

Residential Lease

By this agreement made and entered into on 2/1/17 20 Between John Hendricks
herein referred to as lessor, and Mary Josey referred to as Lessee.
Lessee leases the Property: 503 A N. 26th St.
In the city of Fl. Pierce State of Fl. 34950.
Together with all appurtenances, for a term of 1 Years. Lease ends on 2/1 2018

1. **Rent.** Lessee agrees to pay to Lessor as rent for the demised premises the sum of \$ 450 Per Month in advance on the ___ day of each month.
2. **Late Payments.** For any rent payment not paid by the 5th day after the date due. The Lessee shall pay a late fee in the amount of \$25.00 and \$5.00 per day until paid and will become past due rent.
3. **Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned Without being paid, Lessee will pay a charge of \$25.00.
4. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor \$ 250 —
The deposit will be returned to Lessee, without interest, on the full and faithful performance of the lease agreement any damages to property will be deducted from deposit and rent owed.
5. **Quiet Enjoyment.** Lessor agrees that on paying the rent and performing the covenants Herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the premises for the agreed time.
6. **Use of Premises.** The premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease. No vehicles without current tags will be Permitted. They will be towed at owners expense without warning. No working on vehicles on property.
7. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than _____ persons, consisting of 2 adults and _____ children, without the written consent of the Lessor. Residents in unit are: _____
8. **Condition of Premises:** Lessee agrees that he or she has examined the premises, including the grounds and all building and improvements and that they are in good order, repair, and a safe, clean and tenantable condition.
9. **Parking:** Any parking that may be provided is strictly self park and is at owners risk. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any vehicle or its contents. Any car without a current tag will be towed at owners expense without warning.
10. **Assignment or Subletting:** Without the written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. Any unauthorized subletting without the consent of Lessor shall, at Lessors option, terminate this lease.
11. **Alterations:** Lessee shall make no alterations to the buildings on the demised premises or construct any building or make any improvements without the prior written consent of Lessor.
12. **Damage to Premises:** If the premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be quickly repaired by Lessor. If Lessee causes the damage to the premises the Lessee shall be responsible to pay for the damages.
13. **Utilities:** Lessee shall be responsible for arranging for and paying for all utilities required on the premises, except _____ shall be provided by lessor.
14. **Right of Inspection:** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the premises for the purpose of inspecting the premises.
15. **Maintenance and Repair:** Lessee will, as his sole expense, keep and maintain the leased premises in good sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair, keep the furnace clean, keep the electric bills in order, keep the walks free from dirt and debris at his sole expense, shall make all required repairs to the plumbing, range, heating, appartatus and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect

or that of his employee, family, agent or visitor. Lessee states that the smoke detector is in good working order at time of Lease signing and that they are responsible and liable if it is not kept in working order.

Initial (MS) Detector Working.

15. **Pets:** Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing the lease, Lessee shall pay lessor a deposit of _____ Pet allowed _____

16. **Holdover by Lessee:** Should Lessee remain in possession of the premises with the consent of Lessor after the natural expiration of this lease, a new month to month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days written notice served by either the Lessor or Lessee on the other party.

17. **Surrender of Premises:** At the expiration of the lease term, Lessee shall quit and surrender the premises in as good condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted. All damages will be deducted from the security deposit.

18. **Default:** If any default is made in the payment of rent, or any part thereof, at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease and the deposit, at the option of the Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 3 days of receipt of such notice, Lessee has corrected the default.

19. **Abandonment:** If at any time during the term of this lease Lessee abandons the premises, Lessor may at his option enter the premises by any means without being liable for any prosecution and without becoming liable to Lessee for damages or for any kind whatsoever, and may re-let the premises for the whole or unexpired term, and hold Lessee liable for any difference between the rent that would have been payable under this lease. If Lessor re-enters the premises after abandonment, then Lessor may consider any personal property left on premises to also have been abandoned, in which case Lessor may dispose of all such property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

20. **Radon Gas Disclosure:** As required by law, Lessor makes the following disclosure: Radon Gas 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 every state. Additional information can be found at your local public health unit.

21. **Lead Paint Disclosure:** As required by law, Lessor make the following disclosure: 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 paint hazards in the dwelling.

22. **Insurance:** Lessor has obtained insurance to cover fire damage and liability insurance to cover certain personal injuries occurring as a result of property defects to Lessors negligence. Lessors insurance does not cover Lessee's possessions or Lessee's negligence. Lessee must obtain a renters insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

23. **Lawn Care:** Lessee is responsible to maintain the premisis lawn in good conditon. If Lessee does not keep lawn the Lessor will place an additonal charge for rent due with respect to keeping yard mowed.

24. **Military Status** Tenant states in lease agreement that they are not in the active military.

25. **Other Terms:**

Lessee: X MARY JO SEY Date 2/1/17

Lessee: _____ Date _____

Drivers License Number: _____ Social Security 263-53-5049

Lessor: [Signature] Date 2/1/17

Notice: State Law establishes right and obligations for parties to rental agreements. This agreement is required to comply with the Truth in renting Act or the Landlord Tenant Statute or code of state of Fla. If you have any questions of the legality of this agreement you may want to seek assistance from a lawyer or other qualified person.

Residential Lease

By this agreement made and entered into on 2/1/17 20 Between John Hendricks
herein referred to as lessor, and Mary Bryant referred to as Lessee.
Lessee leases the Property: 503 B N. 26th St.
In the city of Ft. Pierce State of FL 34950.
Together with all appurtenances, for a term of 1 Years. Lease ends on 2/1 2018

