

415 ANN ARBOR TOWER PLAZA CONDO UNIT RENTAL AGREEMENTTHIS RENTAL AGREEMENT is made this 5 day of MAY, 2016 by and between

Lessor/Owner:

and Lessee(s) (referred to in this Rental Agreement as "Lessee(s)")

ABRAR RAHMAN QUAZI & TAIM-ALLAH AL-JARROHLessor in consideration of the rents and covenants set forth in this Rental Agreement to be paid and performed by Lessee(s) leases to Lessee(s) the following unit located at 555 E. WILLIAM UNIT # 3F, in the City of ANN ARBOR, MICHIGAN 48104.**TERM**1. The term of this Rental Agreement is 12 consecutive months. The term shall begin on 9-1-16 (referred to in this Rental Agreement as the "Commencement Date"), and end upon 8-20-17 (referred to in this Rental Agreement as the "Expiration Date").**RENT**2. Lessee(s) shall pay to Agent, the total sum of \$ 15,750 for the premises and term previously described. Lessee(s) agrees to pay in one initial installment of \$ 1350 which is a prorated rent from date of commencement to the last day of the first full month being SEPTEMBER, 2015 and in addition, subsequent equal installments of \$ 1350 payable in advance upon the first day of each month of the term of the Rental Agreement. In the event Lessee(s) takes possession of the unit prior to the commencement date of this Rental Agreement, all the terms, conditions and provisions of the Rental Agreement shall apply as of the day Lessee(s) takes possession.**OCCUPANCY AND USE**

3. The unit shall be occupied only by those person's named in the Rental Application. If any person other than those named in the Rental Application occupies the unit without Lessor's prior written consent, Lessor may terminate the Rental Agreement upon written notice to Lessee(s). Unit shall be used by Lessee(s) for residential purposes only.

RENEWAL AND TERMINATION

4. (a) If you are eligible to renew this Rental Agreement, we will give you notice ("Renewal Notice") of the renewal terms by no sooner than 60 days after the Commencement Date.

(b) If we provide you notice that you are eligible to renew this Rental Agreement, you agree to give Lessor written notice no later than 30 days after the Renewal Notice is sent to you by Lessor of your intent to renew, or of your intent to vacate your Premises at the expiration of this Rental Agreement. In the event you elect to renew, you agree to execute a Renewal Agreement within the 30 day period described in the preceding sentence. If you fail to execute the renewal Rental Agreement within said 30 day period, you will be deemed to have elected not to renew.

(c) Due to the importance of move in/move out scheduling, if you fail to move out by 11:59:59 PM on the Expiration Date, you will be charged a late move out fee ("Late Move Out Fee") of \$250 per day for a maximum of 7 days ("Late Move Out Period"). If you fail to move out beyond the Late Move Out Period, you agree to pay (in addition to the Late Move Out Fee), on an ongoing basis, 200% of the monthly rent you were previously paying, on a month-to-month basis and all other rules, regulations, terms and conditions of this Rental Agreement shall continue to apply. This month-to-month rent is due on the first of day of each month and is not refundable at all, whether or not you stay for the entire month in question. Lessor has the right to terminate this month-to-month arrangement upon thirty (30) days prior written notice to you. You will be liable to us for any loss we incur due to your failure to vacate the Premises on the date required.

(d) Acceptance of rent by Lessor after the Expiration Date of this Rental Agreement shall not be considered as a renewal, but rather the provisions of Section 4(c) will apply.

LATE RENT CHARGES

5. The rental fixed herein is predicated upon prompt payment when due. The parties recognize that late payments involve additional costs for collection and bookkeeping. It is therefore agreed that Lessee(s) shall pay Lessor the sum of \$50.00 if:

(a) Lessee(s) fails to make a rental payment within Five (5) days from the first day of the month; or

(b) Lessee(s) check for rent is returned by the bank for any reason. Additional banking charges may apply. No payments will be accepted without the late charge if it is due. Rent is paid only when actually received by Lessor.

CHRONIC LATE PAYMENT FOR RENT. Rent is due on the first (1st) of each month, and notwithstanding other provisions of the agreement, Lessor may terminate this lease because Lessee(s) are chronically late with rent payments. Chronic late payment is defined as paying rent after the due date on three or more occasions during this lease.

