

RESIDENTIAL LEASE

One Year Lease

BY THIS AGREEMENT made and entered into on **10/01/2025** ,

Between **Oak Leaf Park LLC** , herein referred to as Lessor,

and **Jonterria S Cross** , herein referred to as Lessee

Lessor agrees to Lease the premises situated at **4715 28th Court** in the City of **Vero Beach** , County of **Indian river**, State of Florida, zip code of **32967** for a term of **a One Year** lease to commence on the date of **10 / 01/2025** and end by **09/30/2026**

- 1- **Rent.** The rent should be paid no later than the 5th day of each month, or a late payment of \$10.00 per day should be charged to the Lessee as additional rent. Lessee agrees to pay without demand, to Lessor as rent for the demised premises the sum of **One Thousand Seven Hundred \$1,700. 00** per month in advance on the first day of each calendar month beginning **10/ 01/2025** mailed to **P.O.Box: 8 Fort Pierce, FL 34954** or at such other place as Lessor may designate. Rent can be deposited to **Oak Leaf Park LLC Ac #8980 3964 5208 Bank Of America**
2. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor **\$1,400.00** Dollars , and **\$1,400** for the last month receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of terms hereof, to be returned to Lessee, without interest, on the full and faithful performance by him of the provisions hereof.
- 3- **Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.
- 4- **Use of Premises.** The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.
- 5- **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than **. 4 . .** persons, consisting of **. . . . 4** adults and / or children , without the written consent of the lessor.
6. **Condition of Premises.** Lessee stipulates that he has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean and tenantable condition.
7. **Assignment and Subletting.** Without the prior written consent of Lessor, Lessee shall not assign this lease, sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to one assignment, subletting, concession, or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option, terminate this lease and hold Lessee responsible for the remaining of this Lease or any financial cost to the Lessor to that regard.
8. **Alterations and Improvements.** Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease

9. **Damage to Premises.** If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty due to Lessee's negligence, employee, family, or visitor, the premises shall be promptly repaired by Lessee at their own cost, and there shall be no abatement of rent corresponding with the time during which, and the extent to which the leased premises may have been untenable.
10. **Dangerous Materials.** Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.
11. **Utilities.** Lessee (tenant) shall be responsible for arranging for and paying for **all utilities including Electric, water, Sewer and trash**
12. **Maintenance and Repair.** Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair; keep the furnace clean; keep the electric bells in order; keep the walk free from dirt and debris; and, at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor. Major maintenance and repair of the leased premises, not due to Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of Lessor or his assigns. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at his direction without the prior written consent of Lessor.
13. **Animals.** Lessee shall keep no domestic or other animals on or about the leased premises without the written consent of Lessor.
14. **Right of Inspection.** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon.
15. **Showing the premises & Display of Signs.** At any time of this lease, Lessor or his agent shall have the privilege of showing the premises to potential buyers, inspectors and appraisers. Lessor shall have the privilege of displaying the usual signs For Sale@ or For Rent@ or A vacancy@ signs on the demised premises and of showing the property to prospective purchasers or tenants.
16. **Subordination of Lease.** This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.
17. **Holdover by Lessee.** Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof but shall be terminated on thirty days written notice served by either Lessor or Lessee on the other party.
18. **Surrender of Premises.** At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted. In the case the premises is sold, the lessee shall quit and surrender the premises on the same day the premises is sold.
19. **Default.** If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease, at the option of Lessor, shall terminate and be forfeited, at such time Lessee will be held responsible for the remaining of the lease, and Lessor may re-enter the premises and remove all persons there from. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within seven days of receipt of such notice, Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.
20. **Abandonment.** If at any time during the term of this lease Lessee abandons the demised premises or any part thereof, Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefore, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion, as agent for Lessee, relet the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this

lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

21. **Insurance.** It is the responsibility of the Lessee to have their own insurance for their own properties inside the demised premises. It is clearly understood by both parties that Lessor is not holding any insurance to cover Lessee private properties inside the demised premises.
22. It is the responsibility of the Lessee to inform the Lessor of any type or any form of water leakage or standing water inside or outside this unit so that the Lessor will take care of this matter and no molding shall ever occur inside this unit.
23. If legal dispute takes place between the two parties and the matter goes to Court, Lessee agrees to wave his/her right to Jury.
24. It is clearly understood by the lessee that at any time lessor sells this property, this lease will be null and void. Lessor and/or his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises along with their client for the purpose of showing the client the premises.
25. **Binding Effect.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.
26. **The owner is supplying appliances: Refrigerator, stove, Microwave & A/C, No dishwasher.**
- 27- **Tenant is responsible for landscaping including mowing and cutting the grass**
28. **Late Fees are considered rent and they will be charged as rent. Rent will be prorated to start on the first of each month**
29. **In case of renewal, written notice and approval of both parties required , there is additional increase of at least 5%**