1. **Rent.** Lessee agrees to pay to Lessor as rent for the demised premises the sum of \$ 450 Per Month in advance on the 1 day of each month.
2. **Late Payments.** For any rent payment not paid by the 5th day after the date due. The Lessee shall pay a late fee in the amount of \$25.00 and \$5.00 per day until paid and will become past due rent.
3. **Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned Without being paid, Lessee will pay a charge of \$25.00.
4. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor \$ 250. —
The deposit will be returned to Lessee, without interest, on the full and faithful performance of the lease agreement any damages to property will be deducted from deposit and rent owed.
5. **Quiet Enjoyment.** Lessor agrees that on paying the rent and performing the covenants Herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the premises for the agreed time.
6. **Use of Premises.** The premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease. No vehicles without current tags will be Permitted. They will be towed at owners expense without warning. No working on vehicles on property.
7. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than _____ persons, consisting of 2 adults and _____ children, without the written consent of the Lessor. Residents in unit are: _____
8. **Condition of Premises:** Lessee agrees that he or she has examined the premises, including the grounds and all building and improvements and that they are in good order, repair, and a safe, clean and tenantable condition.
9. **Parking:** Any parking that may be provided is strictly self park and is at owners risk. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any vehicle or its contents. Any car without a current tag will be towed at owners expense without warning.
10. **Assignment or Subletting:** Without the written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. Any unauthorized subletting without the consent of Lessor shall, at Lessors option, terminate this lease.
11. **Alterations:** Lessee shall make no alterations to the buildings on the demised premises or construct any building or make any improvements without the prior written consent of Lessor.
12. **Damage to Premises:** If the premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be quickly repaired by Lessor. If Lessee causes the damage to the premises the Lessee shall be responsible to pay for the damages.
13. **Utilities:** Lessee shall be responsible for arranging for and paying for all utilities required on the premises, except _____ shall be provided by lessor.
14. **Right of Inspection:** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the premises for the purpose of inspecting the premises.
15. **Maintenance and Repair:** Lessee will, as his sole expense, keep and maintain the leased premises in good sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair, keep the furnace clean, keep the electric bills in order, keep the walks free from dirt and debris at his sole expense, shall make all required repairs to the plumbing, range, heating, appartatus and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect

or that of his employee, family, agent or visitor. Lessee states that the smoke detector is in good working order at time of Lease signing and that they are responsible and liable if it is not kept in working order.

Initial (MS) Detector Working.

15. Pets: Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing the lease, Lessee shall pay lessor a deposit of _____ Pet allowed _____

16. Holdover by Lessee: Should Lessee remain in possession of the premises with the consent of Lessor after the natural expiration of this lease, a new month to month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days written notice served by either the Lessor or Lessee on the other party.

17. Surrender of Premises: At the expiration of the lease term, Lessee shall quit and surrender the premises in as good condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted. All damages will be deducted from the security deposit.

18. Default: If any default is made in the payment of rent, or any part thereof, at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease and the deposit, at the option of the Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 3 days of receipt of such notice, Lessee has corrected the default.

19. Abandonment: If at any time during the term of this lease Lessee abandons the premises, Lessor may at his option enter the premises by any means without being liable for any prosecution and without becoming liable to Lessee for damages or for any kind whatsoever, and may re-let the premises for the whole or unexpired term, and hold Lessee liable for any difference between the rent that would have been payable under this lease. If Lessor re-enters the premises after abandonment, then Lessor may consider any personal property left on premises to also have been abandoned, in which case Lessor may dispose of all such property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

20. Radon Gas Disclosure: As required by law, Lessor makes the following disclosure: Radon Gas 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 every state. Additional information can be found at your local public health unit.

21. Lead Paint Disclosure: As required by law, Lessor make the following disclosure: 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 paint hazards in the dwelling.

22. Insurance: Lessor has obtained insurance to cover fire damage and liability insurance to cover certain personal injuries occurring as a result of property defects to Lessors negligence. Lessors insurance does not cover Lessee's possessions or Lessee's negligence. Lessee must obtain a renters insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

23. Lawn Care: Lessee is responsible to maintain the premisis lawn in good conditon. If Lessee does not keep lawn the Lessor will place an additonal charge for rent due with respect to keeping yard mowed.

24. Military Status Tenant states in lease agreement that they are not in the active military.

25. Other Terms:

Lessee: X Mary Bryant Date 2/1/17

Lessee: _____ Date _____

Drivers License Number: _____ Social Security 391-22-5496

Lessor: [Signature] Date 2/1/17

Notice: State Law establishes right and obligations for parties to rental agreements. This agreement is required to comply with the Truth in renting Act or the Landlord Tenant Statute or code of state of Fla. If you have any questions of the legality of this agreement you may want to seek assistance from a lawyer or other qualified person.

Residential Lease

By this agreement made and entered into on 1/1/17 20 Between John Hendricks

herein referred to as lessor, and Barbara Shappe referred to as Lessee.

Lessee leases the Property: 512 B N. 27th St.

In the city of Pt. Pierce State of FL 34950.

Together with all appurtenances, for a term of 1 Years. Lease ends on 1/1 2018

1. **Rent.** Lessee agrees to pay to Lessor as rent for the demised premises the sum of \$ 450.- Per Month in advance on the 1 day of each month.
2. **Late Payments.** For any rent payment not paid by the 5th day after the date due. The Lessee shall pay a late fee in the amount of \$25.00 and \$5.00 per day until paid and will become past due rent.
3. **Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned Without being paid, Lessee will pay a charge of \$25.00.
4. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor \$ 200.-
The deposit will be returned to Lessee, without interest, on the full and faithful performance of the lease agreement any damages to property will be deducted from deposit and rent owed.
5. **Quiet Enjoyment.** Lessor agrees that on paying the rent and performing the covenants Herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the premises for the agreed time.
6. **Use of Premises.** The premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease. No vehicles without current tags will be Permitted. They will be towed at owners expense without warning. No working on vehicles on property.
7. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than _____ persons, consisting of 2 adults and 3 children, without the written consent of the Lessor. Residents in unit are: _____
8. **Condition of Premises:** Lessee agrees that he or she has examined the premises, including the grounds and all building and improvements and that they are in good order, repair, and a safe, clean and tenantable condition.
9. **Parking:** Any parking that may be provided is strictly self park and is at owners risk. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any vehicle or its contents. Any car without a current tag will be towed at owners expense without warning.
10. **Assignment or Subletting:** Without the written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. Any unauthorized subletting without the consent of Lessor shall, at Lessors option, terminate this lease.
11. **Alterations:** Lessee shall make no alterations to the buildings on the demised premises or construct any building or make any improvements without the prior written consent of Lessor.
12. **Damage to Premises:** If the premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be quickly repaired by Lessor. If Lessee causes the damage to the premises the Lessee shall be responsible to pay for the damages.
13. **Utilities:** Lessee shall be responsible for arranging for and paying for all utilities required on the premises, except _____ shall be provided by lessor.
14. **Right of Inspection:** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the premises for the purpose of inspecting the premises.
15. **Maintenance and Repair:** Lessee will, as his sole expense, keep and maintain the leased premises in good sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair, keep the furnace clean, keep the electric bills in order, keep the walks free from dirt and debris at his sole expense, shall make all required repairs to the plumbing, range, heating, appartatus and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect

or that of his employee, family, agent or visitor. Lessee states that the smoke detector is in good working order at time of Lease signing and that they are responsible and liable if it is not kept in working order.