UTILITIES

6. Lessee(s) shall arrange with the appropriate utility company (contact DTE Energy 1-800 477-4747 or www.dteenergy.com) to provide the unit with the utilities designated below for all periods during which Lessee(s) is obligated to pay rent pursuant to this Rental Agreement. () Gas (X) Electricity () Water

Lessee(s) shall promptly pay the cost of such utilities. Lessee(s) shall not discontinue utility service at anytime during the term of the Rental Agreement. Lessee(s) shall pay any penalties imposed by utility companies or authorities because of their late payment of bills.

SECURITY DEPOSIT

7. Lessor acknowledges receipt of \$ 1400 as security for the faithful performance of all terms, conditions and provisions of this Rental Agreement in accordance with 1972 PA 348 of the Public Acts of the State of Michigan, the security deposit shall not be used by Lessee(s) as a deduction or in lieu of rent or other charges Lessee(s) is obligated to pay under this Rental Agreement. If Lessor increases the monthly rent in accordance with Paragraph 1, Lessor may increase the security deposit required to the maximum amount permitted by statute.

RENTAL APPLICATION & COMMUNITY POLICIES

8. (a) The Rental Application submitted to Lessor by Lessee(s) prior to the execution of this Rental Agreement is incorporated into and made a part of this Rental Agreement. If Lessee(s) has made any misrepresentation in the Rental Application, Lessor shall have the remedies provided for in Paragraph 26 for Lessee(s)'s default.

(b) Lessee(s), his family, agents, servants, and Invitees agree to abide by the community policies as established by Lessor and such other community policies as may from time to time be established by Lessor.

MANNER AND PLACE OF PAYMENTS

9. Lessor may require any payments to be in the form of check, money order, cashier's check or certified check and shall not be obligated to accept cash or personal check. All payments shall be made at such place as Lessor shall designate: KRAMER-TRIAD MANAGEMENT GROUP, LLC, 1100 Victors Way, Suite #50, Ann Arbor, Michigan 48108.

APPLICATION OF MONEY FROM LESSEE(S). Money received by Lessor from Lessee(s) or in their behalf shall be applied to the Lessee(s) account in the following manner: first, to satisfy unpaid late fees, dishonored check fees, and to other fees owed by Lessee(s); second, to maintenance and repair costs chargeable to Lessee(s); third, to legal fees and court cost legally chargeable to Lessee(s); fourth, to outstanding utility bills that are the responsibility of Lessee(s); fifth, to deposits or portions thereof due from Lessee(s); sixth, to rent. Restrictive endorsement on a check or statement in any communication, including those accompanying a payment, shall not constitute an accord and satisfaction or amend this provision.

ate their tenancy upon the Expiration Date of this Rental Agreement, you agree to give us written notice no later than 30 days after the Renewal Notice is sent to you by us of your intent to vacate your Premises at the Expiration Date of this Rental Agreement. Or, if a month to month tenancy is created by Lessee(s)'s retention of possession as described in Section 4c, Lessee(s) must give Lessor thirty (30) days prior written notice of his intention to vacate the unit in order to terminate his tenancy.

SUB-LEASE & ASSIGNMENT

11. Lessee(s) shall not assign, transfer or mortgage this Rental Agreement, or any interest therein, or sublease the unit, or any part of it, without the prior written consent of Lessor.

FIRE DAMAGE

12. In case said unit, or any part thereof, shall be rendered uninhabitable by fire or other casualty, or taken by condemnation, the Lessor may, at Lessor's option, terminate this Rental Agreement or repair said unit within sixty (60) days, and failing to do so, the term hereby created and the obligations of the parties hereto shall cease and terminate. If the Lessee(s) cannot use and occupy the unit without substantial inconvenience during the period of repairs, there will be a reduction in rent proportionate to the time not occupied during such repairs.

LESSEE(S) CARE OF UNIT

13. Lessee(s) shall keep the unit and the walls, ceiling, floors, woodwork, paint, plastering, plumbing, drains, pipes, kitchen ranges and refrigerators, globes, glassware, doors and windows and all other appliances and fixtures in a clean, sightly and health condition and in good condition and repair. Lessee(s) shall return the same back to Lessor upon the expiration date of the term of this Rental Agreement or upon the termination of this Rental Agreement in the same condition of repair, cleanliness and sightliness as of the date of the execution of this Rental Agreement, damage by fire and the acts of Lessor and reasonable wear and tear excepted. Lessee shall be responsible for the cost and replacement of all burnt out light bulbs and damaged and unusable range drip pans during occupancy and upon vacancy. If Lessee(s) fails to keep the same in good repair and in a clean, sightly and healthy condition, Lessor may, in addition to other remedies, enter the unit and restore it to a state of good repair and a clean, sightly and healthy condition and charge Lessee(s) the cost of such restoration. Lessee(s) shall not make any alteration, improvement or renovation to the unit without the prior written consent of Lessor.

