

APARTMENT LEASE

LANDLORD: ENGLISH VILLAGE I, LLC
ENGLISH VILLAGE II, LLC
ENGLISH VILLAGE III, LLC
ENGLISH VILLAGE IV, LLC
ENGLISH VILLAGE V, LLC

TENANT(S): Shicheng Guo

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the residential apartment referenced below for the term, at the rent stated and subject to the other terms and conditions set forth in this Apartment Lease (this "Lease"):

Monthly Rent:	\$ 1,528	Commencement Date:	3/21/2020
Monthly Pet Fee:	\$ 0	Expiration Date:	3/31/2021
Monthly Trash Fee:	\$ 15		
Total:	\$ 1,543		
Security Deposit:	\$ 1,528		

1. APARTMENT AND USE

Landlord agrees to lease to Tenant Apartment 12-C08 (the "Apartment") in the Property known as The Addison at English Village (the "Property"). The Apartment must be used solely for residential purposes by Tenant ("Tenant"), and anyone listed in this paragraph below ("Occupants"), if any, to live in and for no other purpose. If Tenant uses the Apartment for a non-residential purpose, any corporate or other use, such unlawful use shall be a material default under this Lease and Landlord shall be entitled to all remedies in law or equity including but not limited to immediate termination of this Lease. If there is more than one person named as Tenant, all references to Tenant herein shall be deemed to be references to all such persons and such persons shall be jointly and severally liable for all obligations of this Lease. Prior written consent of Landlord is necessary in order to change or add Occupants.

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2. TERM OF LEASE

The term ("Term") of this Lease shall begin on 3/21/2020 ("Commencement Date") and end at noon on 3/31/2021 ("Expiration Date"). If Tenant does not do everything Tenant agrees to do in this Lease, Landlord may have the right to end it before the Expiration Date. At the end of the Term: (1) Tenant must leave the Apartment clean, vacant and in good broom clean condition, (2) remove all of Tenant's property, (3) remove all of Tenant's installations and decorations unless Landlord has demanded that they not be removed, (4) repair all damage to the Apartment caused by moving, and (5) restore the Apartment to its condition at the Commencement Date, subject to ordinary wear and tear. If the last day of the Term is on a Saturday, Sunday or State or Federal holiday, the Term shall end on the prior business day.

3. RENT

a. Tenant's monthly Rent for the Apartment is \$ 1,528 ("Rent"). Tenant must pay Landlord the Rent, in advance, on the first day of each month payable to **The Addison at English Village** at the following address 700 Lower State Road, North Wales, Pennsylvania 19454 or at such other place that Landlord may designate by written notice, without any setoff or deduction whatsoever, and without any prior demand therefor. Time for payment is material and of the essence. Rent must be paid in full and no amount may be deducted from it or held back. Landlord need not give Tenant notice to pay the Rent. Tenant must pay the first month's Rent to Landlord when Tenant signs this Lease if this Lease begins between the first (1st) day of the month and the fourteenth (14th) day of the month. If this Lease begins after the fifteenth (15th) day of the month, Tenant must pay when Tenant signs this Lease (1) the part of the Rent from the Commencement Date of this Lease until the last day of the month and (2) the full Rent for the next full calendar month.

b. All rental payments shall be applied to the oldest outstanding balance, whereby late fees shall accrue on new monies should old payments go unsettled. Tenant agrees that Landlord may change how Tenant's payments are applied toward the obligations of this Lease at any time.

c. If any payment of Rent or Additional Rent is accepted by Landlord from someone other than Tenant, such acceptance shall not confer any right, title, or interest under this Lease or to the Apartment to the individual or entity who made such payment. Landlord will not accept cash payments from Tenant. Tenant may be required to pay other charges

to Landlord under the terms of this Lease. Such additional charges shall be "Additional Rent". The Additional Rent is payable as Rent, together with the next monthly installment of Rent due. If Tenant fails to pay any Additional Rent on time, Landlord shall have the same rights against Tenant as if Tenant failed to pay Rent.