Initial(____) Detector Working.

15. **Pets:** Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing the lease, Lessee shall pay lessor a deposit of _____. Pet allowed _____

16. **Holdover by Lessee:** Should Lessee remain in possession of the premises with the consent of Lessor after the natural expiration of this lease, a new month to month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days written notice served by either the Lessor or Lessee on the other party.

17. **Surrender of Premises:** At the expiration of the lease term, Lessee shall quit and surrender the premises in as good condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted. All damages will be deducted from the security deposit.

18. **Default:** If any default is made in the payment of rent, or any part thereof, at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease and the deposit, at the option of the Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 3 days of receipt of such notice, Lessee has corrected the default.

19. **Abandonment:** If at any time during the term of this lease Lessee abandons the premises, Lessor may at his option enter the premises by any means without being liable for any prosecution and without becoming liable to Lessee for damages or for any kind whatsoever, and may re-let the premises for the whole or unexpired term, and hold Lessee liable for any difference between the rent that would have been payable under this lease. If Lessor re-enters the premises after abandonment, then Lessor may consider any personal property left on premises to also have been abandoned, in which case Lessor may dispose of all such property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

20. **Radon Gas Disclosure:** As required by law, Lessor makes the following disclosure: Radon Gas 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 every state. Additional information can be found at your local public health unit.

21. **Lead Paint Disclosure:** As required by law, Lessor make the following disclosure: 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 paint hazards in the dwelling.

22. **Insurance:** Lessor has obtained insurance to cover fire damage and liability insurance to cover certain personal injuries occurring as a result of property defects to Lessors negligence. Lessors insurance does not cover Lessee's possessions or Lessee's negligence. Lessee must obtain a renters insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

23. **Lawn Care:** Lessee is responsible to maintain the premisis lawn in good conditon. If Lessee does not keep lawn the Lessor will place an additonal charge for rent due with respect to keeping yard mowed.

24. **Military Status** Tenant states in lease agreement that they are not in the active military.

25. **Other Terms:**

Lessee: X B. Jace Date 1/1/17

Lessee: _____ Date _____

Drivers License Number: _____ Social Security _____

Lessor: [Signature] Date 1/1/17

Notice: State Law establishes right and obligations for parties to rental agreements. This agreement is required to comply with the Truth in renting Act or the Landlord Tenant Statute or code of state of Fla. If you have any questions of the legality of this agreement you may want to seek assistance from a lawyer or other qualified person.

Residential Lease

By this agreement made and entered into on January 19 2016 Between John Hendricks herein referred to as lessor, and Cynthia Ann Wilson referred to as Lessee.

Lessee leases the Property: 505 W. 26th Street

In the city of Ft. Pierce State of FL 34950.

Together with all appurtenances, for a term of 1 Years. Lease ends on 1/19 2017.

1. **Rent.** Lessee agrees to pay to Lessor as rent for the demised premises the sum of \$ 500 Per Month in advance on the 15 day of each month.
2. **Late Payments.** For any rent payment not paid by the 5th day after the date due. The Lessee shall pay a late fee in the amount of \$25.00 and \$5.00 per day until paid and will become past due rent.
3. **Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned Without being paid, Lessee will pay a charge of \$25.00.
4. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor \$ 250 The deposit will be returned to Lessee, without interest, on the full and faithful performance of the lease agreement any damages to property will be deducted from deposit and rent owed.
5. **Quiet Enjoyment.** Lessor agrees that on paying the rent and performing the covenants Herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the premises for the agreed time.
6. **Use of Premises.** The premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease. No vehicles without current tags will be Permitted. They will be towed at owners expense without warning. No working on vehicles on property.
7. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than _____ persons, consisting of 2 adults and 1 children, without the written consent of the Lessor. Residents in unit are: Michael Wilson Chabekha Wilson
8. **Condition of Premises:** Lessee agrees that he or she has examined the premises, including the grounds and all building and improvements and that they are in good order, repair, and a safe, clean and tenantable condition.
9. **Parking:** Any parking that may be provided is strictly self park and is at owners risk. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any vehicle or its contents. Any car without a current tag will be towed at owners expense without warning.
10. **Assignment or Subletting:** Without the written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. Any unauthorized subletting without the consent of Lessor shall, at Lessors option, terminate this lease.
11. **Alterations:** Lessee shall make no alterations to the buildings on the demised premises or construct any building or make any improvements without the prior written consent of Lessor.
12. **Damage to Premises:** If the premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be quickly repaired by Lessor. If Lessee causes the damage to the premises the Lessee shall be responsible to pay for the damages.
13. **Utilities:** Lessee shall be responsible for arranging for and paying for all utilities required on the premises, except _____ shall be provided by lessor.
14. **Right of Inspection:** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the premises for the purpose of inspecting the premises.
15. **Maintenance and Repair:** Lessee will, as his sole expense, keep and maintain the leased premises in good sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair, keep the furnace clean, keep the electric bills in order, keep the walks free from dirt and debris at his sole expense, shall make all required repairs to the plumbing, range, heating, appartatus and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect

or that of his employee, family, agent or visitor. Lessee states that the smoke detector is in good working order at time of Lease signing and that they are responsible and liable if it is not kept in working order.

Initial() Detector Working.

15. **Pets:** Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing the lease, Lessee shall pay lessor a deposit of . Pet allowed .

16. **Holdover by Lessee:** Should Lessee remain in possession of the premises with the consent of Lessor after the natural expiration of this lease, a new month to month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days written notice served by either the Lessor or Lessee on the other party.

17. **Surrender of Premises:** At the expiration of the lease term, Lessee shall quit and surrender the premises in as good condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted. All damages will be deducted from the security deposit.

18. **Default:** If any default is made in the payment of rent, or any part thereof, at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease and the deposit, at the option of the Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 3 days of receipt of such notice, Lessee has corrected the default.