CARPET CLEANING

14. Any cleaning of carpets that Lessee(s) may desire during occupancy will be done at Lessee(s)'s own expense.

CONDITION OF UNIT

15. Subject to the provisions of the Truth in Renting Act 1978 PA 454 of the Public Acts of the State of Michigan, Lessee(s) acknowledges that he has examined the unit prior to the execution of this Rental Agreement and accepts it in its present condition as of the date of the execution of this Rental Agreement.

KEY CHARGE. Lessor may charge Lessee(s) a reasonable amount for the replacing lost keys and for responding to Lessee(s) requests to assist in gaining entry to the premises Lessee(s) will be charged \$100.00 for lockouts during normal business hours; \$200.00 after 5:30 P.M., weekends and holidays. Lessee(s) will be charged a \$50.00 charge for replacement key.

PETS. No pets are permitted in the premises at any time during the duration of the Rental Agreement.

USES OF HALLWAYS AND CORRIDORS

16. The common entrances, sidewalks, passages, halls, corridors, stairways, elevators, exits and fire escapes shall not be obstructed by the Lessee(s), his agent, servants or invitees, nor used by him or them for any other purpose than ingress to or egress from the unit. Lessee(s) shall not cause or allow furniture or bulky articles to be carried up or down the common stairways of the building in which the unit is located except at such times and under such regulations as may be prescribed by Lessor.

CONDEMNATION

17. If the whole or any part of the unit or the building in which the unit is located shall be condemned or taken by any municipality, or by any county, federal, state or other authority for any purpose, then the term of the Rental Agreement shall cease on the part so taken from the day the possession of that part shall be required for any purpose and rent shall be paid up to that day, and from that day Lessor shall have the right to terminate this Rental Agreement on written notice to the Lessee(s). All damage awarded for such taking shall belong to and be the property of the Lessor even if damage is awarded as compensation for diminution in value to the leasehold.

RIGHT TO MORTGAGE

18. Lessor shall have the right to subordinate this Rental Agreement to any mortgage now or hereafter placed on the premises or on the unit complex at Lessor's request, Lessee(s) shall execute and deliver such documents as may be required in order to accomplish the purposes of this paragraph.

LIABILITY OF LESSOR

19. Lessor and Lessee(s) shall each be released from any liability resulting from damage by fire or casualty (irrespective of the cause of such fire or casualty) for policies obtained by the parties pursuant to this paragraph. Lessor, at its sole expense, shall obtain fire and extended coverage insurance covering the building in which the premises are located. Lessee(s), at Lessee(s)'s sole expense, shall obtain fire and extended coverage insurance covering Lessee(s)'s personal property located in the premises. All insurance policies to be obtained by the parties pursuant to this paragraph shall contain a clause permitting waiver of liability and waiver of the insurer's right of subrogation.

Neither Lessor nor Lessor's Agent are responsible for the theft of any personal property of Lessee(s), their guests or invitees, from any cause whatsoever, including the acts or omissions of third parties, unless caused by Lessor's failure to perform or negligent performance of a duty imposed by law. Lessee(s) agree for themselves, their heirs and personal representatives, to hold Lessor harmless from all damages, loss, including lost rents, or liability that results from or that may arise out of Lessee(s) negligent or illegal use or intentional misuse of the premises. **LESSEES ARE SPECIFICALLY ENCOURAGED TO INSURE THEIR PERSONAL PROPERTY.**

ABANDONMENT

20. If Lessee(s) vacates or abandons the unit and fails to remove within seven (7) days any of his personal property left in the unit or anywhere on the premises, such property shall be deemed abandoned by Lessee(s) and Lessor shall have the unrestricted right to dispose of the property without notice to Lessee(s).

LESSOR'S RIGHT TO ENTER

21. Lessor shall retain a master key to the unit and Lessee(s) shall not change or add locks or chain devices to the door of the unit or building, or alter the doors and entrances in any manner without the prior written consent of Lessor. Lessor shall have reasonable access to the premises to the extent permitted by law.

