

Cream and Crimson Management



3732 East Commodore Trail • Bloomington, IN 47408
(317) 532-7309

1. Lease Agreement

1.1 LEASE SUMMARY

Security Deposit Due: <<Security Deposit Charges>>

Amount Paid: <<Security Deposit Amount Paid>>

Monthly rent Due: <<Monthly Rent Amount>> (Installment 1 of 12. Due: <<Lease Start Date>>)

Total Rent for the sum of this lease is: <<Total Rent Amount for Sum of Lease>>

*Above totals are discounted amounts due. See section 4

Move in Date: <<Move-in Date>>

Main Lessee Contact: <<Tenants (Financially Responsible)>>

1.2 TERMS

This Lease Agreement is made this <<Lease Signed Date>>, by and between Cream and Crimson Management LLC (hereinafter "Lessor"), and <<Tenants (Financially Responsible)>> and (hereinafter "Lessee" or "Lessees"). No person is authorized to reside in the leased premises (also "unit") except Lessees named herein and each of whom has signed this lease.

All persons living in the Lease Premises must sign this Lease.

ADDRESS of leased premises <<Property Address>> TERM of lease begins on , <<Lease Start Date>> and <<Lease End Date>>. RENT is to be paid in advance on the first day of each month in monthly installments of <<Monthly Rent Amount>> ,without deduction, and subject to paragraph 4 below and contingent upon rent being paid when due and mailed to:

Cream and Crimson Management LLC. c/o Josh Alley

3732 E. Commodore Trail

Bloomington, IN 47408

317-532-7309

Payments must be made by direct deposit or credit card on the lessees provided Appfolio tenant portal or via credit card using the provided link on our company website. Payments are also accepted using Venmo.

MONEY AND DOCUMENTS DUE BEFORE POSSESSION OF PREMISES IS TAKEN:

SECURITY DEPOSIT: <<Security Deposit Amount Due>>

<<Monthly Rent Amount>> (prorated for the first and last month)

PRO RATA RENT DUE on first day of the month in which possession is taken and last month of occupancy

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1.3 UTILITIES

Lessee(s) agreed to have utilities put in their own name(s) as of the beginning of their lease and remain in service for the term of the lease. Lessee(s) agrees to advise Lessor in writing three (3) days before terminating gas, electric or water service should they terminate

any of these services prior to the expiration date of this lease. **You will be charged a fee of \$100 for terminating electric, gas, or water service without three days notice to Lessor.** Lessee(s) shall use all utilities in a reasonable manner and failure to do so may result in lease termination or additional charges. During the term of the lease if utility service should be transferred from Lessee's name to Lessor's or Owner's name Lessee will be liable for any utility charges (including reconnect or transfer fees) incurred by Lessor. **A \$30 handling fee will be charged for any utility payments we must process for payment by you.**

1. Lessee(s) is/are responsible for paying **all utilities** unless otherwise noted.
2. Lessee(s) is/are responsible for **snow removal from public sidewalk adjacent to the building in which the unit is located, porch, stoop and private sidewalk** unless otherwise noted.
3. Lessee (s) is/are responsible for **lawn care** unless otherwise noted.
4. Lessee(s) is/are responsible for **trash removal** unless otherwise noted.
5. Lessee(s) is/are responsible for **pest control**.

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1.4 SECURITY DEPOSIT

Lessor shall hold the security deposit paid by Lessee(s) until this agreement is terminated. The full security deposit shall be returned to Lessee(s) within 45 days after the termination of this agreement except under the following conditions: Lessee(s) authorize us to deduct from the security deposit the following charges: 1. any rental payments or portions thereof required by the terms of this lease and not paid; 2. unpaid rent as discussed in paragraph 4; 3. Any attorney's fees incurred by Lessor to enforce any rights related to the lease; 4. Any court costs caused by enforcement of the terms and provisions of this lease; 5. The cost of any repairs, replacements, redecorating and/or remediation due to other than reasonable wear and tear as more fully explained elsewhere in this lease; 6. Costs and expenses incurred by and arising from the breach by Lessee(s) or any provision of this lease; 7. Cleaning expenses provided Lessee(s) do not leave the unit in a professionally cleaned condition at the time it is vacated (see cleaning addendum, \$100 minimum cleaning charge); 8. costs of re-keying all entry door locks (minimum charge \$75); 9. cost of professionally steam cleaning carpet (minimum charge \$100). Lessee(s) may not apply the security deposit against rental payments or anticipate refund in the event of early move-out. In the event money is owed after application of the security deposit, the charges will be billed to the Lessees.

