

Residential Lease Exhibit I

Site: Harbor Point Apartments Manager: CMJ Management Company Owner: Harbor Point Apartments Co LP Location: 1 Harbor Point Blvd Dorchester, MA 02125-3242 (617) 436-0771	Owner & Manager Address: Bayside Office Center at Columbia Point 150 Mt. Vernon Street Boston, MA 02125
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Resident(s): Naga Pranathi Malapati, Ajay sai reddy Desiredreddy, Vasavi sai Nunna, Vamsi Gajja
Approved Occupants: Naga Pranathi Malapati, Ajay sai reddy Desiredreddy, Vasavi sai Nunna, Vamsi Gajja
Premises: 34 North Point Dr #205, Dorchester, MA 02125
Mailing Address: 81 Westwind Rd. #69, Dorchester, MA 02125

Term: Start Date: 08/30/2024 Rent: \$3675.00 Parking: See Parking Rules & Regs Pet Rent: \$0.00 Concession(s): No applicable concession.	Expiration Date: 07/31/2025 Security Deposit: \$3675.00 Last Month's Rent: \$3675.00 \$0.00
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Utility	Included in Rent?	Documents Included with the Lease	
Gas*	No	Rent & Security Deposit Receipt	Yes
Air Conditioning*	No	Rent Payment Policy	Yes
Electricity	No	Payment Authorization Form	Yes
Water & Sewer	Yes	Community Rules & Regulations	Yes
Garbage Removal	Yes	Parking Rules & Regulations	Yes
		Pool Rules & Regulations	Yes
		No Smoking Addendum	Yes
		Right to Reasonable Accommodation	Yes
		Roommate Acknowledgment	Yes
		Renter's Insurance Addendum	Yes
		Statement of Conditions	Yes
		Key Release Addendum	Yes
		Move-in Inspection Form	Yes
		Fitness Center Rules & Regulations	Yes
		Pet Rules & Regulations	Yes
		Other:	

*Excluding electricity for any associated distribution fan serving only the premises.

The initials below signify that all Residents have received the documents listed above and agree to the terms within.

Resident Initials	Resident Initials	Resident Initials	Resident Initials	Resident Initials	Resident Initials	Resident Initials	Resident Initials



LEASE

All capitalized terms below are defined on Exhibit I, which is attached hereto and incorporated herein. The Owner of the Site, by and through the Manager as its agent, hereby leases to the Resident the Premises for the Term subject to the terms and conditions contained in this Lease.

1. RENT

- a. The Resident agrees to pay monthly Rent, as specified in Exhibit I. Rent shall be paid in advance on or before the first day of each month. Payment by the Resident or receipt by the Manager of an amount other than the monthly Rent provided in this Lease shall be applied at the Manager's discretion. No endorsement or statements on any check, or any letter accompanying any check or payment as Rent shall be considered a settlement or an agreement with the Manager. The Manager may accept such check or payment without prejudice to the Manager's right to recover the balance of such Rents or pursue any other remedy permitted by law. Rent shall be payable to the Owner or as otherwise directed by the Owner, and delivered to the Owner at the Location specified on Exhibit I.
- b. Without limiting any remedies available to the Manager in this Lease or at law, the Resident will pay a charge for each check returned to the Manager by a bank or other entity for any reason in the amount indicated in the Rent Payment Policy. The Manager may at any time require that Rent and all other sums due be paid in a certified check, cashier's check, or money order.
- c. Without limiting any remedies available to the Manager in this Lease or at law for late payment of Rent, if any payment of Rent due under the Lease remains unpaid, in whole or in part, a late fee shall be imposed in accordance with the Rent Payment Policy and applicable law.
- d. In the event of early termination of the Lease due to breach of the Lease by the Resident, without limiting any remedies available to the Manager in this Lease or at law, the Resident shall repay promptly any rent Concession set forth on Exhibit I given to the Resident as an inducement to the Resident to enter into this Lease. The parties understand and agree that any such Concession was provided in consideration of the Resident's occupying the Premises for the full Term.