REIMBURSEMENT OF ATTORNEY FEES

22. If Lessee(s) is in default under this Rental Agreement, and if Lessor shall institute an action or summary proceedings against Lessee(s), Lessee(s) shall pay Lessor such reasonable attorney fees and Court costs as are specifically permitted by statute.

DELAYING POSSESSION

23. If Lessee(s) is unable to occupy the unit on the commencement date because the unit is not then ready for occupancy, or a previous occupant of the unit is holding over, or due to a cause beyond Lessor's control, Lessor shall not be liable in damages to Lessee(s) but during the period that Lessee(s) is unable to occupy the unit, the rent shall be abated. Lessor shall be the sole judge as to when the unit is ready for occupancy.

Lessor to prospective Lessee(s) in accordance with the City Of Ann Arbor Ordinance Amended Section 8:530 of Chapter 105 (Housing Code) of Title VIII (Entry to show premises and time for rental agreement), or if a month to month tenancy is created under this Rental Agreement, during the period following any notice to vacate from Lessor to Lessee(s) or from Lessee(s) to Lessor. Lessee(s) shall permit the unit to be shown by Lessor to prospective Lessee(s) with 24 hour written notice.

BANKRUPTCY AND INSOLVENCY

25. This Rental Agreement shall terminate if Lessee(s) interest created by this Agreement is taken in execution, or by other process of law, or if Lessee(s) shall be adjudicated bankrupt or insolvent, or if a receiver is appointed for the business and property of Lessee(s), or if an assignment is made of Lessee(s)'s property for the benefit of his creditors.

LESSEE(S) DEFAULT

26. (a) IF LESSEE(S) FAILS TO PAY HIS RENT, OR FAILS TO PAY ANY OTHER CHARGE REQUIRED TO BE PAID BY HIM UNDER THIS RENTAL AGREEMENT WHEN DUE OR IF LESSEE(S) VACATES THE PREMISES, OR FAILS TO PERFORM ANY OF THE TERMS, CONDITIONS AND PROVISIONS OF THIS RENTAL AGREEMENT, LESSOR IN ADDITION TO THE OTHER REMEDIES PROVIDED BY LAW AND THIS RENTAL AGREEMENT, SHALL HAVE THE IMMEDIATE RIGHT TO TERMINATE THIS RENTAL AGREEMENT ON WRITTEN NOTICE TO LESSEE(S) OR TO RE-ENTER THE UNIT WITHOUT TERMINATING THIS RENTAL AGREEMENT, SHOULD LESSOR ELECT TO RE-ENTER THE UNIT PURSUANT TO LEGAL PROCEEDINGS OR ANY NOTICE PROVIDED BY LAW, LESSOR MAY RELET THE UNIT ON SUCH TERMS AND CONDITIONS AS LESSOR DEEMS ADVISABLE AND LESSEE(S) SHALL REMAIN LIABLE FOR THE RENT AND OTHER CHARGES PROVIDED FOR IN THIS RENTAL AGREEMENT. The proceeds of any reletting shall be applied: first, the payment of any indebtedness of Lessee(s) to Lessor other than rent; second, to the payment of the costs of reletting, including the cost of necessary painting, repairs and alterations to the unit including normal painting and cleaning work that would be performed by Lessor at the expiration of the term of this Rental Agreement; and third, to the payment of rent due but unpaid under this Rental Agreement. If for any month the proceeds of reletting are less than the amount of monthly rent under this Rental Agreement, Lessee(s) shall during such month pay the deficiency to Lessor.

(b) All rights and remedies of Lessor under this Rental Agreement are cumulative and are exclusive of any rights and remedies provided by law.

PROHIBITION OF SMOKING

27. Lessee agrees and acknowledges that smoking in the rental unit or anywhere else within Ann Arbor Tower Plaza Condominium is strictly prohibited. Violation of this prohibition shall constitute a default by Lessee entitling Lessor to the remedies set forth at Paragraph 26 of this Rental Agreement. Further, that if Lessee's rental unit smells of smoke at the time it is vacated and Lessor reasonably determines that the smell cannot be abated by routine carpet cleaning, Lessor shall have the right to replace the carpet, utilize an ozone generator and/or repaint the unit and that its reasonable expenses incurred in doing so shall be considered damages chargeable against the security deposit and shall be the liability and obligation of Lessee.

MCL 554.601b

28. A tenant who has a reasonable apprehension of present danger to him or her or his or her child from domestic violence, sexual assault, or stalking may have special statutory rights to seek a release of rental obligation under MCL 554.601b.

