

High Enterprises DBA amrentals@pm.me

974 Wynstone drive • Jefferson, SD 57038
(712) 301-2538

1. Residency and Financials

1.1 PARTIES AND OCCUPANTS

This Lease Contract is between you, the undersigned resident(s):

Eshita Shahanaz, HASNAT M. ABDULLAH

and us, the owner/agent:

High Enterprises DBA amrentals@pm.me

You've agreed to rent the property located at

1700 George Bush Drive - Unit 203
College Station, TX 77840

for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner/agent listed.

The apartment will be occupied exclusively by the resident(s) listed above. The Owner/Agent must approve unauthorized occupants living in the premises for longer than 3 consecutive days. There is a \$250 administrative fee to change or add residents.

1.2 LEASE DURATION

The terms of this tenancy shall commence on 01/01/2024 and end on 12/31/2024, and thereafter, this lease shall automatically renew month-to-month unless either party gives at least 30 days' written notice of termination or intent to move out.

Oral notice of termination is not sufficient under any circumstances. Time is of the essence for providing notice of termination.

1.3 RENTS AND CHARGES

You shall pay \$760.00 per month for rent, in advance and without demand. The first month's rent and/or prorated rent amount of \$760.00 shall be due prior to move-in.

Every month thereafter, you must pay your rent on or before the 1st day of each month with 5 days of grace period. The following late fees will apply for payments made after the grace period:

Late fee rule: \$50.00 Flat Fee

Daily late fee: \$10.00

A charge of \$25 will apply for every returned check or rejected electronic payment plus the amount of any fees charged to the Owner/Agent by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized.

Charges of any unauthorized person(s) occupying the leased space will be at a minimum of \$100/per unapproved occupant. This is a recurring charge for every month the leased space is in violation of subsection 1.3. The following are authorized tenants: Eshita Shahanaz, HASNAT M. ABDULLAH, .

All rent is to be paid online on your tenant portal, checks or cash dropped off at the office. We may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract.

1.4 SECURITY DEPOSIT

The total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$300.00, due on or before the date this Lease Contract is signed. We will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your performance of this Lease Contract, including, but not limited to, cleaning, repair of damages, unpaid rent, late fees, and returned check fees. Tenant must give Landlord thirty days written notice of surrender before Landlord is obligated to refund or account for the security deposit.

92.108, property code provides that a tenant may not withhold payment of any portion of the last month's rent on grounds that the security

deposit is security for unpaid rent.

The landlord has 30 days to provide an accounting of the security deposit from the date the tenant surrenders the property and gives the landlord a written statement of the tenants forwarding address.

1. Landlord may deduct reasonable charges from the security deposit for:
2. damages to the property, excluding normal wear & tear, and all reasonable costs associated to repair the property.
3. costs for which tenant is responsible to clean, deodorize, exterminate, and maintain the property.
4. unpaid or accelerated rent, unpaid late charges and unpaid utilities.
5. unpaid pet charges.
6. replacing unreturned keys, openers, removal of unauthorized locks or fixtures installed by tenant.
7. missing or burned out lightbulbs, packing and storage of abandoned property.
8. costs of reletting (if tenant is in default)
9. attorney's fees and other reasonable costs incurred in any legal proceeding against tenant.
10. cost to restore walls, flooring, landscaping or any alteration to the property not approved in writing by the landlord.

1.5 UTILITIES

We'll pay for the following utilities:

water

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. We do not guarantee or warrant that there will be no interruption of utility service. You shall contact the utility service provider in the event of an interruption of service. If your electricity is ever interrupted, you must use only battery-operated lighting. There will also be a \$10 a month/per occupant water fee.

1.6 INSURANCE

We do not maintain insurance to cover your personal belongings or personal injury. You assume all liability for personal injury, property damage or loss, and insurable risk. We **STRONGLY RECOMMEND** you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.

1.7 KEYS AND LOCKS

You will be provided the following keys:

Front door, Gate clicker (if applicable)

All deadlocks, keys, window latches, doorknobs and any additional device required by local government ordinance, will be in working order when you move in.

You shall be liable for the entire cost all of key and lock replacements. You shall not change the locks or add a deadbolt lock without our written consent.

All keys must be returned to us when you vacate the unit. You will be charged for the cost of new locks and keys that are not returned.