2. SECURITY DEPOSIT

- a. The Manager acknowledges the receipt from the Resident of the Security Deposit specified on Exhibit I to be held by the Manager during the term hereof, or any extension or renewal, as security for any unpaid Rent (which has not been validly withheld or deducted pursuant to law) and any damage to the Premises attributable to the Resident; it being understood that said Deposit is not to be considered prepaid Rent, nor shall damages be limited to the amount of such Security Deposit.
- b. The Manager agrees to hold said Security Deposit in a separate interest-bearing bank account and shall give the Resident a receipt within thirty (30) days after said deposit is received as required by law. The receipt shall indicate the name, location of the bank, the amount, and the account number where the deposit is being held. The Manager shall, within thirty (30) days after termination of this Lease or upon the Resident's vacating said Premises completely, together with all goods and possessions, whichever shall last occur, return said Security Deposit or any balance thereof, and any interest thereon, as required by law, if any, after deducting the amount of any unpaid Rent or any damage caused by the Resident, or for which the Resident is liable under the terms of this Lease, reasonable wear and tear excepted, along with a statement itemizing with particularity the nature of any repairs necessary to correct any damage and the actual or estimated cost thereof.
- c. If the Manager holds a Security Deposit for a period of one year or longer from the commencement of the term of tenancy, the Manager shall pay or credit interest as required by law.

3. TERM

- a. The Term shall be as set forth on Exhibit I. This Lease shall automatically renew for successive twelve (12) month terms (each such 12-month term shall be referred to herein a "Renewal Term"), unless written notice of non-renewal is issued by either party to the other party at least sixty (60) days prior to expiration of the Term or the then current Renewal Term. Each Renewal Term shall be subject to all terms and conditions set forth herein, except that the Rent may be increased at



the commencement of each Renewal Term by Manager by a maximum of up to thirty percent (30%) and except for any other explicitly noted changes to terms and conditions as specified in a lease renewal notice.

- b. If the Resident fails to move out on or before the date in a notice to vacate from the Manager or at Lease expiration, whichever is sooner, the Resident will be required to pay a holdover use and occupancy fee equal to two times the Rent specified on Exhibit I, prorated for the number of days the Resident holds over, without limiting any other remedies available to the Manager in this Lease or at law.
- c. During the term of this Lease and for such other and further period as the Resident shall occupy the said Premises, all of the terms, covenants, and conditions contained herein shall remain in full force and effect.

4. UTILITIES

Responsibilities for utilities are set forth on Exhibit I. Generally, the Resident is responsible for timely, separate payment directly to utility companies of all utilities for which the Premises is separately metered.

5. CARE OF PREMISES

- a. The Resident shall not paint, decorate, or otherwise change and shall not make nor suffer any additions or alterations to be made in or on the Premises without the prior written consent of the Manager in each instance, which consent the Manager may grant or deny in the Manager's sole discretion.
- b. The Resident shall not misuse or disconnect any smoke detector, fire alarm, or other safety system, and the Resident understands and agrees that any such improper activity may be a violation of law and will be prosecuted.
- c. At the termination of this Lease, the Resident shall deliver up the Premises and all property belonging to the Manager in good, clean, and rentable order and condition, reasonable wear and tear excepted.
- d. No articles shall be hung or shaken from the windows, doors, balconies, or placed upon the exterior windowsills or stored on balconies. Furthermore, the Manager reserves the right to limit or prohibit the placement of furniture on balconies and patios.
- e. Installation of any television aerials, satellite dishes, or other like equipment requires the prior written consent of the Manager in each instance and shall be performed in accordance with the Manager's policies and procedures.
- f. Waterbeds shall be permitted in the Premises only upon prior written approval from the Manager, which approval the Manager may grant or deny in the Manager's sole discretion.
- g. Every reasonable step should be taken by the Resident to prevent formation of mold in the Premises. The Resident must prevent accumulation of water and moisture, after showering and otherwise. No wet articles should be left about the Premises. The Resident must install and utilize shower curtains at all showers, and must close all windows during heavy rains. The Resident must not block heating or ventilation equipment, and must notify the Manager if such equipment is not working properly or if structural leaks are present. If mold forms, application of disinfectant may be necessary in strict accordance with product instructions.
- h. Every reasonable effort shall be taken by the Resident to prevent pest infestations from occurring. The Resident must maintain good housekeeping practices. Trash, food, and waste must be disposed of properly. Items commonly discarded such as used furniture (e.g., couches, mattresses, bed frames, chairs, dresser bureaus, and the like) may contain bed bugs, and therefore may not be brought into the Premises. The Resident must notify the Manager promptly and no later than 5 days of any pest problem, including without limitation the presence of cockroaches and bedbugs. If any pest management contractor is engaged by the Manager, the Resident must provide reasonable access to such contractor and must comply with such contractor's reasonable instructions regarding preparation for treatment and post-treatment measures.
- i. The Resident shall maintain the Premises in a clean condition and in accordance with any written onsite rules and regulations promulgated by the Manager from time to time. The Resident shall not sweep, throw, or dispose of any dirt, waste, rubbish, or other substance at or on the Site, except in proper receptacles and except in accordance with the rules of the Manager.