PRONOUNS

28. Whenever in this Rental Agreement the word "he" is used it shall be synonymous with the words "she", "it" and "they", and whenever the word "his" is used it shall be synonymous with the words "her", "its" and "their".

WAIVER

30. One or more waivers of any term, condition or provision of the Rental Agreement by Lessor shall not construed as a waiver of a subsequent breach of the same term, condition or provision, and the consent or approval by Lessor to or of any act by Lessee(s) requiring Lessor's consent or approval shall not render unnecessary Lessor's consent or approval to or of any subsequent similar act by Lessee(s). No breach of any term, condition or provision of this Agreement shall be deemed to have been waived by Lessor unless such waiver is in writing signed by Lessor.

NOTICE

31. All notices to be given hereunder by either party shall be in writing and given by personal delivery to Lessor or Lessee(s), or shall be sent by the United States Post Office, addressed to the party intended to be notified, at the Post Office address of such party last known to the party giving notice, and notice given as aforesaid shall be sufficient service thereof, and shall be deemed given as of the date when deposited in any Post Office box regularly maintained by the federal government with full address properly placed thereon, and with full postage prepaid.

SUCCESSORS

32. The terms, conditions and provisions of this Rental Agreement shall be binding upon and insure to the benefit of the respective heirs, successors, representatives and assigns of the Lessor and Lessee(s).

SEVERABILITY. A court ruling that a clause of this lease is invalid or the parties written agreement that they shall no longer observe one or more lease provision, shall not invalidate any other clauses of this lease

JOINT AND SEVERABLE LIABILITY. All Lessee(s) are jointly and severally liable under this lease

TIMELINESS. From the date of execution, time is of the essence of this lease

VENUE. Venue to litigate any claim arising out of the tenancy created by this lease shall be in the County of Washtenaw, State of Michigan

ENTIRE AGREEMENT AND AGREEMENTS BY

33. (a) This Rental Agreement shall constitute the entire agreement of the parties hereto. All prior agreements between the parties, whether written or oral, are merged herein and shall be of no force and effect. This Rental Agreement cannot be changed, modified or discharged orally, but only by an agreement in writing, signed by the party against whom enforcement of the change, modification or discharge is sought.

(b) No agreement between Lessee(s) and Lessor or employees, shall be binding unless in writing and signed by Lessor.

TRUTH IN RENTING ACT

34. 1978 pa 454 AND OTHER STATUTORY PROVISIONS: Lessor and Lessee(s) specifically agree that this Rental Agreement shall not and is not intended to violate or waive any of the provisions of the Truth in Renting Act 1978 PA 454 or any of the statutes referred to in the Truth in Renting Act relating to fitness and habitability, security deposits, civil rights, civil rights of handicapped persons, and consumer protection. If, however, any provision of this Rental Agreement does, in fact, violate or waive any of the above statutes, then such provision shall be null and void but the other provisions of this Rental Agreement shall continue to remain in full force and effect. Legal notices are required by the Truth in Renting Act should be sent to: KRAMER-TRIAD MANAGEMENT GROUP, LLC 1100 Victors Way, Suite #50, Ann Arbor, Michigan 48108. All other notices should be sent to: KRAMER-TRIAD MANAGEMENT GROUP, LLC 1100 Victors Way, Suite #50, Ann Arbor, Michigan 48108.

ADMINISTRATIVE FEE

35. Lessor(s) herewith acknowledges the payment of \$ 200 collected as a non-refundable application fee..

UNIVERSITY OF MICHIGAN OFF-CAMPUS HOUSING MEDIATION CLAUSE:

If communication between the Tenant(s) and Landlord breaks down, a mediator can assist the parties in voluntarily reaching a mutually acceptable settlement of the issue(s) in dispute. All parties to this agreement agree that the University of Michigan Off-Campus Housing Program will assist in disputes involving University of Michigan students for which one of the parties requests assistance and; a) all parties will make a reasonable and good faith effort to settle such disputes through the program; b) any party to this lease may request mediation; c) program staff may enter and inspect the premises after notice to both parties and at reasonable times; d) this provision does not preclude other legal rights of the parties.