1.5 DAMAGES TO PREMISES

Lessee(s) agree to pay for repairs to unit when damages are caused by Lessee or Lessee's guests and invitees. Lessor SHALL NOT BE RESPONSIBLE FOR DAMAGE OR LOSS OF LESSEE(S) PERSONAL PROPERTY STORED IN THE PREMISES. Lessor shall contract for all repairs and Lessee(s) are without authority to do so. Lessee(s) agree to waive any and all claims against Lessor for, or on account of, any personal injury sustained or any loss or damage to property caused by fire, water, deluge, overflow, or explosion or loss of any articles by theft from the leased premises.

Lessee(s) are REQUIRED to carry renter's insurance and must show proof of this insurance upon request.

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1.6 TIME OF ESSENCE - LEASE TIMING

Time is of essence in this agreement. Rent stated above is discounted unless the Lessee fails to pay on time. Partial payments or rent are not considered a full rental payment. If full rental payment is not received by Lessor on the date due but is paid within seven days of the due date, the new rental rate for the late month's installment shall be **«Monthly Rent Amount»**. The new rental rate will apply for each late installment. If rent is not paid on the due date and is not paid fully on the eighth day from being due, then the monthly rent shall be **«Monthly Rent Amount»**. The rental rate will only be increased in the month it remains unpaid when due and will not increase for subsequent months when paid on time. If not paid on time, rent in subsequent months will increase as discussed above. A returned check is considered nonpayment of rent and rent will increase as discussed above and an additional returned check fee will be assessed in the minimum amount of \$30.00 per check. Lessee agrees that returned check fees are not disproportionate to Lessor's loss and that they do not constitute an unjust penalty. Lessor reserves the right to refuse payment by personal check if the Lessee has presented a check that was returned. **DO NOT MAIL CASH.** Lessor may also sue for other damages related to said returned check.

1.7 RENT TO BE PAID IN ONE PAYMENT

All payments of rent are to be paid in one payment per month via the lessee's provided Appfolio tenant portal, via the provided link on the company website, or via Venmo. Each Lessee and guarantor is responsible for the full rent each month. This increase in rent is not a substitute option to the Lessee(s) to pay rent later than the due date, and we may cancel this lease or exercise any other option available to us under the law for failure to pay rent when due. Payments not made as one single payment or check will be subject to additional charge of ten percent (10%) of the face-value of each check.

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1.8 ELECTRONIC TRANSFER OR CREDIT/DEBIT CARD PAYMENTS

Should the option be made available for Lessee to make payments using electronic transfer or credit/debit card, Lessee agrees to pay a surcharge of 3% to 5% of the amount of the charge Lessor. The surcharge will be included at the time of payment or applied to the account balance and settled at the end of lease term. The amount of the surcharge will be related to the amount charged to Lessor by electronic transfer or credit/debit payment processing companies for the use of their service. Lessor reserves the right to refuse electronic transfer or credit/debit card payments. This paragraph will also pertain to any un-named technologies that allow payment by means other than cash, check, or money order.

1.9 USE AND OCCUPANCY

You shall personally use and occupy the leased unit solely as a private dwelling for yourself and your immediate family, unless the application provides otherwise. The number of occupants is not to exceed the number of names shown on the lease. You shall use the unit in such a manner as to comply with al local, county and state laws and shall not use the unit or permit it to be used for any disorderly or unlawful purpose or in any manner offensive to any other occupant of the building. Any hazards on the property must be reported to Lessor immediately. We are not responsible for interruption of equipment functioning, services or utilities due to circumstances beyond our control. You may not park or allow your guests to park in areas not designated as Lessee(s) parking without Lessor’s consent, which may be revoked at any time. Failure to abide by this clause may, at Lessor’s option, result in termination of this lease.