19. **Abandonment:** If at any time during the term of this lease Lessee abandons the premises, Lessor may at his option enter the premises by any means without being liable for any prosecution and without becoming liable to Lessee for damages or for any kind whatsoever, and may re-let the premises for the whole or unexpired term, and hold Lessee liable for any difference between the rent that would have been payable under this lease. If Lessor re-enters the premises after abandonment, then Lessor may consider any personal property left on premises to also have been abandoned, in which case Lessor may dispose of all such property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

20. **Radon Gas Disclosure:** As required by law, Lessor makes the following disclosure: Radon Gas 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 every state. Additional information can be found at your local public health unit.

21. **Lead Paint Disclosure:** As required by law, Lessor make the following disclosure: 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 paint hazards in the dwelling.

22. **Insurance:** Lessor has obtained insurance to cover fire damage and liability insurance to cover certain personal injuries occurring as a result of property defects to Lessors negligence. Lessors insurance does not cover Lessee's possessions or Lessee's negligence. Lessee must obtain a renters insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

23. **Lawn Care:** Lessee is responsible to maintain the premisis lawn in good conditon. If Lessee does not keep lawn the Lessor will place an additonal charge for rent due with respect to keeping yard mowed.

24. **Military Status** Tenant states in lease agreement that they are not in the active military.

25. **Other Terms:**

Lessee: *[Signature]* Date 1/19/16

Lessee: _____ Date _____
Drivers License Number: W425-107-81-5350 Social Security 595-14-7785

Lessor: *[Signature]* Date 1/19/16

Notice: State Law establishes right and obligations for parties to rental agreements. This agreement is required to comply with the Truth in renting Act or the Landlord Tenant Statute or code of state of Fla. If you have any questions of the legality of this agreement you may want to seek assistance from a lawyer or other qualified person.

Residential Lease

By this agreement made and entered into on 10/1/12 20 Between John Hendricks

herein referred to as lessor, and Kenny Hawes referred to as Lessee.

Lessee leases the Property: 512 A N 2nd St

In the city of PA. Preire State of PA 34950.

Together with all appurtenances, for a term of 1 Years. Lease ends on 10/1/2017

1. **Rent.** Lessee agrees to pay to Lessor as rent for the demised premises the sum of \$ 450. Per Month in advance on the _____ day of each month.
2. **Late Payments.** For any rent payment not paid by the 5th day after the date due. The Lessee shall pay a late fee in the amount of \$25.00 and \$5.00 per day until paid and will become past due rent.
3. **Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned Without being paid, Lessee will pay a charge of \$25.00.
4. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor \$ _____ The deposit will be returned to Lessee, without interest, on the full and faithful performance of the lease agreement any damages to property will be deducted from deposit and rent owed.
5. **Quiet Enjoyment.** Lessor agrees that on paying the rent and performing the covenants Herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the premises for the agreed time.
6. **Use of Premises.** The premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease. No vehicles without current tags will be Permitted. They will be towed at owners expense without warning. No working on vehicles on property.
7. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than _____ persons, consisting of 2 adults and _____ children, without the written consent of the Lessor. Residents in unit are: Detoris Hawes
8. **Condition of Premises:** Lessee agrees that he or she has examined the premises, including the grounds and all building and improvements and that they are in good order, repair, and a safe, clean and tenantable condition.
9. **Parking:** Any parking that may be provided is strictly self park and is at owners risk. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any vehicle or its contents. Any car without a current tag will be towed at owners expense without warning.
10. **Assignment or Subletting:** Without the written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. Any unauthorized subletting without the consent of Lessor shall, at Lessors option, terminate this lease.
11. **Alterations:** Lessee shall make no alterations to the buildings on the demised premises or construct any building or make any improvements without the prior written consent of Lessor.
12. **Damage to Premises:** If the premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be quickly repaired by Lessor. If Lessee causes the damage to the premises the Lessee shall be responsible to pay for the damages.
13. **Utilities:** Lessee shall be responsible for arranging for and paying for all utilities required on the premises, except _____ shall be provided by lessor.
14. **Right of Inspection:** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the premises for the purpose of inspecting the premises.
15. **Maintenance and Repair:** Lessee will, as his sole expense, keep and maintain the leased premises in good sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair, keep the furnace clean, keep the electric bills in order, keep the walks free from dirt and debris at his sole expense, shall make all required repairs to the plumbing, range, heating, appartatus and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect

or that of his employee, family, agent or visitor. Lessee states that the smoke detector is in good working order at time of Lease signing and that they are responsible and liable if it is not kept in working order.

Initial() Detector Working.

15. **Pets:** Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing the lease, Lessee shall pay lessor a deposit of _____ Pet allowed _____

16. **Holdover by Lessee:** Should Lessee remain in possession of the premises with the consent of Lessor after the natural expiration of this lease, a new month to month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days written notice served by either the Lessor or Lessee on the other party.

17. **Surrender of Premises:** At the expiration of the lease term, Lessee shall quit and surrender the premises in as good condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted. All damages will be deducted from the security deposit.

18. **Default:** If any default is made in the payment of rent, or any part thereof, at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease and the deposit, at the option of the Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 3 days of receipt of such notice, Lessee has corrected the default.

19. **Abandonment:** If at any time during the term of this lease Lessee abandons the premises, Lessor may at his option enter the premises by any means without being liable for any prosecution and without becoming liable to Lessee for damages or for any kind whatsoever, and may re-let the premises for the whole or unexpired term, and hold Lessee liable for any difference between the rent that would have been payable under this lease. If Lessor re-enters the premises after abandonment, then Lessor may consider any personal property left on premises to also have been abandoned, in which case Lessor may dispose of all such property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

20. **Radon Gas Disclosure:** As required by law, Lessor makes the following disclosure: Radon Gas 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 every state. Additional information can be found at your local public health unit.

21. **Lead Paint Disclosure:** As required by law, Lessor make the following disclosure: 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 paint hazards in the dwelling.

22. **Insurance:** Lessor has obtained insurance to cover fire damage and liability insurance to cover certain personal injuries occurring as a result of property defects to Lessors negligence. Lessors insurance does not cover Lessee's possessions or Lessee's negligence. Lessee must obtain a renters insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

23. **Lawn Care:** Lessee is responsible to maintain the premisis lawn in good conditon. If Lessee does not keep lawn the Lessor will place an additonal charge for rent due with respect to keeping yard mowed.

24. **Military Status** Tenant states in lease agreement that they are not in the active military.