CITY OF ANN ARBOR TRUTH-IN-RENTING NOTICE: "Some things your Landlord writes in the lease or says to you may not be correct representations of your rights." "Also, you may have rights and duties not mentioned in your lease. Such rights may include rights to repairs, right to withhold rent to get repairs done, and rights to join a tenant's union or to form your own union. Such duties may include the duty to pay rent and the duty not to cause a serious health hazard or damage beyond reasonable wear and tear." "Additionally, some lease clauses may be subject to differing legal interpretations. If you think that a clause in your lease or something your Landlord says to you is unfair, you may contact your own lawyer, legal aid society, or tenant's union lawyer for their opinions."

STATE OF MICHIGAN TRUTH IN RENTING NOTICE: Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the truth in renting act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

NOTICE: YOU HAVE THE RIGHT TO PRIVACY IN YOUR RENTAL HOME. CITY LAW ESTABLISHES GUIDELINES THAT THE OWNER AND HER/HIS AGENT MUST FOLLOW BEFORE ENTERING YOUR HOME. YOU MAY INITIATE ADDITIONAL ENTRY RESTRICTIONS BY GIVING WRITTEN NOTICE TO YOUR LANDLORD. COPIES OF THESE GUIDELINES (HOUSING CODE 8:529) ARE AVAILABLE AT THE BUILDING DEPARTMENT, CITY HALL, 100 N. FIFTH AVE.

UPON EXECUTION OF THIS RENTAL AGREEMENT, Lessee(s) is entitled to receive a copy of the booklet provided by the city clerk concerning the legal rights of tenants. By executing this Rental Agreement, Lessee(s) acknowledges receipt of such booklet prior to execution of the lease.

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

WITNESSED BY:

KRAMER TRIAD MANAGEMENT GROUP, LLC
(Agent for Owner)

By _____

DocuSigned by:

Abbar Rahman Ghazi

Lessee:

DocuSigned by:

Taim-Allah Al-Jarrah

Lessee: 22FAB0FA3D64E4...

NOTICE TO ALL TENANTS

All communications to your Lessor agent should be directed to:

Kramer Triad Management Group
1100 Victors Way, Ste. 50
Ann Arbor, MI 48108
(734) 973-5500

The name and address of the financial institution which bonds your security deposit is:

Sentry Insurance Company of Grand Rapids
Grand Rapids, MI 49506

According to state statute, you must notify your Landlord in writing within 4 days after you move of a forwarding address where you can be reached and where you will receive mail; otherwise your Landlord shall be relieved of sending you an itemized list of damages and the penalties adherent to that failure.

This Lessor has neither told you nor written anything in your lease that is known to be deceptive or a misrepresentation of your rights, however the statement contained in the outline above is required by the City Charter.

DocuSigned by:
Abbar Rahman Quazi
Lessee
DE224210BC0742C...
DocuSigned by:
Taim-Allah Al-Jarrah
Lessee
B22FAB0FA3D64E4...

5/5/2016
Date
5/5/2016
Date

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not take care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre- 1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial)

____ Presence of lead-based paint or lead-based paint hazards (check one below):
 ____ Known lead-based paint and/or lead-based hazards are present on the housing (explain):

16 Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

____ Records and reports available to the lessor (check one below):
 ____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

16 Lessor has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

DS TA DS TA	DS ARQ DS ARQ	Lessee's Acknowledgement (initial) Lessee(s) has received copies of all information listed above. Lessee(s) has received the pamphlet "Protect Your Family from Lead in Your Home." _____
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Agent's Acknowledgement (initial)

16 Agent has informed the lessor of the lessor's obligations under 42 U.S.C. §4582(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, the information provided by the signatory is true and accurate.

Lessor	Signed by:	Date
	<u>Abnar Rahman Ghazal</u>	<u>5/5/2016</u>
Lessee	Signed by:	Date
	<u>[Signature]</u>	<u>4-13-11</u>
Agent	Signed by:	Date

Lessor	Signed by:	Date
	<u>Taim-Allah Al-Jarrah</u>	<u>5/5/2016</u>
Lessee	Signed by:	Date
	<u>[Signature]</u>	<u>[Date]</u>
Agent	Signed by:	Date



ASSOCIA

Kramer-Triad Management Group, L.L.C.

