

1. DATE AND PARTIES

This agreement, dated June 1st, 2008 is between: [REDACTED], from now on called LANDLORD, and [REDACTED], from now on called TENANT(S).

2. RENTED PROPERTY

The LANDLORD hereby rents to the TENANT the following property at [REDACTED] to be used and occupied as a residence for 1 person, and for no other purposes.

3. OWNERSHIP AND AGENCY

The owner of this property is [REDACTED]

The city address and telephone number of the owner is as follows:

Address: [REDACTED] Los Angeles, CA 90064

Phone: [REDACTED]

Email: [REDACTED]

4. TERM OF AGREEMENT

This lease begins on June 1st, 2008, and continues for minimum 1 year, ending on May 31st 2009. In case of violating the one year minimum lease contract such as the term being cut short for any reasons, the tenant is responsible for 4 month future rent as penalty.

I agree to the above agreement specified in clause 4.

\*\*Signature

[REDACTED SIGNATURE]

5. END OF TERM NOTICE - TERM LEASES

Landlord and Tenant agree that this lease will end as specified in clause 4. The lease will not renew automatically after the ending date. The lease will continue only if Landlord and Tenant both sign a written agreement, continuing the terms of the lease. If lease is renewed, the same procedure will be

followed for any further renewals at the end of the renewal period. The party sending the notice of intent to renew may make renewal conditional on some change of the lease terms (e.g., a rent increase), in which case the other party may refuse the lease modification by refusing to renew the lease. Notice must be delivered by certified mail to be 30 days before the ending date. The party receiving notice must respond within 7 days from the date notice was received. If such notice is not returned by the due date, this lease will end on the ending date.

#### 6. RENT

Tenant agrees to pay rent in equal monthly installments of \$1190.00-. Tenant agrees to pay pro-rated for period of N/A to N/A. Tenant should get the permission from Landlord to have pet at the premises. Landlord holds \$0- Pet Deposit that is refundable if there is no damage caused by the pet. Tenant pays \$0- per pet rent per month.

The rent is to be paid in the following manner: ~~XXXXXXXXXXXX~~ All rent is due and payable on the first (1<sup>st</sup>) day of each and every month as indicated above. It is highly recommend mailing it out on the 28<sup>th</sup> of the month for next month rent. All rent accepted after 3<sup>rd</sup> day following the due date shall include a late charge of \$20.00 per day, at late charge of 20% of the monthly rent will be assessed on all rents received after the fifth (5<sup>th</sup>) day of the month, which will be collectable as rent. Acceptance of the rent and late charge will not waive the Landlord's rights herein. A \$30.00 charge will be assessed Tenant for any check returned for NON - SUFFICIENT FUNDS (NSF Check) plus \$10.00 office paper work fee will also be charged, and due with any late payment or back rent.

The Landlord is not responsible for items in the U.S. mail. Rents shall be subject to late fees when received after the third calendar day of the month.

#### 7. CONTACT

Any change of the contact information (cell phone and e-mail etc.) used between Tenant and Landlord must be notified within three (3) days.

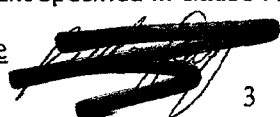
Tenant must give the notice in advance of any absence of five (5) days or more during which the premises will be left unattended. FAILURE to do so will:

1. Constitute abandonment if rent is unpaid.
2. Constitute material noncompliance with this lease.
3. Require Tenant to pay for any and all actual damages sustained by the Tenant due to the Tenant's noncompliance with this agreement.

FAILURE to do any of these above, Landlord will have the immediate right to enter premises to inspect if the premises kept in a safe and healthy environment.

I agree to the above agreement specified in clause 7.

\*\*Signature



#### 8. FURTHER FINANCIAL OBLIGATIONS

In addition to the promises made elsewhere, the Landlord and Tenant agree to assume responsibility for the following charges, as checked off below. If either party assumes responsibility for a charge, he agrees to pay the appropriate person or public utility promptly, or do the work himself promptly. Nothing in this lease will require the Tenant to pay any utility costs unless the property rented is separately metered for that utility. At the end of the first year lease term, there may be 5% rent increase applied starting on the beginning of the second lease year.

- Water : Tenant will pay ( part of HOA fee – 33% of HOA) *see the attached copy of HOA fee.*
- Gas : Tenant will pay
- Electricity : Tenant will pay
- All other Utilities : Tenant will pay

#### 9. TENANT'S PROMISES

The TENANT agrees that any of the following are prohibited, if so indicated on all copies of this lease.