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

X ESHJ
Eshita Shahanaz

X HMA
HASNAT M. ABDULLAH

2. Policies and Procedures

2.1 COMMUNITY POLICIES OR RULES

You and all guests and occupants must comply with any written community rules and policies, including instructions for care of our property. Any rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if distributed and applicable to all units in the community.

2.2 RESIDENT SAFETY AND PROPERTY LOSS

You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors, keyed deadbolt locks, keyless deadbolts, window latches, and other security or safety devices. You agree to make every effort to abide by the rules and guidelines in this Lease Contract.

Casualty Loss

We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law.

Smoke Detectors & Smoking

The Unit is equipped with smoke and carbon monoxide detectors in accordance with state or local government regulations. You must immediately report smoke-detector malfunctions to us. Neither you nor others may disable smoke detectors. You will be liable to others and us for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling or damaging the smoke detector or from your failure to replace a dead battery or report malfunctions to us.

No smoking is allowed in unit or in shared areas of property.

Safety and Crime Free

You or any guest or resident under your control, should not engage in any criminal activity in your unit or community. Children must be supervised by a responsible adult at all times.

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911 or call emergency personnel. You should then contact our representative. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes.

When leaving for more than five (5) days, Tenant shall notify management how long Tenant will be away.

2.3 PARKING

You will park on the property at your own risk. We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. Vehicles are prohibited from parking on the premises if they are inoperable, have no current license, take up more than one parking space, are parked in a marked handicap space without proper handicap insignia, block other vehicles from existing, are parked in a space not dedicated to parking, including, but not limited to, grass, sidewalks, patio, and fire lanes. There is one covered parking space for every unit.

Please park in your reserved space. Unit 203

2.4 PETS

Pets (including mammals, reptiles, birds, fish, and insects) are allowed only if we have so authorized in writing. A \$500 non-refundable pet fee is required for dogs and \$250 for all other animals. You must remove an illegal animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. We will authorize a service animal for a disabled person. We may require a written statement from a qualified professional, verifying the need for the service animal. Dogs must be on a leash at all times. Owners must clean up after their dog immediately or a \$50 fine will be charged.

- No Pets, No Pets

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for de-fleaing, deodorizing, and shampooing.

By initialing below, you acknowledge and agree to the terms in Section 2.

X ESHJ
Eshita Shahanaz

X HMA
HASNAT M. ABDULLAH

3. Responsibilities

3.1 CONDITION OF PREMISES AND ALTERATIONS

You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You shall maintain the premises in good, clean and tenantable condition throughout the tenancy. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices. You may not paint or make any permanent alteration without our written consent.

Interior pest control is your responsibility. You must supply & change HVAC filter every 30 days, you will change all light bulbs.

3.2 REQUESTS, REPAIRS, MALFUNCTIONS

All maintenance requests must be placed through the tenant portal. You shall report any damage or problem immediately upon discovery or you may be held responsible for the cost. Our complying with or responding to any oral request regarding security or nonsecurity matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to the property, or your health, or safety. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work.

3.3 RIGHT OF ENTRY AND INSPECTIONS

We have the right to enter the premises at all reasonable hours, with proper notice, for the purpose of inspection, responding to your request, making repairs and/or preventative maintenance, pest control, showing to prospective residents, buyers, loan officers or insurance agents, and for any emergency situations that may arise.

3.4 MOVE-OUT

You will give us a written notice with your intent to vacate 60 (sixty) days prior to the date of expiration of the Lease Contract. In such notice, you will include your forwarding address.

Surrender, abandonment, and eviction ends your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment. Surrender, abandonment, and eviction affect your rights to property left in the apartment. Surrender, abandonment, and eviction do not affect our mitigation obligations.

Cleaning

You must thoroughly clean the unit, including doors, windows, blinds, bathrooms, kitchen appliances, patios, and storage rooms. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

Charges

You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or other damages, excluding ordinary wear and tear; replacement cost of our property that was in or attached to the apartment and is missing; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored; removing illegally parked vehicles; animal-related charges; government fees or fines against us for violation (by you, your occupant, or guest) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late-payment and returned-check charges, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

Deposit Refund

We'll mail to you at your last known address your security-deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 30 (thirty) days after the Lease Contract termination and delivery of possession to us.

By initialing below, you acknowledge and agree to the terms in Section 3.