25. **Other Terms:**

Lessee: XENN HAWES Date 10/1/16

Lessee: _____ Date _____

Drivers License Number: _____ Social Security _____

Lessor: [Signature] Date 10/1/16

Notice: State law establishes right and obligations for parties to rental agreements. This agreement is required to comply with the Truth in renting Act or the Landlord Tenant Statute or code of state of Fla. If you have any questions of the legality of this agreement you may want to seek assistance from a lawyer or other qualified person.

Residential Lease

By this agreement made and entered into on 12/1/16 20____ Between John Hendricks

herein referred to as lessor, and Barbara Sharpe referred to as Lessee.

Lessee leases the Property: 512 B N. 27th Street

In the city of Fort Pierce State of Fl. 34950

Together with all appurtenances, for a term of 1 Years. Lease ends on 12/1 2017

1. **Rent.** Lessee agrees to pay to Lessor as rent for the demised premises the sum of \$ 450.- Per Month in advance on the 1 day of each month.

2. **Late Payments.** For any rent payment not paid by the 5th day after the date due. The Lessee shall pay a late fee in the amount of \$25.00 and \$5.00 per day until paid and will become past due rent.

3. **Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned Without being paid, Lessee will pay a charge of \$25.00.

4. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor \$ 250.-
The deposit will be returned to Lessee, without interest, on the full and faithful performance of the lease agreement any damages to property will be deducted from deposit and rent owed.

5. **Quiet Enjoyment.** Lessor agrees that on paying the rent and performing the covenants Herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the premises for the agreed time.

6. **Use of Premises.** The premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease. No vehicles without current tags will be Permitted. They will be towed at owners expense without warning. No working on vehicles on property.

7. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than _____ persons, consisting of 2 adults and _____ children, without the written consent of the Lessor. Residents in unit are: Kevin Brown, Jerniyah Paimon, Aaron Riggins

8. **Condition of Premises:** Lessee agrees that he or she has examined the premises, including the grounds and all building and improvements and that they are in good order, repair, and a safe, clean and tenantable condition.

9. **Parking:** Any parking that may be provided is strictly self park and is at owners risk. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any vehicle or its contents. Any car without a current tag will be towed at owners expense without warning.

10. **Assignment or Subletting:** Without the written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. Any unauthorized subletting without the consent of Lessor shall, at Lessors option, terminate this lease.

11. **Alterations:** Lessee shall make no alterations to the buildings on the demised premises or construct any building or make any improvements without the prior written consent of Lessor.

12. **Damage to Premises:** If the premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be quickly repaired by Lessor. If Lessee causes the damage to the premises the Lessee shall be responsible to pay for the damages.

13. **Utilities:** Lessee shall be responsible for arranging for and paying for all utilities required on the premises, except _____ shall be provided by lessor.

14. **Right of Inspection:** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the premises for the purpose of inspecting the premises.

15. **Maintenance and Repair:** Lessee will, as his sole expense, keep and maintain the leased premises in good sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair, keep the furnace clean, keep the electric bills in order, keep the walks free from dirt and debris at his sole expense, shall make all required repairs to the plumbing, range, heating, appartatus and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect

or that of his employee, family, agent or visitor. Lessee states that the smoke detector is in good working order at time of Lease signing and that they are responsible and liable if it is not kept in working order.

Initial(____) Detector Working.

15. **Pets:** Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing the lease, Lessee shall pay lessor a deposit of _____. Pet allowed _____

16. **Holdover by Lessee:** Should Lessee remain in possession of the premises with the consent of Lessor after the natural expiration of this lease, a new month to month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days written notice served by either the Lessor or Lessee on the other party.

17. **Surrender of Premises:** At the expiration of the lease term, Lessee shall quit and surrender the premises in as good condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted. All damages will be deducted from the security deposit.

18. **Default:** If any default is made in the payment of rent, or any part thereof, at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease and the deposit, at the option of the Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 3 days of receipt of such notice, Lessee has corrected the default.

19. **Abandonment:** If at any time during the term of this lease Lessee abandons the premises, Lessor may at his option enter the premises by any means without being liable for any prosecution and without becoming liable to Lessee for damages or for any kind whatsoever, and may re-let the premises for the whole or unexpired term, and hold Lessee liable for any difference between the rent that would have been payable under this lease. If Lessor re-enters the premises after abandonment, then Lessor may consider any personal property left on premises to also have been abandoned, in which case Lessor may dispose of all such property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

20. **Radon Gas Disclosure:** As required by law, Lessor makes the following disclosure: Radon Gas 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 every state. Additional information can be found at your local public health unit.

21. **Lead Paint Disclosure:** As required by law, Lessor make the following disclosure: 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 paint hazards in the dwelling.

22. **Insurance:** Lessor has obtained insurance to cover fire damage and liability insurance to cover certain personal injuries occurring as a result of property defects to Lessors negligence. Lessors insurance does not cover Lessee's possessions or Lessee's negligence. Lessee must obtain a renters insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

23. **Lawn Care:** Lessee is responsible to maintain the premisis lawn in good conditon. If Lessee does not keep lawn the Lessor will place an additonal charge for rent due with respect to keeping yard mowed.

24. **Military Status** Tenant states in lease agreement that they are not in the active military.

25. **Other Terms:**

Lessee: XBER [Signature] Date 12/7/16

Lessee: _____ Date _____

Drivers License Number: _____ Social Security _____

Lessor: [Signature] Date 12/7/16

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Residential Lease

By this agreement made and entered into on 11/10/16 20 Between John Hendricks
herein referred to as lessor, and Rose Marie Pierre Francois referred to as Lessee.

Lessee leases the Property: 509 N. 26th St.