4. SECURITY DEPOSIT

a. Tenant is required to give Landlord the sum of \$1,528 when Tenant signs this Lease as a security deposit. Landlord will deposit this security in Capital One Bank at 1680 Capital One Drive, Mclean, VA 22102. If the law requires the security to bear interest, then the account will bear interest. If Tenant carries out all of Tenant's agreements in this Lease, at the end of each calendar year the bank or Landlord will pay Tenant such interest earned less the sum Landlord is allowed to keep for administrative expenses.

b. Landlord may, at Landlord's option, apply all or any part of the Security Deposit to any unpaid Rent, Additional Rent, or any other sums due from Tenant under this Lease, or to reimburse Landlord for damages caused by any other defaults of Tenant hereunder. Should all or any portion of the Security Deposit be so applied by Landlord, Tenant shall, upon the written demand of Landlord promptly remit to Landlord a sufficient sum to restore the Security Deposit to the amount of the Security Deposit originally set forth in this Paragraph, and Tenant's failure to do so within five (5) days after receipt of such demand shall constitute a material default and breach under this Lease.

c. If Tenant carries out all of Tenant's agreements in this Lease and if Tenant moves out of the Apartment on the Expiration Date and returns it to Landlord in the same condition it was in when Tenant first occupied it, except for ordinary wear and tear, Landlord will return to Tenant the full amount of Tenant's Security Deposit and interest to which Tenant is entitled. If the law requires the Security Deposit to be returned within a certain amount of time, then to the extent the Tenant is entitled to the Security Deposit, it will be returned in such time. However, if Tenant does not carry out all Tenant's agreements in this Lease, Landlord may keep all or part of Tenant's Security Deposit and any interest which has not yet been paid to Tenant necessary to pay Landlord for any damages incurred to the Apartment or any ancillary facility on the Property, missed payments, all rent due for premature termination of tenancy, all utility bills unpaid and all other amounts permitted by law.

d. If Landlord sells or leases the Property Landlord will turn over Tenant's Security Deposit, with any interest, to the person buying or leasing the Property. Landlord will then notify Tenant of the name and address of the person or company to whom the Security Deposit has been turned over. In such case, Landlord will have no further responsibility to Tenant for the Security Deposit. The new owner or lessee will become responsible to Tenant for the Security Deposit.

5. SERVICES

a. Unless otherwise provided in this Lease:

(1) Tenant will pay directly to the utility company(ies) for all utilities individually metered and/or billed to the Apartment. Tenant shall also be responsible for any deposits, applicable taxes, and activation, hook up, and transfer fees with respect to Tenant's utility accounts.

(2) If the law requires Landlord to provide certain utilities, then such utilities shall be provided by Landlord.

(3) Submeters are currently installed in the Apartment to measure consumption of water, sewer, and electric. Tenant will pay directly to a designated 3rd party provider or Landlord, any amounts based on the reading from such submeters, including, but not limited to, any required deposits, applicable taxes and fees, and service charges. All such amounts shall be deemed Additional Rent. Tenant shall not interfere, damage, or alter any meters or submeters located in the Apartment or on the Property. When Tenant moves out, Tenant will receive a final bill which may be estimated based on Tenant's prior utility usage. This bill must be paid at the time Tenant moves out or the amount will be deducted from the Security Deposit.

c. Landlord makes no representation whatsoever as to the cost of utilities. Tenant acknowledges that Landlord has made no promise or representation of any kind or nature with respect to the cost of utilities and/or the amount of consumption utilized by any of the equipment in the Apartment, including but not limited, to the heating systems and air-conditioning units, if applicable.

d. Landlord shall not be liable to Tenant due to any discontinuance, stoppage or reduction of any of the above services, nor shall Tenant be entitled to any reduction in Rent by reason thereof.

e. All of the costs set forth in this Article 5 shall be deemed Additional Rent.

6. ASSIGNMENT AND SUBLEASE

Tenant may not sublet, assign, mortgage or otherwise encumber this Lease, nor permit any other person to use the Apartment, except for such persons as are specifically permitted to use the Apartment herein and by law, without Landlord's prior written consent. If Tenant violates this provision, Landlord has the right to cancel this Lease in accordance with the terms hereof. Any sublet or assignment will not release Tenant from liability under this Lease. Tenant must get Landlord's prior written permission each time Tenant wants to assign or sublet unless otherwise provided by law. Permission to assign or sublet is good only for that assignment or sublease. Tenant remains bound to the terms of this Lease after a permitted assignment or sublet even if Landlord accepts rent from the assignee or subtenant. The amount accepted will be credited toward Rent due from Tenant. The assignee or subtenant does not become Landlord's tenant. Tenant is responsible for the acts of any person in the Apartment. No acceptance of any monies by Landlord from anyone other than Tenant shall be considered a waiver by Landlord of this agreement or the acceptance of the payor, assignee, subtenant or occupant as tenant, or a release of Tenant.