X ESHJ
Eshita Shahanaz

X HMA
HASNAT M. ABDULLAH

4. General Clauses

4.1 RELEASE FROM LEASE CONTRACT

Unless you're entitled to terminate this Lease Contract, you won't be released from this Lease Contract for any reason, including, but not limited to, voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.

Military Personnel Clause

You may terminate the Lease Contract if you enlist or are drafted or commissioned and on active duty in the Armed Forces of the United States. You must give us written notice of termination, 30 (thirty) days prior to the termination date. You must provide us proof that you qualify for this limited exception.

Family Violence Clause

Tenant may terminate this lease if Tenant provides Landlord a copy of a court order from the family violence code section 92.

Replacements and Subletting

If Tenant requests an early termination of this lease, Tenant may attempt to find a replacement tenant and may request Landlord to do the same. Replacing a resident, subletting, or assignment is allowed exclusively with our written consent. Tenant is responsible for all rent until a replacement has been accepted and moves in. A subtenant or replacement tenant must, in Landlord's discretion, be acceptable as a tenant and sign (a.) a new lease with terms no less favorable to Landlord than this lease. (b.) a sublease with terms approved by Landlord. If Tenant or Landlord procures the assignee, subtenant, or replacement tenant: a \$250 charge that the assignee, subtenant, or replacement tenant is to pay.

As an alternative, tenant may pay as fees equivalent of 2 months rent and forfeit their security deposit to terminate early and leave on good terms. Daily rent is still due until the unit is vacated.

4.2 DEFAULT BY RESIDENT

You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: failure to pay rent or other amounts that you owe when due; you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, or engages in dangerous behavior, regardless of whether or where arrest or conviction occurs; you abandon the apartment; you give incorrect or false answers in rental application or you provide false or fraudulent documentation requested by us; you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense; any illegal drugs or paraphernalia are found in your apartment; you or any guest or occupant engages in any prohibited conduct; or you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government. If you are in default for any reason, we may file a suit for Lease Contract termination after giving you fourteen (14) days written notice of Lease Contract termination. Such notice will state that your Lease Contract will terminate fourteen (14) days of your receipt of the notice, unless the breach is remedied within the fourteen (14) day period.

Holdover

You or any occupant, invitee or guest must not hold over beyond the date contained in your move-out notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If a holdover occurs, then we shall be entitled for damages for the hold-over period plus any expenses incurred due to the breach of this condition of the Lease Contract.

Other Remedies

If your rent is delinquent, you immediately forfeit all rights to occupy the apartment any longer, and if you have not vacated the unit by the date specified in the Lease Contract termination notice, you are guilty of a misdemeanor. Each day of your unlawful presence in the apartment constitutes a separate offense. We may report unpaid amounts to credit agencies. Upon your default and early move-out, you will pay us any amounts stated to be rental discounts, in addition to other sums due. Upon your default, we have all other legal remedies, including suit for Lease Contract termination, possession, damages, rent, and all other monies due. We may turn any returned checks over to law enforcement officials for prosecution according to law.

4.3 CONTRACT TERMINATION AND DISPUTE

This Lease Contract may only be amended, waived, or terminated by our representatives in writing. Any oral promises, representations or agreements by our representatives shall not be considered legally binding. No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written notice requirement, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances.

Waiver of Jury Trial

To minimize legal expenses and, to the extent allowed by law, you and we agree that a trial of any lawsuit based on statute common law, and/or related to this Lease Contract shall be to a judge and not a jury.

Force Majeure

We shall be excused from performance of obligations if we are prevented from fulfilling such obligations by an act of God, strikes, epidemics, war, acts of terrorism, riots, or other occurrence, which is beyond our control.

By initialing below, you acknowledge and agree to the terms in Section 4.

| | |
|-----------------|--------------------|
| X <u>ESHJ</u> | X <u>HMA</u> |
| Eshita Shahanaz | HASNAT M. ABDULLAH |

High Enterprises DBA amrentals@pm.me

974 Wynstone drive • Jefferson, SD 57038
(712) 301-2538

5. Sign and Accept

5.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

X *Eshita Shahanaz*

Lessee

IP Address: 66.76.2.58
10/03/2023 11:19am CDT

X *HASNAT MD ABDULLAH*

Lessee

IP Address: 66.76.2.58
10/03/2023 11:27am CDT

X *Robert high*

Lessor

IP Address: 73.206.107.123
10/03/2023 11:30am CDT