Oak Leaf Park LLC

Nabil Kishk



Lessor Signature

Nabil Kishk

DATE

Tel: 954-554-8525

Jonterria S Cross



Lessee Signature

SS#

D.L. #

772-539-6169

or 321-527-9569

RESIDENTIAL LEASE

One Year Lease

BY THIS AGREEMENT made and entered into on**09/01/2025**. ,

Between **Oak Leaf Park LLC** ,herein referred to as Lessor,

and **Rukiya Williams** ,herein referred to as Lessee

Lessor agrees to Lease the premises situated at **4645 38th Ave** in the City of **Vero Beach** , County of **Indian river**, State of Florida, zip code of **32967** for a term of **a One Year** lease to commence on the date of **09 / 01/2025** and end by **08/31/2026**

- 1- **Rent.** The rent should be paid no later than the 5th day of each month, or a late payment of \$10.00 per day should be charged to the Lessee as additional rent. Lessee agrees to pay without demand, to Lessor as rent for the demised premises the sum of **One Thousand Eight Hundred \$1,800.00** per month in advance on the first day of each calendar month beginning **09/ 01/2025** mailed to **P.O.Box: 8 Fort Pierce, FL 34954** or at such other place as Lessor may designate. Rent can be deposited to **Oak Leaf Park LLC Ac #8980 3964 5208 Bank Of America**
2. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor **\$1,300.00** Dollars, and **\$1,300** for the last month receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of terms hereof, to be returned to Lessee, without interest, on the full and faithful performance by him of the provisions hereof.
- 3- **Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.
- 4- **Use of Premises.** The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.
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12. **Maintenance and Repair.** Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair; keep the furnace clean; keep the electric bells in order; keep the walk free from dirt and debris; and, at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor. Major maintenance and repair of the leased premises, not due to Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of Lessor or his assigns. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at his direction without the prior written consent of Lessor.
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29. **In case of renewal, written notice and approval of both parties required , there is additional increase of at least 5%**

Live Oak Park LLC

Nabil Kishk



Lessor Signature

Nabil Kishk

Rukiya Williams



Lessee Signature

SS#

D.L. #

DATE

Tel: 954-554-8525

772-501-5762



P.O. Box 15284
Wilmington, DE 19850

LIVE OAK PARK LLC
PO BOX 8
FORT PIERCE, FL 34954-0008

BANK OF AMERICA
Preferred Rewards
For Business

Customer service information

- 1.888.BUSINESS (1.888.287.4637)
- bankofamerica.com
- Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

Please see the **Important Messages - Please Read** section of your statement for important details that could impact you.

Your Business Advantage Relationship Banking
Preferred Rewards for Bus Platinum Honors

for October 1, 2025 to October 31, 2025 Account number: 8980 3964 4076

LIVE OAK PARK LLC

Account summary

Beginning balance on October 1, 2025	\$5,088.37
Deposits and other credits	89,868.71
Withdrawals and other debits	-1,635.00
Checks	-71,990.00
Service fees	-0.00
Ending balance on October 31, 2025	\$21,332.08

- # of deposits/credits: 11
- # of withdrawals/debits: 11
- # of items-previous cycle¹: 12
- # of days in cycle: 31
- Average ledger balance: \$30,658.04
- ¹Includes checks paid, deposited items and other debits

BUSINESS ADVANTAGE

See the big picture at a glance
including your business accounts at other banks - right in your dashboard.

To learn more, scan or visit bankofamerica.com/ConnectedApps.

When you use the QRC feature, certain information is collected from your mobile device for business purposes.
Mobile Banking requires that you download the Mobile Banking app and is only available for select mobile devices.
Message and data rates may apply.



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IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

How to Contact Us - You may call us at the telephone number listed on the front of this statement.

Updating your contact information - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking.

Deposit agreement - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our financial centers.