7. IF TENANT IS UNABLE TO MOVE IN

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A situation could arise which might prevent Landlord from letting Tenant move into the Apartment on the Commencement Date set forth in this Lease. If this happens, Landlord will not be responsible for any of Tenant's damages or expenses, and this Lease will remain in effect. In such case, this Lease will start on the date when Landlord shall permit Tenant to take possession of the Apartment, and the expiration date will remain the Expiration Date set forth in this Lease. Tenant will not have to pay Rent until the earlier of a) the move-in date Landlord gives Tenant by written notice, or b) the date Tenant moves in. If Landlord does not give Tenant notice that the move-in date is within thirty (30) days after the Commencement Date of the Term of this Lease as stated in Article 2, Tenant may notify Landlord in writing, that Landlord has fifteen (15) additional days to let Tenant move in, or else this Lease will end. If Landlord does not allow Tenant to move in within those additional fifteen (15) days, then this Lease shall end. Any money paid by Tenant on account of this Lease will then be refunded promptly by Landlord.

8. CARE OF TENANT'S APARTMENT, END OF LEASE, MOVING OUT

a. Tenant will take good care of the Apartment and all items within the Apartment, and will not permit or do any damage to them, except for damage which occurs through ordinary wear and tear. In the event Landlord, in its sole opinion, determines that the Apartment is unsanitary or creating an infestation situation or Tenant fails to maintain the Apartment in accordance with the rules and regulations of the Board of Health, and Tenant fails to cure such condition within twenty four (24) hours notice from Landlord or the Board of Health, Landlord shall have the right to take all necessary steps to cure any such condition at Tenant's sole cost and expense which shall be deemed Additional Rent. Landlord shall also have the right to exercise any and all of its rights and remedies under this Lease, at law, or in equity for Tenant's failure to comply with the provisions of this Paragraph.

b. Tenant will move out on or before the Expiration Date of this Lease and (i) leave the Apartment in good order and in the same condition as it was when Tenant first occupied it, except for ordinary wear and tear, (ii) remove all of Tenant's movable property, (iii) leave the Apartment broom-clean, (iv) restore the walls to their original, paint ready condition, (v) professionally clean the carpets, (vi) remove at Tenant's own expense, any wall covering, bookcases, cabinets, mirrors, painted murals or any other installation or attachment Tenant may have installed in the Apartment, even if it was done with Landlord's consent. Tenant must restore and repair to its original condition those portions of the Apartment affected by those installations and removals. A move-out inspection fee of \$125.00 will be due from Tenant upon move-out. Tenant must provide Landlord with a forwarding address prior to moving out.

c. If Tenant's property remains in the Apartment after this Lease ends, Landlord may either treat Tenant as still in occupancy and charge Tenant for use, or may consider that Tenant has given up the Apartment and abandoned any property remaining in the Apartment. In this event, Landlord may discard the property with no liability to Landlord and Tenant agrees to pay Landlord for all costs and expenses incurred in removing such property. The provisions of this article will continue to be in effect after the end of this Lease.

d. In the event that Tenant will not be renewing this Lease for an additional term, Tenant is required to provide Landlord with written notice at least sixty (60) days prior to the Expiration Date. The notice shall state that Tenant will not be renewing the Lease and shall be delivered in the manner required under Paragraph 29(b) of this Lease. The purpose of the notice is to allow Landlord sufficient notice and time to relet the Apartment. Tenant's failure to provide such notice shall result in a fee equal to one half (½) of the per diem Rent at such time for each day Tenant fails to give notice. Such fee shall be Additional Rent and may be deducted from the Security Deposit. Nothing contained herein shall require Landlord to offer Tenant a renewal lease or permit Tenant to remain in the Apartment after the Expiration Date, unless otherwise required by law.