- No pets (unless approved by Landlord in advance)
- No drugs
- No smoke in the premises
- No painting in the premises
- No damage on wall, carpet and other properties
- No party in the premises

The TENANT also agrees that:

1. Tenant will comply with all obligations imposed on Tenants by building and housing codes.
2. Tenant will keep the parts of the building that he occupies or uses as clean and safe conditions permit.
3. Tenant will remove from the premises all trash, garbage, rubbish and other wastes in a manner established by the Landlord.
4. Tenant will keep all plumbing that he uses in a clean and workable condition.
5. Tenant will use reasonably all electrical, plumbing, sanitary, heating, ventilation, air conditioning, or other facilities.
6. Tenant will not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises.

7. Tenant will conduct himself in a manner that will not disturb other people and not interfere with the lawful and proper use and enjoyment of other leased units in the building or common areas of the building.
8. Tenant shall obey all rules and regulations of which Tenant has notice at the time of the execution of this agreement.
9. Tenant does hereby agree that the posting of any existing rules and regulations or any rules and regulations hereafter adopted at a place which Tenant shall have access in reasonable notice.
10. Tenant will not make substantial alterations to the property without the Landlord's permission.
11. Tenant is strongly recommended to have renter's insurance to protect their own properties in the premises from any type of natural or unnatural unfortunate incidents.
12. Landlord reserves the right to enter the leased premises at reasonable times to inspect, make necessary repairs, supply services.
13. If any illegal activities took place in the premises, the signed Tenant will be held fully responsible for it.
14. Tenant has carefully inspected the leased premises and finds them to be in clean, rentable, undamaged condition and rent the premise as is.

I agree to the above agreement specified in clause 9.

\*\*Signature



#### 10. Security Deposit

The Tenant has deposited \$ 1200.00 with the Landlord as security for unpaid rent and damages caused by the Tenant during the term of this lease. This deposit will be administered by the Landlord in accordance with all applicable state and local laws. The deposit will be retained by the Landlord in escrow until the end of the lease term or the Tenant's vacation of the premises.

The Tenant understands that the security deposit may be used as operating funds for repairs, etc. and that Tenant does not draw interest on the security deposit. \$0 of the security deposit shall be a NON-REFUNDABLE painting / decorating fee. The balance of security deposit will be returned to the Tenant at termination of this agreement upon:

1. Tenants surrender of the entire leased premises; and keys returned;
2. Inspection of the premises;
3. There is no damage to the premises;
4. Accumulated late fees owing under this agreement;

5. Tenant has paid all utilities in full;
  6. There is no other cleaning needed and there is no damage to real or personal property.
- In any of such events, Landlord shall furnish Tenant an itemized list of such damages in notice.

#### 11. TENANT'S REMEDIES

In the event of an emergency that seriously affects habitability, such as loss of an essential service; the Tenant will contact the Landlord, using appropriate diligence, and may contact any appropriate authority, agency or utility. If any other sorts of repairs are needed, the Tenant will notify the Landlord.

#### 12. LANDLORD'S REMEDIES

1. If the Tenant violates any of the conditions of this lease other than those pertaining to the payment of his rent, the Landlord may give the Tenant 15 days notice of termination of the agreement. If the default has not been cured or the objectionable behavior stopped, the Landlord may give the Tenant 5 days notice of termination of the agreement. At the conclusion of those 5 days, the Landlord may begin eviction proceedings.
2. If the Tenant defaults in the payment of rent, the Landlord may give the Tenant 15 days notice of termination of this agreement. If the Tenant has not paid all moneys due, including reasonable interest charges, by the end of the fifteen (15) days, the Landlord may begin eviction proceedings.
3. In either case above, the lease is considered terminated if the Landlord wins an eviction judgment in Municipal Court.
4. The Landlord may apply security deposit toward any unmet obligation of the Tenant's.
5. The Tenant is responsible for the behavior of his friends, invitees, guests or any other people who are on the premises with his permission.
6. Each Tenant who signs this lease may be sued individually and held responsible for any Tenant liability, or all Tenants signing this lease may be held responsible collectively, at the option of the Landlord.
7. In the application of remedies, the Landlord has a duty at all times to mitigate damages.

#### 13. TENANT'S REMEDIES FOR UNLAWFUL OUSTER

If a Landlord illegally removes or excludes the Tenant his property from the premises, or willfully diminishes services to the Tenant required by this agreement, the Tenant may recover possession,

terminate this agreement, recover damages for injuries resulting from such actions, or a combination of these solutions, at his option.

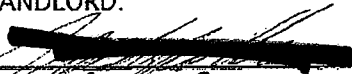

14. ENTIRE AGREEMENT

This lease is the entire agreement between the Tenant and the Landlord. It supersedes any previous agreements, understanding, or representations. It may only be modified by written agreement between Landlord and Tenant.


15. SIGNATURES

The undersigned agree to be bound legally to this document.

LANDLORD:

  
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TENANT:

  
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