6. DISTURBANCE, DRUGS, ILLEGAL USE

- a. The Resident and the Resident's visitors, guests, contractors, agents, licensees, servants, and the like shall not make or suffer any unlawful, noisy, or otherwise offensive use of the Premises, nor commit or permit any nuisance to exist thereon, nor cause damage to the Premises, as determined by the Manager in the Manager's sole discretion.
- b. The Resident and the Resident's visitors, guests, contractors, agents, licensees, servants, and the like shall not create any interference with the rights, comfort, safety, or enjoyment of the other occupants of the Site or the Manager, or make any use whatsoever of the Premises except as and for a private residence, as determined by the Manager in the Manager's sole discretion. The Resident shall honor any trespass order issued by the Manager to any of the Resident's visitors, guests, contractors, agents, licensees, servants, and the like by not permitting such person(s) within the Premises or at the Site.
- c. The Resident is responsible for all acts of occupants of the Premises, and for all acts of the Resident's visitors, guests, contractors, agents, licensees, servants, and the like, including the children thereof, while they are at the Premises, in Common Areas, or elsewhere at the Site. The Resident shall not allow any such persons to do what the Resident is not permitted to do. Furthermore, the Resident accepts full and complete responsibility for the conduct of such persons as if the Resident committed the offending or wrongful act.
- d. The Resident shall not operate a retail store, day care, or other businesses in or from the Premises which, in the opinion of the Manager, interfere with the rights of other residents or of the Manager, or which violates any law. The Resident shall obtain the prior written approval of the Manager prior to engaging in any such business, which approval the Manager may grant or deny in the Manager's sole discretion.
- e. For the safety of residents at the Site, the following activities by the Resident or the Resident's visitors, guests, contractors, agents, licensees, servants, and the like are strictly prohibited and will be cause for immediate termination of the Lease: (1) possession, sale, or manufacture of illegal drugs; (2) prostitution; (3) illegal gambling; (4) the illegal keeping or sale of alcoholic beverages; (5) assault, battery, or the threat thereof; and (6) like activities endangering the health, safety, or welfare of others at or near the Site, as determined by the Manager in the Manager's sole discretion, whether or not criminal charges have been brought or prosecuted, and whether or not such activities occurred on or about the Premises. Under such circumstances, the Manager at the Manager's discretion may employ expedited eviction proceedings to the extent permitted by law, notwithstanding the provisions of Paragraph 20 herein.

7. COMMON AREAS

"Common Areas" shall mean and include all areas, land, facilities, equipment, and buildings at the Site (exclusive of the Premises and areas exclusively leased to other residents) that are available for the common and joint use and benefit of the Manager, the Resident, and other residents and occupants of the Site, including but not limited to, lobbies, public washrooms, hallways, sidewalks, parking areas, landscaped areas, and service entrances. The Manager reserves the right in its sole discretion and from time to time to construct, maintain, operate, repair, close, limit, take out of service, alter, change, and modify all or any part of the Common Areas. No receptacles, vehicles, bicycles, sporting goods, doormats, shoes, clothing, or other articles or obstructions shall be placed in the halls, on patios, in recreational areas, in community rooms, or elsewhere in or about Common Areas.

8. GENERAL INDEMNITY

- a. The Resident hereby indemnifies and holds the Owner, the Manager, and each of their owners, partners, shareholders, members, subsidiaries, affiliates, franchisees, and each of such persons' or entities' officers, directors, agents, contractors, subcontractors, guests, residents, visitors, licensees, invitees, permittees, and employees (collectively referred to as the "Indemnitees"), and each of them, against and from any and all allegations, demands, claims, liabilities, damages, fines, penalties, or costs of whatever nature (including reasonable attorney's fees), and whether by reason of death of or injury to any person or loss of or damage to any property or otherwise arising out of or in any way connected with the Resident's breach of this Lease or any nuisance, carelessness, neglect, or improper conduct by the Resident or the Resident's visitors, guests, contractors, agents, licensees, servants, and the like, except to the extent due to the negligence or



intentional misconduct of the Indemnitees.

- b. All personal property in any part of the Site within control of the Resident shall be at the sole risk of the Resident. Subject to applicable law, the Indemnitees shall not be liable for damage to or loss of property of any kind which may be lost, stolen, damaged, or destroyed by fire, water, steam, defective refrigeration, or otherwise, while on the Premises or anywhere at the Site or for any personal injury, except to the extent due to the negligence or intentional misconduct of the Indemnitees.