9. FAILURE TO SURRENDER POSSESSION

If Tenant shall fail to surrender possession of the Apartment upon the expiration or termination of the Term of this Lease, Tenant shall have the status of a holdover occupant of the Apartment, unless otherwise agreed to in writing by Landlord. Under no circumstances shall Tenant's occupancy of the Apartment after the expiration or termination of the Term of this Lease be deemed or construed to create any tenancy rights for Tenant in the Apartment beyond the expiration or termination of the Term of this Lease. In addition to any other rights and remedies which may be available to Landlord either pursuant to this Lease or applicable law, Tenant shall pay, and be liable for the payment of, monthly use and occupancy for the Apartment in an amount equal to double the monthly Rent set forth in this Lease. The acceptance by Landlord of any payments from Tenant after the expiration or termination of the Term of this Lease shall not be deemed or construed to create any tenancy rights for Tenant in the Apartment, unless otherwise agreed to in writing by Landlord, and shall be deemed to represent payment of use and occupancy by Tenant for the Apartment. Landlord may accept partial payments of use and occupancy for the Apartment after the expiration or termination of the Term of this Lease without waiving Landlord's right to seek and obtain payment of the balance of use and occupancy payments otherwise due under this Lease.

10. CHANGES AND ALTERATIONS TO APARTMENT

Tenant may not build in, add to, change or alter, the Apartment in any way, including wallpapering, painting, repainting, or other decorating, without Landlord's prior written consent. Without Landlord's prior written consent, Tenant cannot install in or in the vicinity of or use in the Apartment any of the following unless such item was installed in the Apartment prior to the Commencement Date: dishwasher machines, clothes washing or drying machines, electric stoves, garbage disposal units, heating, ventilating or air conditioning units or any other electrical equipment, nor place in the Apartment any water-filled furniture. Tenant will not take any action, or make any installation which, in Landlord's reasonable opinion, will overload the existing wiring installation in the Property or interfere with the use of such electrical wiring facilities by other tenants of the Property. Tenant must not change or perform any work which affects the plumbing,

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electric, heating, ventilating or air conditioning systems. If Landlord's consent is given, the alterations and installations performed by Tenant in the Apartment shall become the property of Landlord when completed and paid for by Tenant. However, Landlord has the right to demand that Tenant remove, at Tenant's sole cost, all or any portion of such alterations and installations before the end of the Term. Antennas and satellite dishes may not be erected or maintained on the roof or attached to the outside walls or railing of the Apartment or Property.

11. TENANT'S DUTY TO OBEY AND COMPLY WITH LAWS, REGULATIONS AND LEASE RULES

a. Government Laws and Orders. Tenant will, at Tenant's sole cost and expense, obey and comply (1) with all present and future city, state and federal laws and regulations, which affect the Property or the Apartment, (2) with all orders and regulations of any insurance rating organizations which affect the Apartment and the Property, and (3) with the recommendations of any regulatory or administrative agencies which affect the Apartment and the Property. Tenant will not allow any windows in the Apartment to be cleaned from the outside.

b. Landlord's Rules Affecting Tenant. Tenant will obey all Landlord's rules listed in this Lease and all future rules of Landlord or Landlord's agent which may change at any time without prior notice to Tenant. Landlord shall not be responsible to Tenant for not enforcing any rules, regulations or provisions of another tenant's lease except to the extent required by law.

c. Tenant's Responsibility. Tenant is responsible for Tenant's own behavior within the Property and of Tenant's immediate family, Tenant's Occupants, Tenant's guests, and people who are visiting Tenant. Tenant will reimburse Landlord as Additional Rent, upon demand, for the cost of all losses, damages, fines and reasonable legal expenses incurred by Landlord because Tenant, members of Tenant's immediate family, or people visiting Tenant have not obeyed government laws and orders or the agreements or rules of this Lease. Tenant shall not do anything to cause a cancellation or increase in the cost of Landlord's fire or liability insurance.

d. No Pets. Unless authorized in a Pet Rider, pets shall not be allowed in the Property. Tenant agrees that any breach of this provision shall entitle Landlord, at its option, to notify Tenant in writing that any pet kept by Tenant must be removed within five (5) days after such notice. Failure to comply with such notice shall entitle Landlord to terminate this Lease. Tenant will be responsible for all damages incurred by Landlord because of Tenant's breach of this provision.

