, notices and all other correspondence is to be made at 333 Buchner Place or 1749 Bainbridge.

Terms The terms "Lessor" (landlord or agent working for landlord) and "Lessee" (tenant) as used herein shall be taken to mean singular or plural, masculine or feminine. The provisions of this lease shall bind all parties, their heirs, successors, and assigns.

Residents There shall be no more than _____ occupants living in the premises during Lessee's tenancy, \$ 100 / mo. penalty.

Utilities Lessee is to furnish heat and electric at his/her own expense. Lessee agrees to maintain a reasonable amount of heat in cold weather to prevent damage to water pipes etc. Should damage occur because of Lessee's failure hereunder, Lessee shall be held responsible. Lessee is responsible for their own electric and gas bills; Lessor shall pay water and sewer charges.

Security Deposit Lessee agrees that the security deposit shall be held by Lessor and may not be commingled with Lessor's operating funds. Lessee waives interest on security deposit and any pre-paid rent. The security deposit may not be used for rent. The security deposit will be returned to the Lessee with the compliance of the following conditions: Lessee shall return all keys to Lessor. Premises must be left in clean condition and ready for the next occupant to move in. By "clean" it is meant the better of the condition of the premises when turned over to Lessee (normal wear and tear is expected). All sums due under this lease may be set off against security deposit. Lessee agrees to the assignment of security deposit to new owner in the event of the sale of the property.

Notice To Vacate Lessee must give Lessor WRITTEN notice of vacating premises AT LEAST 30 days prior to the last day of Lessee's final month of tenancy. Lease terms run through the last day of each month. If vacating after the first of the month, you will be held responsible for the rent payment due for that month. As part of a month to month tenancy you are still required to give AT LEAST 30 days written notice to vacate prior to the last day of the month of your final month of tenancy.

Initial _____ If Lessee fails to give written notice to Lessor, Lessee will be held responsible for rent on the apartment until the apartment is re-rented and producing revenue. After Lessee leaves the premises, he shall be held liable for the premises until the keys are delivered to Lessor. The burden of proof of the delivery of such keys is on the Lessee. Lessee agrees to vacate and deliver keys by 11:00 am on the day of vacating.

Breach of Lease In the event that Lessee violates any of the terms of this lease and/or Rules and Regulations, Lessor may serve the statutory 5 or 14 Day Notice of Terminating Tenancy for Breach of Lease. Lessee shall remain liable for all rental loss through the end of this lease, as well as advertising costs and re-rent fees, unless expressly released from such obligation from Lessor IN WRITING.

Waiver In the event that either party defaults on any requirements of this lease and the other party fails to act on that default, the failure to act (waiver) shall relate only to the specific act of default. One or more such failure to act (waivers) by either party shall not constitute an amendment to this lease or an indication that later defaults shall result in a similar failure to act (waiver). All tenants if more than one are jointly and severally liable for the full amount of payments due under this lease.

Application If Lessee makes representations to Lessor on rental application or otherwise which induce Lessor to enter this lease and Lessor thereafter discovers one or more falsehoods in said representations, Lessor may cancel or rescind this lease upon written notice as though this were a month to month tenancy.

Lessee's Acceptance of Premises Lessee has seen and knows the condition of the premises and has received the same in good order or repair, except as otherwise noted and endorsed by both parties on the tenant inspection Form. Lessee shall have 7 days after move-in date to advise Lessor, in writing, of any other damages which existed prior to his occupancy.

Lessee's Property Lessee is responsible for insuring his/her personal property and expressly waives any claims against Lessor for loss or damage thereto by reason of fire, theft or act of nature.

Lessee's Duties Lessee agrees to assume the following duties: (1) To notify management of needed repairs and to do so in writing, except for emergencies; (2) To allow Lessor/ service personnel to enter premises at or with reasonable notice to inspect, repair, improve, show or comply with applicable laws or regulations. Lessor may enter without written notice upon consent or request of Lessee for maintenance services or when a health, safety or repair emergency exists; (3) To use the residence for lawful residential purposes; To obey all laws, rules and regulations of government agencies; (4) To obey Lessor's Rules and Regulations (5) To leave all alterations/improvements for Lessor's benefit; (6) Not to assign this lease or sublet this premises without prior written consent from Lessor; (7) Tenant may have guests residing temporarily in the premises if their presence does not interfere with the quiet enjoyment of other occupants; and if the number of guests is not excessive for the size of the premises. No guest shall reside for more than 2 weeks without the written consent of the Lessor. Tenant shall be held responsible for any damage, waste or neglect caused by the negligence or improper use of the premises or building in which Tenant/Guests are located. A copy of the said Rules and Regulations being attached hereto and incorporated herein have been received.

Initial _____ All accrued charges and late charges shall be treated as rent.

Initial _____

IN WITNESS WHEREOF, the parties have hereunder set their hands and seals on this lease as of the date written above. Lessor/Agent: _____ Lessee: _____

_____(Seal) _____(Seal) _____(Seal)

In consideration of this lease, the undersigned guarantee(s) the payment of all amounts due under this lease and the performance of the covenants by Lessee.

Guarantor: _____(Seal)

NOTICE: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.offender.doc.state.wi.us/public or by phone at 877-234-0085.