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1.10 CONDITION OF PREMISES

Lessee(s) acknowledges that the Leased Premises, including appliance, furnishings, and adjacent areas (if applicable), have been examined prior to the execution of the lease either in person or by personal representative. By signing this lease, Lessee(s) accepts the Leased Premises as habitable in the present condition. Lessee(s) acknowledges that the property may experience wear and tear prior to commencement of this lease. Lessee acknowledges that no representation, warranty, or promise had been made by Lessor or its agents as to the condition of repair of the Leased Premises unless it is contained within this lease. Items not found to be in the same condition as of the date of this agreement or not as expressed in this agreement, require notice to cure from lessee and sufficient time for Lessor to cure and will not result in a default of this agreement. Lessee(s) agrees to keep the unit in as good a condition as it now is, or the condition in which it is put by us. Ordinary wear resulting from careful usage and damage by the elements without fault of Lessee or Lessor is expected. Lessee agrees to do routine cleaning maintenance. Lessee agrees to not let trash accumulate but to dispose of it promptly in a healthful manner. Lessee taking possession of the premises is conclusive evidence that premises are in good order and repair, except as otherwise specified in this agreement. Lessee is requested to make extensive notes of any defects which they wish to have included on the Move In Inspection report. Listing of items does not require that they be repaired, only that the condition be noted.

NO ORAL STATEMENTS MADE BY OUR EMPLOYEES OR AGENTS SHALL BE BINDING UPON US UNLESS REDUCED TO WRITING.

1.11 ITEMS FURNISHED

If the unit is furnished, the furniture must remain in the unit and not be moved from the unit nor exchanged with furniture from any other unit. Items furnished: <<Appliances Included>>. If window coverings are provided, they must be maintained and not be removed. If dehumidifier has been provided, Lessee must keep it plugged in and turned on at all times, and must empty any catch basin as needed. Lessee shall keep the unit and furnishings in a clean condition during occupancy. Do not store personal belongings in common areas of shared house buildings.

1.12 FURNITURE STORED OUTSIDE THE UNIT

Only "outdoor furniture" (examples of, but not limited to: grills, patio furnishings, lawn chairs, planters) shall be put outside the units (including porches, patios, and yards). Placement of upholstered furniture outside the unit is strictly prohibited. Furniture stored outside the unit other than "outdoor furniture" may be removed from the premises by the Lessor at our discretion. You will be subjected to a minimum \$50 fine plus costs of removal and disposal of such non-outdoor furniture.

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1.13 PAINTING OF PREMISES

You shall not paint the walls, woodwork, or any other structure in the unit, nor shall you place wallpaper on the walls or any other area of the unit without our prior written permission.

1.14 SUBLETTING

LESSEE AGREES NOT TO SUBLET OR ASSIGN THE PREMISES WITHOUT LESSOR'S PRIOR WRITTEN CONSENT. Any such sublet or assignment without Lessor's prior written consent shall be void. Lessor agrees not to unreasonably withhold its consent. Should Lessor consent to a sublet or assignment, a sublet fee of One Hundred Dollars (\$100.00) will be charged to Lessee. Regardless of any such sublet or assignment, Lessee shall remain fully liable and responsible for all terms and condition of this Lease. In the event of such a sublet or assignment, the subletting parties must sign a sublease agreement (provided by Lessor) and an application form. Lessee agrees to act as Lessor to said subletting parties and Lessee agrees to pay rent to Lessor

1.15 PETS

NO ANIMALS, BIRDS, OR PETS OF ANY KIND SHALL BE PERMITTED IN THE LEASED PREMISES WITHOUT OUR PRIOR WRITTEN CONSENT. A fee of \$250 per month will be charged as a minimum fee for any non-approved pet in the unit. All pets in the unit must be contained in a securely locked kennel when Lessor scheduled maintenance or unit showing visits are expected by Lessee(s). Damages caused by approved pets (examples of, but not limited to: urination, defecation, chewing, scratching, flea infestation) are not considered normal wear and tear. Should Lessor approve a pet, a fee of \$300 will be due per pet for the rent period. .

Lessee(s) have executed Pet Agreement (herein made an addendum to this lease) for <<Pet Information>> (# of) approved animals

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1.16 ACCESS

To provide both routine and emergency maintenance service, Lessor retains a passkey to the leased unit. IN case of routine maintenance, Lessor shall attempt to give prior notice of entry. Lessor reserves the right to show the leased unit to prospective tenants before the lease expires after reasonable notice to the Lessee.

1.17 RULES AND REGULATIONS

Lessee(s) agrees to abide by all regulations and addenda to them, given to Lessee(s) during the course of this lease which are for the benefit of the use and occupancy of the leased unit or for the convenience of the Lessor in managing said leased unit. Said regulations and addenda are hereby incorporated by reference to this lease when they are delivered in writing to each Lessee(s)'s leased unit. A breach of rules and regulations or any provision in this lease is considered a substantial breach of the lease that, at Lessor's option, may subject you to a suit for ejectment and damages. Lessor has right to amend rules and regulations at anytime. Regulations or addenda given to Lessee with this lease: <<Additional Lease Information>>.