12. PROPERTY LOSS, DAMAGES OR INCONVENIENCE, RENTER'S INSURANCE

a. Unless caused by the gross negligence of Landlord or Landlord's agents or employees, Landlord and Landlord's agents and employees are not responsible to Tenant for any of the following:

(1) any loss of or damage to Tenant or Tenant's property in the Apartment or the Property due to any accidental or intentional cause, even a theft or another crime committed in the Apartment or elsewhere in the Property, or water, fire, vandalism, rains, storms, smoke, exposures, terrorist attacks or other causes whatsoever;

(2) any loss of or damage to Tenant's property delivered to any employee of the Property (i.e., superintendent, etc.), nor for any damage or inconvenience caused to Tenant by any actions, negligence or violations of a Lease by any other tenant or person in the Property;

(3) any temporary interference with light, ventilation, or view (i) caused by construction by or on behalf of Landlord; (ii) caused by construction on any parcel of land not owned by Landlord and/or (iii) caused by the permanent closing, darkening or blocking up of windows, if such action is required by law.

None of the foregoing events will cause a suspension or reduction of the Rent or allow Tenant to cancel this Lease.

b. Tenant hereby agrees to indemnify Landlord from all liability, losses or damages occurring in the Apartment, except to the extent it is due to Landlord's gross negligence. Tenant is liable for all losses, injury or damages to any person or property caused by Tenant, and any occupants, guests or invitees of Tenant. Tenant is responsible for all damages suffered and money spent by Landlord relating to any claim arising from any act or neglect of Tenant and for those persons for whom Tenant is responsible as set forth in Paragraph 11(c) above, and Tenant shall reimburse Landlord for any such money spent by Landlord which sums shall be considered Additional Rent. If a legal action or proceeding is brought against Landlord arising from Tenant's act or neglect, Tenant shall defend Landlord at Tenant's expense with an attorney of Landlord's choosing.

c. Prior to taking occupancy of the Apartment, Tenant MUST obtain Tenant's own renter's insurance with a duly licensed insurance company providing fire, theft, water damage, and casualty insurance, and maintain such policy for the duration of the occupancy. The renter's insurance shall have no less than \$100,000 personal liability coverage and \$10,000 personal contents coverage. Failure to maintain renter's insurance during the occupancy of the Apartment shall be a material default under this Lease. In such event, Landlord shall be entitled to all remedies in law or equity including but not limited to immediate termination of this Lease. The coverage shall include damage to property of Tenant and Tenant's family, occupants, employees, and guests and coverage for injury to people on or about the Apartment and Property that include Tenant and Tenant's family, occupants, employees, and guests. The insurance certificate shall name Landlord, managing agent, and any other entity requested by Landlord as an Interested Party. A copy of the insurance certificate shall be delivered to Landlord simultaneous with Tenant signing this Lease. Without limiting the provisions of Paragraph 12(a), in the event of any claim by Tenant, for any cause or thing whatsoever for which Landlord is responsible under this Lease, Tenant agrees to first seek recovery under any insurance policy maintained by Tenant, pursuant to this Paragraph or otherwise, prior to seeking recovery from Landlord, and Landlord shall not be liable to Tenant to the extent Tenant's claims are satisfied from such insurance policy or would have been satisfied if Tenant had obtained such renter's insurance.

Tenant Initial _____
Tenant Initial _____
Tenant Initial _____

13. WARRANTY OF HABITABILITY

a. All of the sections of this Lease are subject to the provisions of the Warranty of Habitability Law. Under that law, Landlord agrees that the Apartment and the Property are fit for human habitation and that there are no conditions which are detrimental to life, health or safety. No claim for breach of this Warranty of Habitability may be made against Landlord unless the condition complained of is known to Landlord, or written notice of such condition is given promptly to Landlord during the Term of this Lease. Tenant shall promptly notify Landlord if the condition of the Apartment or Property becomes unfit for human habitation or detrimental to life, health or safety.

b. Tenant will do nothing to interfere or make more difficult Landlord's efforts to provide Tenant and all other occupants of the Property with the required facilities and services. Any condition caused by Tenant's misconduct or the misconduct of anyone under Tenant's direction or control shall not be a breach of this Lease by Landlord.