9. OTHER RULES AND REGULATIONS/PETS

- a. The Resident agrees to conform to the rules and regulations from time to time established by the Manager for the safety, care, cleanliness, and orderly conduct of the Premises, Common Areas, and the rest of the Site.
- b. No dogs or other pets (except for valid assistance or service animals pre-approved in writing by the Manager) shall be permitted in the Premises at anytime, unless the Site publicly advertises in writing that certain pets may be allowed. If the Site publicly advertises in writing that certain pets may be allowed: (i) written pre-approval from the Manager shall be required for the Resident's specific pet, which approval the Manager may grant, grant with conditions, deny, or revoke in the Manager's sole discretion; and (ii) fees, additional deposits, licensing, and other restrictions may apply.

10. PARKING

- a. No parking is available to the Resident unless and to the extent set forth in Exhibit I.
- b. No resident shall park any commercial vehicles (e.g., trucks or vans), boats, trailers, or taxi cabs in any area of the Site.

All residents and their visitors, guests, contractors, agents, licensees, servants, and the like shall observe the parking regulations set forth herein and such other regulations as the Manager may from time to time promulgate. Should the Resident park any vehicle, including the above-described vehicles, in any manner contrary to law, this Lease, or the Manager's regulations, that vehicle may be towed away at the Resident's expense, without notice. The Resident agrees to obey all posted parking and traffic control signs. The Manager assumes no responsibility or liability whatsoever for the loss or damage to any vehicle or property contained therein at the Site. The Resident shall not wash or make repairs to any vehicle at any place on or about the Site. Parked vehicles shall at all times display any tags required by the Manager and shall be duly licensed, duly registered, and in operable and good condition; otherwise such vehicles may be towed away at the Resident's expense, without notice.

11. PLUMBING

The toilets, disposals, and waste pipes shall not be used for any purpose other than those for which they were constructed, and the Resident shall not dispose therein any sweepings, rubbish, rags, or any other improper articles. Any damage to the Premises or Site caused by the misuse of such equipment shall be borne by the Resident.

12. REPAIRS

The Resident agrees with the Manager that, during this Lease and for such further time as the Resident shall hold the Premises or any part thereof, the Resident will at all times keep and maintain the Premises and all equipment and fixtures therein or used therewith repaired, whole, and of the same kind, quality, and description and in such good repair, order, and condition as the same are at the beginning of or may be put in during the Term of this Lease or renewal or extension thereof, reasonable wear and tear and damages by unavoidable casualty only excepted. The Resident agrees to notify the Manager immediately if any needed repairs in the Premises should be required and that all such repairs will be done by the Manager's agent or contractors and that the cost of any repairs required by improper usage or negligence of the Resident or the Resident's family, relatives, friends, invitees, agents, or servants shall be reimbursed to the Manager in full immediately upon demand.

13. SECURITY

The Resident acknowledges and agrees that protection against criminal activity is not within the Owner or the Manager's power, that the Owner and the Manager do not have the duty to provide any security protection services, security lighting or any other security measures at the Site, that the Owner and the Manager have no obligation to conduct criminal background checks on actual or potential residents or occupants, that the Resident shall look solely to the public police for security protection, and that the Resident is responsible for



her or his personal security. The Owner and the Manager shall not be liable for failure to provide such security measures, for failure to conduct such criminal background checks, or for criminal or wrongful action by others against the Resident, including actions by others which cause damage to the property of the Resident. If, from time to time, the Owner or the Manager provides patrol services at the Site, such patrol services are for the Owner's and the Manager's own purposes and shall not constitute a waiver of, or in any way modify, the security provisions set forth above. The Owner and the Manager shall not be liable for failure to provide patrol services and the Owner and the Manager may decrease or discontinue such patrol services at any time, without notice to or consent of the Resident.

14. NONSURRENDER

Abandonment of the Premises, attempt to abandon the Premises, or the returning of the keys to the Manager shall not be deemed in any way a discontinuance of the Resident's obligations under this Lease. Without limiting any other rights or remedies available to the Manager under this Lease or at law, the Manager in the Manager's sole discretion may terminate the Lease upon written notice to the Resident at the Premises if the Premises is abandoned.