Ann Arbor • Novi • Troy

TOWER PLAZA CONDOMINIUM 555 E. William Street • Ann Arbor, MI 48104

ADDENDUM TO RENTAL AGREEMENTRe: 555 E. William St., Ann Arbor, MI 48104 Unit # 3F5-5-16
DateABRAR QUAZI, Lessee
Print NameTAIM AL-JARRAH, Lessee
Print Name

1.) Non co-owner occupant acknowledges that s/he has read the Master Deed, Condominium Bylaws, Association Bylaws and rules and regulations of Tower Plaza Condominium Association and all amendments thereto (hereinafter referred to as "Condominium Documents"). Non co-owner occupant agrees to comply with said Condominium Documents and with all amendments and additions to such Condominium Documents.

2.) No non co-owner occupant shall assign or sublet the Condominium unit without the prior consent in writing of the Board of Directors of Tower Plaza Condominium Association. In no event shall the non co-owner occupant assign or sublet less than the entire Condominium unit.

3.) Non co-owner occupant acknowledges that the Board of Directors of Tower Plaza Condominium Association shall have the power to bring summary proceedings to evict the non co-owner occupant and/or to bring an action for money damages in the same action against the co-owner and non co-owner occupant in the event of any default by the non co-owner occupant in compliance with the Condominium Documents. Money damages shall include but not be limited to, actual attorney's fees and cost incurred by Tower Plaza Condominium Association in commencing any proceedings against the non co-owner occupant.

4.) Landlord and the Tenant acknowledge that if the Landlord is in arrearage to Tower Plaza Condominium Association for assessments and Tower Plaza Condominium Association gives written notice of the arrearage to the Tenant, the Tenant shall deduct rental payments due the Landlord under this Lease Agreement and pay them to the Condominium Association. The deduction shall not be a breach of this lease agreement by the Tenant.

DocuSigned by:

Abrair Rahman Quazi

Lessee 4210BC0742C...

DocuSigned by:

Taim-Allah Al-Jarrah

Lessee 020FAB0FA3D64E4...

Lessor/Managing Agent_____
Lessor Name

1100 Victors Way, Suite 50 • Ann Arbor, MI 48108
734.973.5500 800.794.9297 Fax 734.973.0001 www.kramertriad.com

AAMC
ASSOCIATION MANAGEMENT COMPANY

Associa® The nation's leader in community association management www.associaonline.com

Acknowledgement of Unit Condition & Inventory

UNIT ADDRESS: 555 E. William # 3F Ann Arbor, Michigan 48104

LESSEE NAME: ABRAR QUARZI

LESSEE NAME: TAIM AL-JARRAH

RENTAL AGREEMENT:

Commencement Date: 9-1, 2016
 Expiration Date*: 8-20, 2017

The undersigned hereby acknowledges that he/she has seen the above listed unit and accepts it on as "as is" basis. The undersigned further acknowledges that there are no contemplated changes to the unit, its furnishings, or the appliances for the term of the lease AND if any items are not present at the time of vacancy, Lessee(s) understands that he/she will be responsible for charges any damaged or missing inventory.

The undersigned hereby acknowledges that he/she the above listed unit now includes a Wireless Router, A/C Power Cord Adapter & Cat 5 Cable Connector. This equipment must remain in the rental unit and be present upon vacancy or the Lessee(s) will be charged for missing equipment. Contact IAS at support@ias.net for details to access and activate this internet service.

Any and All equipment and hardware provided for the use and access to television service and/or internet service by Comcast Cable, Xfinity, ATT Communications or any other third party service provider shall be the sole responsibility of the Lessee(s). Landlord, Owner or Agent shall not be held liable for any unreturned equipment left in the premises upon vacancy.

Inventory checklist: (unless otherwise noted, unit shall contain the following appliances)

☒ Range w/Oven ☒ Refrigerator ☒ Dishwasher
☐ Microwave ☐ _____ ☐ _____

☒ UNIT IS UNFURNISHED

Additional furnished items: (unit contains the following furnished inventory)

☐ Sofa ☐ Table ☐ Chairs # _____
☐ Desk ☐ Chair ☐ End table(s) # _____
☐ Table Lamp(s) # _____ ☐ Floor Lamp(s) # _____
☐ BedFrame(s) # _____ ☐ Mattress(es) # _____
☐ Dresser ☐ Night stand(s) # _____
☐ _____ ☐ _____

DocuSigned by:

AbRAR Rahman Quarzi

5/5/2016

Lessee

DocuSigned by:

Taim-Allah Al-Jarrah

Date

5/5/2016

Lessee

Date

Agent

Date

*This Acknowledgement of Unit Condition & Inventory shall be enforce for the current term of rental and all subsequent renewal rental agreements until vacancy occurs.