14. OBJECTIONABLE CONDUCT

As a tenant in the Property, Tenant or any of its family, agents, invitees, visitors, or guests will not engage in objectionable conduct. Objectionable conduct means behavior which makes or will make the Apartment or the Property less fit to live in for Tenant or other occupants of the Property. It also means anything which interferes with the right of others to properly and peacefully enjoy their Apartments including but not limited to conduct that causes or threatens to cause physical injury to other tenants, the Landlord or its employees; conduct that causes conditions that are dangerous, hazardous, unsanitary or detrimental to other tenants in the Property or conduct that is in violation of any fire, safety, health, criminal, or applicable laws. Objectionable conduct shall also include the unlawful manufacturing, delivery, possession with intent to deliver, or possession of a controlled substance as defined under applicable law. Objectionable conduct by Tenant gives Landlord the right to terminate tenancy. No smoking is permitted in the common areas of the Property.

15. FLOORS

Landlord may supply wall to wall carpeting in certain apartments. Where apartments have carpeting installed, it is the Tenant's responsibility to periodically clean and maintain the carpet. Landlord may supply vinyl, laminate or hardwood flooring in some apartments. Where apartments have vinyl, laminate or hardwood installed, it is the Tenant's responsibility to cover at least 80% of the vinyl, laminate or hardwood with area rugs or other style carpeting of Tenant's choice providing it is not affixed to the flooring, excluding kitchens and bathrooms. Where vinyl, laminate or hardwood flooring is installed and not covered by carpet, Tenant is required to use the appropriate care and cleaning methods for such flooring. Any damage to the carpets and/or floors shall be the sole cost and responsibility of Tenant.

16. MOLD

Tenant acknowledges that it is necessary for Tenant to provide appropriate climate control, keep the Apartment clean, and to take all other measures to retard and prevent mold and mildew from accumulating in the Apartment including, without limitation, elimination of wet or damp conditions and excess humidity in the Apartment. Tenant agrees to clean and dust the Apartment on a regular basis and to remove visible moisture accumulation on windows, wall and other surfaces as soon as reasonably possible. Tenant agrees not to block or cover any of the heating, ventilation or air conditioning ducts in the Apartment. Tenant also agrees to immediately report to the Landlord's Office: (i) any evidence of a water leak or excessive moisture in the Apartment or any public area; (ii) any evidence of mold or mildew like growth that cannot be removed simply by applying a common household cleaner and wiping the area; (iii) any failure or malfunction in the heating or ventilation system in the Apartment; and (iv) any inoperable doors or windows. Tenant further agrees that Tenant shall be responsible for damage to the Apartment and Tenant's property as well as personal injury to Tenant and other occupants of the Apartment resulting from Tenant's failure to comply with the terms of this Article.

Tenant Initial _____
Tenant Initial _____
Tenant Initial _____

17. INABILITY TO PROVIDE SERVICES, RIGHT TO PERFORM REPAIRS

(a) If due to strike, labor trouble, national emergency, government order, lack of supply, Tenant's act or neglect, or any other cause beyond Landlord's reasonable control, Landlord is delayed or not able to provide any services or make any repairs to the Property, or carry out any of Landlord's promises or agreements, this Lease shall not be ended nor Tenant's obligations affected by reason thereof. In any of these events, any rights Tenant may have against Landlord are only those rights which are allowed by laws in effect when the reduction in service occurs. Landlord shall not be liable to Tenant due to any temporary or permanent discontinuance, stoppage or reduction of any services or amenities in the Apartment or at the Property, nor shall Tenant be entitled to any reduction in Rent or Additional Rent by reason thereof.

(b) Landlord reserves the absolute and unrestricted right to perform any repairs, alterations, or improvements to the Property or any portion thereof, whether or not such work reduces any light or air to the Apartment or any exterior views from the Apartment. There shall be no allowance to Tenant for any diminution of rental value or any other matter, and no liability on the part of Landlord arising out of inconvenience or annoyance arising therefrom, or otherwise, by reason of such work.