15. SUBLETTING, NUMBER OF OCCUPANTS

- a. The Resident shall not assign nor sublet all or any part of the Premises, nor shall permit the Premises to be occupied by anyone except the individual specifically named in the Lease (or any children born to them during the Term and any extension or renewal thereof) without first obtaining on each occasion the prior written consent in writing of the Manager, which consent the Manager may grant or withhold in the Manager's sole discretion.
- b. Overnight visitors are limited to a maximum stay of fourteen (14) days in aggregate per year. Without limiting any rights or remedies to the Manager under the Lease or at law, the Manager may impose a use and occupancy charge for occupants who exceed such stays.

16. DELIVERY OF PREMISES

In the event the Manager is unable to allow occupancy by the Resident of the Premises at the time specified on the Lease, the Rent shall be abated on a pro rata basis until such time as occupancy can be obtained.

17. HEAT AND HOT WATER

The Manager agrees that it will furnish cold water to the Premises, all in accordance with applicable laws. The Manager shall provide and maintain in good operating condition the facilities capable of heating water and facilities for heating the Premises.

18. RIGHT OF ENTRY

- a. The Manager may enter upon the Premises at reasonable times with notice to examine the condition thereof, show the Premises to prospective purchasers, residents, or mortgagees, or to make repairs thereto.
- b. The Manager may also enter upon the Premises without notice if in the opinion of the Manager the Premises has been abandoned by the Resident or an emergency condition exists.

19. TRUSTEE

In the event that the Manager is a trustee or partnership, no such trustee nor any beneficiary nor any shareholder of said trust and no partner, general or limited, of such partnership shall be personally liable to anyone under any terms, condition, covenant, obligation, or agreement, expressed herein or implied hereunder or for any claim of damage or cause at law or in equity arising out of the occupancy of said Premises, the use or the maintenance of the Site, its approaches, and equipment.

20. BREACH OF LEASE

If the Resident shall fail to comply with any term, condition, covenant, obligation, or agreement expressed herein or implied hereunder, or if the Premises appears to be abandoned, then, and in any of the said cases and notwithstanding any license or waiver of any prior breach of any of the said terms, conditions, covenants, obligations, or agreements, the Manager, without the necessity or requirement of making any entry, may (subject to the Resident's rights under applicable law) declare the Resident to be in default of its obligations under the Lease and may, without limiting any other rights or remedies available to the Manager under this Lease or at law, terminate this lease by:

- a. a seven (7) day written notice to the Resident to vacate said Premises in case of any breach except for nonpayment of Rent, or
- b. a fourteen (14) day written notice to the Resident to vacate said Premises upon the neglect or refusal of the Resident to pay the Rent as herein provided.



21. REMEDIES

The Resident covenants that in case of any such termination, the Resident will forthwith pay the Manager as damages a sum equal to the amount by which the Rent and other payments called for hereunder for the remainder of the Term exceed the fair rental value of said Premises for the remainder of the Term; and in addition thereto will furthermore reimburse the Manager during the remainder of the original term against all loss and damage suffered by reason of such termination however caused, including without limitation any loss of rents, any reasonable commissions for re-letting the Premises, attorneys fees incurred by the Manager in collecting any Rent or damages hereunder or in obtaining possession of the Premises by summary process or otherwise, reasonable cost of cleaning and repainting the Premises to re-let the same, moving and storage costs incurred by the Manager in connection with eviction proceedings, and the like.

22. EMINENT DOMAIN

If any part of the Premises or the building of which the Premises are a part is taken by any authority by eminent domain or condemnation or in any way receives any direct or consequential damage pursuant to any action by any public authority after execution and during the Term and extension, if any, of this Lease, then at the option of the Resident or the Manager this Lease shall be terminated by giving notice in accordance with the notice requirements herein. Said option to terminate shall be exercised no earlier than the effective date of taking nor later than thirty (30) days thereafter. Sending of such notice shall be deemed exercise of this option and shall terminate the Lease as of the date of taking. If the Lease is not terminated in the event of a taking or destruction of or damages to the Premises, then the Rent shall be abated in proportion to the nature and extent of the damage until the Premises shall be put in proper condition, as determined by the Manager. The Resident hereby assigns, and covenants to deliver any other required instrument of assignment, to the Manager all claims and demands for damages on account of any such taking except with regard to claim for damage to the Resident's personal property.