In the city of H. Pierce State of RI 02950

Together with all appurtenances, for a term of 1 Years. Lease ends on 11/10 2017

1. **Rent.** Lessee agrees to pay to Lessor as rent for the demised premises the sum of \$ 450. Per Month in advance on the _____ day of each month.
2. **Late Payments.** For any rent payment not paid by the 5th day after the date due. The Lessee shall pay a late fee in the amount of \$25.00 and \$5.00 per day until paid and will become past due rent.
3. **Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned Without being paid, Lessee will pay a charge of \$25.00.
4. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor \$ 200.
The deposit will be returned to Lessee, without interest, on the full and faithful performance of the lease agreement any damages to property will be deducted from deposit and rent owed.
5. **Quiet Enjoyment.** Lessor agrees that on paying the rent and performing the covenants Herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the premises for the agreed time.
6. **Use of Premises.** The premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease. No vehicles without current tags will be Permitted. They will be towed at owners expense without warning. No working on vehicles on property.
7. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than _____ persons, consisting of 2 adults and _____ children, without the written consent of the Lessor. Residents in unit are: _____
8. **Condition of Premises:** Lessee agrees that he or she has examined the premises, including the grounds and all building and improvements and that they are in good order, repair, and a safe, clean and tenantable condition.
9. **Parking:** Any parking that may be provided is strictly self park and is at owners risk. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any vehicle or its contents. Any car without a current tag will be towed at owners expense without warning.
10. **Assignment or Subletting:** Without the written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. Any unauthorized subletting without the consent of Lessor shall, at Lessors option, terminate this lease.
11. **Alterations:** Lessee shall make no alterations to the buildings on the demised premises or construct any building or make any improvements without the prior written consent of Lessor.
12. **Damage to Premises:** If the premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be quickly repaired by Lessor. If Lessee causes the damage to the premises the Lessee shall be responsible to pay for the damages.
13. **Utilities:** Lessee shall be responsible for arranging for and paying for all utilities required on the premises, except _____ shall be provided by lessor.
14. **Right of Inspection:** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the premises for the purpose of inspecting the premises.
15. **Maintenance and Repair:** Lessee will, as his sole expense, keep and maintain the leased premises in good sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair, keep the furnace clean, keep the electric bills in order, keep the walks free from dirt and debris at his sole expense, shall make all required repairs to the plumbing, range, heating, appartatus and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect

or that of his employee, family, agent or visitor. Lessee states that the smoke detector is in good working order at time of Lease signing and that they are responsible and liable if it is not kept in working order.

Initial() Detector Working.

15. **Pets:** Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing the lease, Lessee shall pay lessor a deposit of _____ Pet allowed _____

16. **Holdover by Lessee:** Should Lessee remain in possession of the premises with the consent of Lessor after the natural expiration of this lease, a new month to month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days written notice served by either the Lessor or Lessee on the other party.

17. **Surrender of Premises:** At the expiration of the lease term, Lessee shall quit and surrender the premises in as good condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted. All damages will be deducted from the security deposit.

18. **Default:** If any default is made in the payment of rent, or any part thereof, at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease and the deposit, at the option of the Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 3 days of receipt of such notice, Lessee has corrected the default.

19. **Abandonment:** If at any time during the term of this lease Lessee abandons the premises, Lessor may at his option enter the premises by any means without being liable for any prosecution and without becoming liable to Lessee for damages or for any kind whatsoever, and may re-let the premises for the whole or unexpired term, and hold Lessee liable for any difference between the rent that would have been payable under this lease. If Lessor re-enters the premises after abandonment, then Lessor may consider any personal property left on premises to also have been abandoned, in which case Lessor may dispose of all such property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

20. **Radon Gas Disclosure:** As required by law, Lessor makes the following disclosure: Radon Gas 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 every state. Additional information can be found at your local public health unit.

21. **Lead Paint Disclosure:** As required by law, Lessor make the following disclosure: 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 paint hazards in the dwelling.

22. **Insurance:** Lessor has obtained insurance to cover fire damage and liability insurance to cover certain personal injuries occurring as a result of property defects to Lessors negligence. Lessors insurance does not cover Lessee's possessions or Lessee's negligence. Lessee must obtain a renters insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

23. **Lawn Care:** Lessee is responsible to maintain the premisis lawn in good conditon. If Lessee does not keep lawn the Lessor will place an additonal charge for rent due with respect to keeping yard mowed.

24. **Military Status** Tenant states in lease agreement that they are not in the active military.

25. **Other Terms:** 30 Day Notice to move from either party. JA

Lessee: X BOS emanie Pierre Date 11/10/16

Lessee: _____ Date _____

Drivers License Number: _____ Social Security _____

Lessor: [Signature] Date 11/10/16

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Residential Lease

By this agreement made and entered into on 12/1/16 20 Between John Hendricks herein referred to as lessor, and Norman Wright referred to as Lessee.

Lessee leases the Property: 2603 Booker St

In the city of Port Orange State of FL 32945.

Together with all appurtenances, for a term of 1 Years. Lease ends on 12/1/17

- 1. Rent.** Lessee agrees to pay to Lessor as rent for the demised premises the sum of \$ 600 Per Month in advance on the 1 day of each month.
- 2. Late Payments.** For any rent payment not paid by the 5th day after the date due. The Lessee shall pay a late fee in the amount of \$25.00 and \$5.00 per day until paid and will become past due rent.
- 3. Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned Without being paid, Lessee will pay a charge of \$25.00.
- 4. Security Deposit.** On execution of this lease, Lessee deposits with Lessor \$ _____ The deposit will be returned to Lessee, without interest, on the full and faithful performance of the lease agreement any damages to property will be deducted from deposit and rent owed.
- 5. Quiet Enjoyment.** Lessor agrees that on paying the rent and performing the covenants Herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the premises for the agreed time.
- 6. Use of Premises.** The premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease. No vehicles without current tags will be Permitted. They will be towed at owners expense without warning. No working on vehicles on property.
- 7. Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than _____ persons, consisting of 2 adults and _____ children, without the written consent of the Lessor. Residents in unit are: AB Delta Smalls
- 8. Condition of Premises:** Lessee agrees that he or she has examined the premises, including the grounds and all building and improvements and that they are in good order, repair, and a safe, clean and tenantable condition.
- 9. Parking:** Any parking that may be provided is strictly self park and is at owners risk. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any vehicle or its contents. Any car without a current tag will be towed at owners expense without warning.
- 10. Assignment or Subletting:** Without the written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. Any unauthorized subletting without the consent of Lessor shall, at Lessors option, terminate this lease.
- 11. Alterations:** Lessee shall make no alterations to the buildings on the demised premises or construct any building or make any improvements without the prior written consent of Lessor.
- 12. Damage to Premises:** If the premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be quickly repaired by Lessor. If Lessee causes the damage to the premises the Lessee shall be responsible to pay for the damages.
- 13. Utilities:** Lessee shall be responsible for arranging for and paying for all utilities required on the premises, except _____ shall be provided by lessor.
- 14. Right of Inspection:** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the premises for the purpose of inspecting the premises.
- 15. Maintenance and Repair:** Lessee will, as his sole expense, keep and maintain the leased premises in good sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair, keep the furnace clean, keep the electric bills in order, keep the walks free from dirt and debris at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect

or that of his employee, family, agent or visitor. Lessee states that the smoke detector is in good working order at time of Lease signing and that they are responsible and liable if it is not kept in working order.