Electronic transfers: In case of errors or questions about your electronic transfers - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will provisionally credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

Reporting other problems - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you and you agree to not make a claim against us, for the problems or unauthorized transactions.

Direct deposits - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us to find out if the deposit was made as scheduled. You may also review your activity online or visit a financial center for information.

© 2025 Bank of America Corporation

Deposits and other credits

Date	Description	Amount
10/02/25	Online Banking transfer from SAV 0368 Confirmation# 2043931843	50,000.00
10/02/25	DBHA - SECTION 8 DES:Section 8 ID:651754 INDN:Live Oak Park, Llc CO ID:7591679792 PPD	1,726.00
10/03/25	Counter Credit	774.00
10/07/25	Counter Credit	1,700.00
10/08/25	Counter Credit	1,800.00
10/08/25	Counter Credit	1,500.00
10/09/25	Counter Credit	10,000.00
10/15/25	Counter Credit	20,000.00
10/15/25	Counter Credit	866.71
10/20/25	Counter Credit	728.00
10/31/25	Counter Credit	774.00

Total deposits and other credits **\$89,868.71**

Withdrawals and other debits

Date	Description	Amount
10/28/25	PROG AMERICAN DES:INS PREM ID:XXXXXXXXX Live INDN:Live Oak Park LLC CO ID:9409348120 PPD	-1,635.00

Total withdrawals and other debits **-\$1,635.00**

Checks

Date	Check #	Amount	Date	Check #	Amount
10/02/25	2664	-500.00	10/10/25	2668	-1,800.00
10/07/25	2665	-50,000.00	10/21/25	2669	-170.00
10/10/25	2666	-1,400.00	10/15/25	2670	-350.00
10/10/25	2667	-1,700.00	10/21/25	2671	-5,000.00

continued on the next page

Can you spot a scam?

Be aware of these common red flags:

- Contacted unexpectedly by an individual claiming to be the bank
- Asked to transfer money to resolve fraud
- Pressured to act fast and click through warning messages

Share these tips with friends and family so they can help protect themselves.

Scan this code or visit bofa.com/HelpProtectYourself to see trending scams.

When you use the QRC feature, certain information is collected from your mobile device for business purposes.



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Checks - continued

Date	Check #	Amount
10/27/25	2672	-10,000.00

Date	Check #	Amount
10/27/25	2673	-1,070.00

Total checks **-\$71,990.00**

Total # of checks **10**

Service fees

The Monthly Fee on your primary Business Advantage Relationship Banking account was waived for the statement period ending 09/30/25. A check mark below indicates the requirement(s) you have met to qualify for the Monthly Fee waiver on the account.

✓ \$15,000+ combined average monthly balance in linked business accounts has been met

✓ Become a member of Preferred Rewards for Business has been met

For information on Small Business products and services or to link an existing account, please call 1.888.BUSINESS. For more information about the Preferred Rewards for Business program and which fees can be waived based on account eligibility and enrollment, see the Business Schedule of Fees located at bankofamerica.com/businessfeesataglance.

Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)	Date	Balance (\$)
10/01	5,088.37	10/09	22,088.37	10/21	33,263.08
10/02	56,314.37	10/10	17,188.37	10/27	22,193.08
10/03	57,088.37	10/15	37,705.08	10/28	20,558.08
10/07	8,788.37	10/20	38,433.08	10/31	21,332.08
10/08	12,088.37				



LIVE OAK PARK LLC | Account # 8980 3964 4076 | October 1, 2025 to October 31, 2025

Check images

Account number: 8980 3964 4076

Check number: 2664 | Amount: \$500.00

Check number: 2666 | Amount: \$1,400.00

Check number: 2665 | Amount: \$50,000.00

Check number: 2667 | Amount: \$1,700.00

Check number: 2668 | Amount: \$1,800.00

Check number: 2669 | Amount: \$170.00

Check number: 2670 | Amount: \$350.00

Check number: 2671 | Amount: \$5,000.00

Check number: 2672 | Amount: \$10,000.00

Check number: 2673 | Amount: \$1,070.00

Important Messages - Please Read

We want to make sure you stay up-to-date on changes, reminders, and other important details that could impact you.

Announcing a new look and feel for our Deposit Agreement and Disclosures document.

Starting November 14, 2025, you can visit bankofamerica.com/depositagreement to see the updates we have made to simplify the document. You can also request a copy at any financial center, or call us at the number on this statement.