23. FIRE, OTHER CASUALTY

In the event the Premises becomes uninhabitable by reason of fire or other casualty affecting the building, the Manager or the Resident may elect to terminate at anytime within thirty (30) days after such event by giving notice to the other party. The Manager may at its option terminate this Lease upon the occurrence of any substantial damage to the building or other condition that renders the Premises unfit for habitation in the opinion of the Manager. If the Lease is not terminated, the Manager shall commence and prosecute repairs to the apartment and the building so damaged until the apartment is made habitable; the Rent shall be abated by a just proportion according to the nature and extent of the damages. However, if the Lease is not terminated, Rent shall not be abated if the Resident rejects reasonable alternative temporary accommodations or otherwise refuses to reasonably cooperate with the Manager's efforts to repair the Premises.

24. KEYS AND LOCKS

Locks shall not be changed or replaced nor shall new locks be added by the Resident without written permission of the Manager. Any locks so permitted to be installed shall become property of the Manager and shall not be removed by the Resident. The Resident shall promptly give a duplicate key to any such changed, altered, replaced, or new lock to the Manager. Upon expiration of this Lease, the Resident shall deliver the keys of the Premises to the Manager.

25. NOTICES

All notices, demands, requests, consents, approvals, and other communications required or permitted to be given hereunder, or which are to be given with respect to this Lease, shall be in writing and shall be addressed to the Manager or the Resident as set forth on Exhibit I. Notices may be: (a) delivered by registered or certified mail, postage prepaid, return receipt requested; (b) sent by overnight delivery by the United States Postal Service, FedEx, UPS, or other nationally recognized delivery service; or (c) hand delivered. Either party may change the addresses for notice to such party by delivering a notice by a means authorized by this Paragraph. Notices are deemed to have been duly delivered and to be effective: (i) upon personal delivery thereof to the other party; (ii) on the next business day following deposit by the sender via overnight delivery by the United States Postal Service, FedEx, UPS, or other nationally recognized delivery service; or (iii) three business days after deposit by the sender in the United States Postal Service, or its successor, as registered or certified mail, postage prepaid, return receipt requested. Refusal to accept delivery of a notice constitutes delivery.

26. REMOVAL OF GOODS

The Resident further covenants and agrees that if the Manager shall remove the Resident's goods or effects, the Manager shall not be liable or responsible for any loss or damage to the Resident's goods or effects, and the



Manager's act of so removing such goods or effects shall be deemed to be the act of and for the account of the Resident.

27. WAIVER

The waiver of one breach of any term, condition, covenant, obligation, or agreement of this Lease shall not be considered to be a waiver of that or any other term, condition, covenant, obligation, or agreement of this Lease or of any subsequent breach thereof.

28. SEPARABILITY CLAUSE

If any provision of this Lease or portion of such provision or the application thereof to any person or circumstance is held invalid, the remainder of the Lease (or the remainder of such provision) and the application thereof to other persons or circumstances shall not be affected thereby.

29. ENTIRE LEASE

This document and documents incorporated herein and attached hereto contain the final and entire Lease between the parties hereto, and no parties shall be bound by any terms, conditions, or representations, oral or written not set forth or provided herein. Nothing shall prevent modification of the terms of this Lease by mutual agreement of the Manager and the Resident through the execution of a written addendum affixed to all copies of this lease or modification of the rules by the Manager as provided herein.

30. CONSENTS DISCRETIONARY/REMEDIES CUMULATIVE

Notwithstanding anything in the Lease to the contrary, any consent or approval by the Manager under this Lease shall be in the Manager's sole discretion, and any rights or remedies available to the Manager under this Lease shall be in addition to (and not in lieu of) any other rights or remedies available to the Manager under this Lease or at law.

31. SUCCESSORS AND ASSIGNS

The conditions, covenants and agreements contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

32. APPROVED OCCUPANTS

The Resident represents and warrants to the Manager that only the persons named on Exhibit I shall occupy the Premises, and that the Resident shall not assign this Lease, sublet the Premises, give accommodations to any roomers, lodgers, or any other person not so named, nor permit the use of the Premises for any purpose other than as a private dwelling solely for such named occupants. All authorized occupants of the Premises over the age of eighteen shall be considered Residents for the purposes of the Resident's responsibilities hereunder. The covenants and conditions of this Lease shall be the joint and several obligations of each Resident.

IN WITNESS WHEREOF, the parties have caused these presents to be signed in persons or by a person thereunto duly authorized and their respective seals to be hereunto affixed, the day and year first hereinabove written.

Resident: _____	Date: _____
Resident: _____	Date: _____
Resident: _____	Date: _____
Resident: _____	Date: _____
Resident: _____	Date: _____
Resident: _____	Date: _____
Manager: _____	Date: _____