Initial() Detector Working.

15. **Pets:** Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing the lease, Lessee shall pay lessor a deposit of _____ Pet allowed _____

16. **Holdover by Lessee:** Should Lessee remain in possession of the premises with the consent of Lessor after the natural expiration of this lease, a new month to month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days written notice served by either the Lessor or Lessee on the other party.

17. **Surrender of Premises:** At the expiration of the lease term, Lessee shall quit and surrender the premises in as good condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted. All damages will be deducted from the security deposit.

18. **Default:** If any default is made in the payment of rent, or any part thereof, at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease and the deposit, at the option of the Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 3 days of receipt of such notice, Lessee has corrected the default.

19. **Abandonment:** If at any time during the term of this lease Lessee abandons the premises, Lessor may at his option enter the premises by any means without being liable for any prosecution and without becoming liable to Lessee for damages or for any kind whatsoever, and may re-let the premises for the whole or unexpired term, and hold Lessee liable for any difference between the rent that would have been payable under this lease. If Lessor re-enters the premises after abandonment, then Lessor may consider any personal property left on premises to also have been abandoned, in which case Lessor may dispose of all such property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

20. **Radon Gas Disclosure:** As required by law, Lessor makes the following disclosure: Radon Gas 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 every state. Additional information can be found at your local public health unit.

21. **Lead Paint Disclosure:** As required by law, Lessor make the following disclosure: 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 paint hazards in the dwelling.

22. **Insurance:** Lessor has obtained insurance to cover fire damage and liability insurance to cover certain personal injuries occurring as a result of property defects to Lessors negligence. Lessors insurance does not cover Lessee's possessions or Lessee's negligence. Lessee must obtain a renters insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

23. **Lawn Care:** Lessee is responsible to maintain the premisis lawn in good conditon. If Lessee does not keep lawn the Lessor will place an additonal charge for rent due with respect to keeping yard mowed.

24. **Military Status** Tenant states in lease agreement that they are not in the active military.

25. **Other Terms:** Month to month

Lessee: [Signature] Date 11/15/16

Lessee: _____ Date _____

Drivers License Number: _____ Social Security _____

Lessor: [Signature] Date 11/15/16
(60) 308-7566

Notice: State Law establishes right and obligations for parties to rental agreements. This agreement is required to comply with the Truth in renting Act or the Landlord Tenant Statute or code of state of Fla. If you have any questions of the legality of this agreement you may want to seek assistance from a lawyer or other qualified person.

Residential Lease

By this agreement made and entered into on 10/10/16 20 Between John Hendricks herein referred to as lessor, and Jessica Day referred to as Lessee.

Lessee leases the Property: 2601 Booker St

In the city of Albany State of NY 12205

Together with all appurtenances, for a term of 1 Years. Lease ends on 10/10/17

1. **Rent.** Lessee agrees to pay to Lessor as rent for the demised premises the sum of \$ 550 Per Month in advance on the 1 day of each month.

2. **Late Payments.** For any rent payment not paid by the 5th day after the date due. The Lessee shall pay a late fee in the amount of \$25.00 and \$5.00 per day until paid and will become past due rent.

3. **Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned Without being paid, Lessee will pay a charge of \$25.00.

4. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor \$ 200 The deposit will be returned to Lessee, without interest, on the full and faithful performance of the lease agreement any damages to property will be deducted from deposit and rent owed.

5. **Quiet Enjoyment.** Lessor agrees that on paying the rent and performing the covenants Herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the premises for the agreed time.

6. **Use of Premises.** The premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease. No vehicles without current tags will be Permitted. They will be towed at owners expense without warning. No working on vehicles on property.

7. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than _____ persons, consisting of 1 adults and 4 children, without the written consent of the Lessor. Residents in unit are:

8. **Condition of Premises:** Lessee agrees that he or she has examined the premises, including the grounds and all building and improvements and that they are in good order, repair, and a safe, clean and tenantable condition.

9. **Parking:** Any parking that may be provided is strictly self park and is at owners risk. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any vehicle or its contents. Any car without a current tag will be towed at owners expense without warning.

10. **Assignment or Subletting:** Without the written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. Any unauthorized subletting without the consent of Lessor shall, at Lessors option, terminate this lease.

11. **Alterations:** Lessee shall make no alterations to the buildings on the demised premises or construct any building or make any improvements without the prior written consent of Lessor.

12. **Damage to Premises:** If the premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be quickly repaired by Lessor. If Lessee causes the damage to the premises the Lessee shall be responsible to pay for the damages.

13. **Utilities:** Lessee shall be responsible for arranging for and paying for all utilities required on the premises, except _____ shall be provided by lessor.

14. **Right of Inspection:** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the premises for the purpose of inspecting the premises.

15. **Maintenance and Repair:** Lessee will, as his sole expense, keep and maintain the leased premises in good sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair, keep the furnace clean, keep the electric bills in order, keep the walks free from dirt and debris at his sole expense, shall make all required repairs to the plumbing, range, heating, appartatus and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect

or that of his employee, family, agent or visitor. Lessee states that the smoke detector is in good working order at time of Lease signing and that they are responsible and liable if it is not kept in working order.

Initial() Detector Working.

15. **Pets:** Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing the lease, Lessee shall pay lessor a deposit of _____ Pet allowed _____

16. **Holdover by Lessee:** Should Lessee remain in possession of the premises with the consent of Lessor after the natural expiration of this lease, a new month to month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days written notice served by either the Lessor or Lessee on the other party.

17. **Surrender of Premises:** At the expiration of the lease term, Lessee shall quit and surrender the premises in as good condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted. All damages will be deducted from the security deposit.

18. **Default:** If any default is made in the payment of rent, or any part thereof, at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease and the deposit, at the option of the Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 3 days of receipt of such notice, Lessee has corrected the default.