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1.18 DISTURBING NOISES

You agree to not make or permit to be made any disturbing noises, neither shall you commit or permit any act that will unreasonably interfere with the rights, comforts, or convenience of tenants or neighboring properties. You shall keep the volume of any radio, TV, or musical instrument in the unit sufficiently reduced at all times so as not to disturb other tenants in the building, and shall not conduct or permit to be conducted vocal or instrumental practice or instruction. It is not our wish to restrict Lessee's enjoyment of the leased unit. However, if we at any time find Lessee's conduct or the conduct of other occupants of the leased unit or visitors unreasonable, we shall ask that such conduct be ended. If after that notification, the conduct continues, then we may consider this behavior a substantial breach of the lease that, at Lessor's option, may subject you to a suit for ejectment and damages

1.19 LOCKS AND KEYS

Lessor shall provide a lock for Lessee's exterior door that is considered safe by our industry. So as not to restrict Lessor's ability to provide Lessee with maintenance and emergency service, Lessee agrees that no additional locks shall be placed upon any interior or exterior doors of the unit, nor shall locks be changed without prior written permission. You may be responsible for the costs of removing unauthorized locks and repairing any damage caused by these locks. Upon termination of this lease, you shall return to us all keys to the unit. Locks will be changed between leases, and the cost of the lock change will be passed on to the Lessees. TA minimum of thirty dollars (\$30.00) will be charged in advance or to account balance for lock out assistance during normal business hours and minimum one-hundred (\$100.00) for after-hours calls. Please call 812-333-9233 if you need lock out assistance.

1.20 REPAIRS AND MAINTENANCE

You agree to advise us immediately of any needed repairs at the leased premises of any kind by submitting repair details via web-site at creamandcrimsonproperties.com. We will attend to reported unit maintenance within a reasonable time. **Lessee(s) will be charged for any repair/replacement costs related to their or their guests' negligence.** Lessee(s) will be charged for any repair costs related to matters that may be deemed controllable by you, such as improper disposal of solid matter in garbage disposals or drains that clog pipes or toilets. The plumbing fee in such cases is a minimum of seventy-five dollars (\$75.00), but may be greater depending on the type of repair required. During cold periods, minimum heat levels of 65 degrees Fahrenheit must be maintained to prevent freezing pipes. **Lessor will add 10% administration fee to maintenance repair/replacement costs related to their or their guests' negligence.**

DO NOT TURN HEAT OFF IN COLD WEATHER

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1.21 MOVING

Moving of furniture and personal belongings is permitted to and from the leased premises between the hours of 8:00 a.m. and 9:00 p.m. only in consideration of neighbors. Any packing cases, barrels, or boxes that are used in moving, must be removed by you or by the moving company. You authorize us to keep moving companies or trucks off the premises if the Lessee's rent is not paid in accordance with the terms of this lease. Furniture that is provided with the unit may only be moved by us and must remain in the unit at all times.

1.22 FIRE HAZARDS

You shall not permit any hazardous act which might cause fire or that will increase the rate of insurance on the premises. If the premises become uninhabitable by reason of fire not caused by Lessee's negligence, Lessee's guests, agents or servants, the rent herein shall be suspended until the same has been restored to a habitable condition. We are not obligated to rebuild or restore the premises. Lessee will comply in all respects with any policy of insurance covering the unit or the apartment building, including complying with the demands of any insurance carrier with regard to safety of the premises.

1.23 SMOKE DETECTORS AND FIRE EXTINGUISHERS

Lessor will provide Smoke Detectors in operational condition with functioning batteries at the beginning of this lease. Lessee is responsible for checking Smoke Detectors monthly to ensure they are operational and will replace the battery if needed. Lessor will provide a Fire Extinguisher in operational condition, fully charged, and will service this item annually. Lessee is responsible for checking monthly to make

sure Fire Extinguisher dial reads "charged" and will notify Lessor if any other reading is noted. A \$50 fine will be assessed for every smoke detector found to have been disabled either through removal of batteries, disconnection from electric service, or other tampering that would purposely cause smoke detectors not to function.