19. **Abandonment:** If at any time during the term of this lease Lessee abandons the premises, Lessor may at his option enter the premises by any means without being liable for any prosecution and without becoming liable to Lessee for damages or for any kind whatsoever, and may re-let the premises for the whole or unexpired term, and hold Lessee liable for any difference between the rent that would have been payable under this lease. If Lessor re-enters the premises after abandonment, then Lessor may consider any personal property left on premises to also have been abandoned, in which case Lessor may dispose of all such property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

20. **Radon Gas Disclosure:** As required by law, Lessor makes the following disclosure: Radon Gas 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 every state. Additional information can be found at your local public health unit.

21. **Lead Paint Disclosure:** As required by law, Lessor make the following disclosure: 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 paint hazards in the dwelling.

22. **Insurance:** Lessor has obtained insurance to cover fire damage and liability insurance to cover certain personal injuries occurring as a result of property defects to Lessors negligence. Lessors insurance does not cover Lessee's possessions or Lessee's negligence. Lessee must obtain a renters insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

23. **Lawn Care:** Lessee is responsible to maintain the premisis lawn in good conditon. If Lessee does not keep lawn the Lessor will place an additonal charge for rent due with respect to keeping yard mowed.

24. **Military Status** Tenant states in lease agreement that they are not in the active military.

25. **Other Terms:** 30 Day notice to move

Lessee: [Signature] Date 7/10/16
Lessee: _____ Date _____

Drivers License Number: _____ Social Security _____
Lessor: [Signature] Date 7/10/16

Notice: State Law establishes right and obligations for parties to rental agreements. This agreement is required to comply with the Truth in renting Act or the Landlord Tenant Statute or code of state of Fla. If you have any questions of the legality of this agreement you may want to seek assistance from a lawyer or other qualified person.

Residential Lease

By this agreement made and entered into on 1/1/2017 20 Between John Hendricks

herein referred to as lessor, and Tom Anderson referred to as Lessee.

Lessee leases the Property: 264 Booker St.

In the city of Ft. Pierce State of Fl. 34950.

Together with all appurtenances, for a term of 1 Years. Lease ends on 1/1 2018.

1. **Rent.** Lessee agrees to pay to Lessor as rent for the demised premises the sum of \$ 400. Per Month in advance on the ___ day of each month.
2. **Late Payments.** For any rent payment not paid by the 5th day after the date due. The Lessee shall pay a late fee in the amount of \$25.00 and \$5.00 per day until paid and will become past due rent.
3. **Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned Without being paid, Lessee will pay a charge of \$25.00.
4. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor \$ _____ The deposit will be returned to Lessee, without interest, on the full and faithful performance of the lease agreement any damages to property will be deducted from deposit and rent owed.
5. **Quiet Enjoyment.** Lessor agrees that on paying the rent and performing the covenants Herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the premises for the agreed time.
6. **Use of Premises.** The premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected therto, during the term of this lease. No vehicles without current tags will be Permitted. They will be towed at owners expense without warning. No working on vehicles on property.
7. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than _____ persons, consisting of 1 adults and 1 children, without the written consent of the Lessor. Residents in unit are: _____
8. **Condition of Premises:** Lessee agrees that he or she has examined the premises, including the grounds and all building and improvements and that they are in good order, repair, and a safe, clean and tenantable condition.
9. **Parking:** Any parking that may be provided is strictly self park and is at owners risk. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any vehicle or its contents. Any car without a current tag will be towed at owners expense without warning.
10. **Assignment or Subletting:** Without the written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. Any unauthorized subletting without the consent of Lessor shall, at Lessors option, terminate this lease.
11. **Alterations:** Lessee shall make no alterations to the buildings on the demised premises or construct any building or make any improvements without the prior written consent of Lessor.
12. **Damage to Premises:** If the premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be quickly repaired by Lessor. If Lessee causes the damage to the premises the Lessee shall be responsible to pay for the damages.
13. **Utilities:** Lessee shall be responsible for arranging for and paying for all utilities required on the premises, except _____ shall be provided by lessor.
14. **Right of Inspection:** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the premises for the purpose of inspecting the premises.
15. **Maintenance and Repair:** Lessee will, as his sole expense, keep and maintain the leased premises in good sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair, keep the furnace clean, keep the electric bills in order, keep the walks free from dirt and debris at his sole expense, shall make all required repairs to the plumbing, range, heating, appartatus and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect

or that of his employee, family, agent or visitor. Lessee states that the smoke detector is in good working order at time of Lease signing and that they are responsible and liable if it is not kept in working order.

Initial(____) Detector Working.

15. **Pets:** Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing the lease, Lessee shall pay lessor a deposit of _____. Pet allowed _____

16. **Holdover by Lessee:** Should Lessee remain in possession of the premises with the consent of Lessor after the natural expiration of this lease, a new month to month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days written notice served by either the Lessor or Lessee on the other party.

17. **Surrender of Premises:** At the expiration of the lease term, Lessee shall quit and surrender the premises in as good condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted. All damages will be deducted from the security deposit.

18. **Default:** If any default is made in the payment of rent, or any part thereof, at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease and the deposit, at the option of the Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 3 days of receipt of such notice, Lessee has corrected the default.

19. **Abandonment:** If at any time during the term of this lease Lessee abandons the premises, Lessor may at his option enter the premises by any means without being liable for any prosecution and without becoming liable to Lessee for damages or for any kind whatsoever, and may re-let the premises for the whole or unexpired term, and hold Lessee liable for any difference between the rent that would have been payable under this lease. If Lessor re-enters the premises after abandonment, then Lessor may consider any personal property left on premises to also have been abandoned, in which case Lessor may dispose of all such property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

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22. **Insurance:** Lessor has obtained insurance to cover fire damage and liability insurance to cover certain personal injuries occurring as a result of property defects to Lessors negligence. Lessors insurance does not cover Lessee's possessions or Lessee's negligence. Lessee must obtain a renters insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

23. **Lawn Care:** Lessee is responsible to maintain the premisis lawn in good conditon. If Lessee does not keep lawn the Lessor will place an additonal charge for rent due with respect to keeping yard mowed.

24. **Military Status** Tenant states in lease agreement that they are not in the active military.

25. **Other Terms:**

Month to Month with 30 Day Notice to move.

Lessee: X Tom Anderson Date 1/10/17

Lessee: _____ Date _____

Drivers License Number: _____ Social Security _____

Lessor: [Signature] Date 1/11/17

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Tenant from 1990