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1.24 CONVERSION UPON BREACH

Should Lessee breach any provision of this lease, that breach may convert Lessee's tenancy to one by the month, at our option. This will not relieve the Lessee's obligations under the lease. **The total amount of rent due through the date of expiration of the original term of this lease shall become immediately due upon Lessee's breach.**

1.25 ATTORNEY'S FEES

In the event we employ an attorney to enforce our rights under this lease, Lessee agrees to pay attorney's fees and applicable court costs which we may deduct from Lessee's security deposit. In the event legal action is pursued, Lessee agrees to pay a minimum fee of \$100.00 to cover costs of the preparation for the legal proceedings whether an attorney is used or not. Lessee may not assert any legal claims against Lessor or defend any claim by Lessor against Lessee on the basis that Lessor has defaulted in any of the duties under this lease, or by law, unless Lessee has first given Lessor notice in writing by Certified Mail, of the purported breach or default promptly after the same occurs and only if Lessor fails to cure the same within a reasonable time after receipt after notice.

1.26 REPRESENTATIONS AND APPLICATIONS

We tender this lease to Lessee on the basis of the representations contained in the application which is made part of this lease and in the event of the representations contained in the application shall be found to be misleading, incorrect, or untrue, we shall have the right to cancel this lease and to repossess the leased unit. Lessee shall make all communications that affect lease terms in writing.

1.27 REMOVAL OF PERSONAL PROPERTY

Lessee is responsible for removing all personal property. Any personal property remaining in the unit after the Move-out inspection will be deemed to be abandoned.

1.28 SUBORDINATION AND TERMINATION

This lease is subject and subordinate to all security interests which may now or hereafter affect the real property, of which the unit form a part, and to all renewed modifications, consolidation, replacements, and extensions thereof. In confirmation of such subordination, Lessee shall execute promptly any certificate that we may request. Lessee hereby constitutes and appoints as your attorney-in-fact to execute any such certificate or certificates for and on your behalf. If the leased unit is listed for sale, Lessor may terminate this lease upon the giving of sixty (60) days notice

1.29 DESTRUCTION OF PREMISES

In the event the unit or apartment building is destroyed by fire or other disaster or cause, and we do not repair or rebuild, this lease shall thereupon terminate, but without rebate of rent paid or rent which is due and unpaid.

1.30 NO EARLY SURRENDER

Lessee expressly agrees that Lessee will not surrender the unit or vacate it prior to the expiration of this lease without first having obtained our written consent. This paragraph will not affect the previous paragraph on subletting. **Accepting unit keys and/or completing a Move-Out Inspection at the request of the Lessee does not terminate the lease prior to the expiration date in the absence of written consent by Lessor.** Lessor will make reasonable attempts to find replacement tenants. **Termination of occupancy does not constitute termination of the lease agreement until the expiration date of the lease.**

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1.31 HOLDING OVER PAST EXPIRATION OF LEASE

Lessee must move out of the unit upon the expiration of this lease by 12:00 noon on the last day of this lease. If Lessee shall remain in possession of all or any part of the Leased Premises after the expiration of the term of this Lease, then the Lessee shall be a lessee from month to month at a rental rate of three times the normal monthly rental amount and subject to all of the other applicable convenience, terms and conditions hereof. Rent will be calculated on a monthly, not daily, basis. Lessee will be liable for a full month's rent for any month in which he spends one day occupying the unit after the expiration of the term of the lease. Lessee shall also be liable for any damages or loss of income on the next lease should the next tenant not be able to take possession on the first day of their lease.

1.32 MECHANICS LIENS

Lessee shall not permit any Statement of Intention to hold a Mechanic's Lien to be filed against the Lease Premises or any part thereof, nor against any interest or estate therein by reason of labor, services or material claimed to have been performed or furnished or for Lessor.

1.33 MISCELLANEOUS

The Lessee(s) agrees upon moving out to follow all instructions for cleaning and leaving the unit in a professionally cleaned condition (see Cleaning Addendum). Lessee(s) will be required to replace all burned out bulbs and the smoke detector batteries. Lessee(s) agrees to not place any drain cleaners in pipes nor to flush non-disposable items down the toilet. Expenses associated with repairing pipes or cleaning sewers resulting from this action will be charged to the Lessee(s) (Please see paragraph 18 for further clarification). When using tobacco products or other smoke producing substances, Lessee shall make reasonable efforts to avoid interfering with the rights, comforts, or convenience of other tenants or neighboring properties. No contact paper, wallpaper, or self-adhesive materials of any kind are permitted on the walls, tiles, or woodwork. Residents are responsible for all pest control after the first 30 days of occupancy (exceptions: termites, roaches found in multi-unit buildings). Crawl spaces, attics, and roofs are not to be accessed by the residents and are not to be used for storage. In accordance with Indiana State Law, no gas grills, charcoal grills, or any other open flame items shall be within ten (10) feet of combustible construction. This includes the Lease Premises building, decks, porches, and patios.

1.34 INTERPRETATION

In reading and interpreting this lease, the singular of any word shall mean or apply to the plural and the masculine form shall mean and apply to the feminine. The terms "we" and "us" refer to the Lessor and "you" refers to the Lessee(s). The terms "unit" or "apartment" shall also mean and refer to leased premises, generally including a house.

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1.35 SEVERABILITY

Should any section, clause, paragraph, or part of this lease be declared invalid by court of competent jurisdiction or by statute, the remaining section, clauses, paragraphs, and parts shall continue and remain in full force and effect. The parties agree that Indiana law will apply in interpreting this lease, and the courts in Monroe County, Indiana will have jurisdiction over any dispute.

1.36 JOINT AND SEVERAL LIABILITY

Each person signing this lease agrees to be jointly and severally liable to us for any breach of this lease, which means that each of you will be held responsible for the entire amount due under this lease and for the acts and omissions of the other Lessee(s) signing this lease, or their guests, as well as your own.

1.37 VENUE

Lessor and Lessee(s) stipulate that Monroe County shall be the county of venue for any dispute arising out of this lease. Lessor and Lessee(s) individually and jointly waive any right to trial by jury for any dispute arising out of this Lease Agreement.

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1.38 HAND

Lessee agrees to give prior notice to Lessor of any condition in the leased premises, which Lessee reasonably believes to be a breach of applicable rules and regulations and provide such notice to Lessor at least twenty-four (24) hours prior to any notice submitted by Lessee to the Housing and Neighborhood Development office, City of Bloomington.

1.39 GUARANTOR

Each Guarantor executing this Lease guarantees the full performance and payment of all sums due under this lease by Lessee.

1.40 ELECTRONIC SIGNATURES

Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement, are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of a copy of this Agreement or any other document contemplated hereby bearing an original or electronic signature by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the world wide web), by electronic mail in portable document format (.pdf) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

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1.41 MOVE-OUT CLEANING ADDENDUM

Things to be completed prior to move-out

1. Stove, oven broiler pan, exhaust fan, pans and rims under stove coils must be cleaned; wash off residue that oven cleaner often leaves. All burners should ignite after cleaning.
2. Refrigerator must be defrosted and washed thoroughly inside and out; turn off, unplug, and prop open.
3. Kitchen cabinets must be cleaned and washed thoroughly inside and out.
4. Kitchen table and chairs must be washed and waxed thoroughly.
5. All floors must be washed clean, but not waxed.
6. All carpet and rugs must be shampooed professionally by a Lessor-approved vendor, if not clean after shampooing contact Lessor. Carpets must be clean.
7. All windows must be washed inside.
8. All woodwork must be washed.
9. In bathrooms, scrub toilet, sink, bathtub, and shower door, wash all walls except where prepared.
10. All furniture must be cleaned with furniture cleaner and sofa and chairs must be cleaned under the cushions.
11. All storage areas (e.g. cabinets, drawers, and shelves) must be cleaned and washed.
12. Premises must be free of all food, trash, papers, and possessions.
13. Venetian blinds, roll-up blinds, and shutters must be washed.
14. There must be working light bulbs in all lamps and light fixtures; if bulb is missing or is burned out, Lessees will be charged for a new bulb. There will be working light bulbs in all lamps and light fixtures at beginning of lease.
15. Porches, patios, and basements must be cleaned and left free of Lessees' possessions.
16. Fireplaces must be cleaned of ashes.
17. Exterior of house and property must be free of trash and debris.
18. If responsible for yard/mowing, property must be mowed and weed-eated with grass blown off of driveways and walks.

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By initialing below, you acknowledge and agree to the terms in Section 1.

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2. Sign and Accept

2.1 CREAM & CRIMSON MANAGEMENT, LLC

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first written above.

Cream and Crimson Management LLC

By: <<Owner Name(s)>>

LESSEES AND GUARANTORS (If not separately signed)

X _____
Lessee

Date Signed

X _____
Lessor

Date Signed