18. ENTRY TO APARTMENT

During reasonable hours and with reasonable notice, except in emergencies when no notice is required, Landlord may enter the Apartment for the following reasons: (i) to erect, use and maintain pipes and conduits in and through the walls and ceilings of the Apartment; (ii) to inspect the Apartment and to make any necessary repairs or changes

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Landlord decides are necessary; (iii) to show the Apartment to persons who may wish to become owners or lessees of the entire Property or may be interested in lending money to Landlord; (iv) for two months before the end of this Lease, to show the Apartment to persons who wish to rent it; and (v) if during the last month of this Lease Tenant has moved out and removed all or almost all of Tenant's property from the Apartment, Landlord may enter to make changes, repairs, or redecorations. Tenant's Rent will not be reduced for that month and this Lease will not be ended by Landlord's entry.

If at any time Tenant is not personally present to permit Landlord or Landlord's representative to enter the Apartment and entry is necessary or allowed by law or under this Lease, Landlord or Landlord's representatives may nevertheless enter the Apartment. Landlord may enter by force in an emergency. Landlord will not be responsible to Tenant, unless during any such entry.

19. ABANDONMENT

If Tenant moves out of the Apartment (abandonment) before the Expiration Date of this Lease without the consent of Landlord, this Lease will not be ended. Tenant will remain responsible for each monthly payment of Rent as it becomes due until the end of this Lease. Any agreement to end this Lease and also to end the rights and obligations of Tenant must be in writing, signed by Tenant and Landlord or Landlord's agent. Even if Tenant gives keys to the Apartment and they are accepted by any employee or agent of Landlord, this Lease shall not end except that any right Tenant previously had to possession or occupancy of the Apartment shall terminate.

20. DEFAULT

(a) Tenant shall be in default under this Lease if Tenant acts in any of the following ways:

(1) Tenant fails to carry out any agreement or provision of this Lease, the Rules and Regulations, or any Rider or Addendum to this Lease;

(2) Tenant, occupant, or any family, agents, invitees, visitors or guests behave in an objectionable manner.

If Tenant does default in any one of these ways, other than a default in the agreement to pay Rent, Landlord may (but shall not be required to) serve Tenant with a written notice to stop or correct the specified default within five (5) days. Tenant must then either stop or correct the default within five (5) days. Tenant will still be held responsible for such default, even if the Landlord does not provide written notification of default.

(b) If Tenant fails to cure the default, Landlord may cancel this Lease by giving Tenant a cancellation notice. The cancellation notice will state the date the Term will end. On the cancellation date set forth in the notice, the Term of this Lease shall end. Tenant must leave the Apartment and give Landlord the keys on or before the cancellation date. Even though this Lease ends, Tenant will remain liable to Landlord for unpaid Rent up to the end of this Lease, the value of Tenant's occupancy, if any, after this Lease ends, and damages which Landlord may be entitled to under Article 21.

(c) If Tenant defaults, including but not limited to failing to pay Rent or Additional Rent when this Lease requires, Landlord may do the following: (1) enter the Apartment and retake possession of it if Tenant has moved out; or (2) go to court and ask that Tenant and all other occupants in the Apartment be compelled to move out. Once your tenancy is terminated, whether because of default or otherwise, Tenant gives up any right Tenant might otherwise have to reinstate or renew this Lease.

(d) If Tenant fails to correct a default, Landlord may correct it at Tenant's expense. Landlord's costs to correct the default shall be payable by Tenant as Additional Rent.

(e) If Tenant shall in its application for the Apartment (which application is incorporated by reference herein and made a part hereof) make any misrepresentation or untruthful statement, Landlord may treat same as a default by Tenant under this Lease. If Landlord shall discover or ascertain such misrepresentation or untruthful statement before the Commencement Date of the Term, Landlord shall have the right to terminate this Lease by notifying Tenant thereof and refusing occupancy to Tenant.

21. REMEDIES OF LANDLORD AND TENANT'S LIABILITY

If your tenancy is terminated by Landlord because of Tenant's default, the following are the rights and obligations of Tenant and Landlord:

(a) Tenant must surrender possession immediately. If Tenant fails to do so, Tenant shall have the status of a holdover occupant of the Apartment in accordance with paragraph 8 of this Lease.

(b) Once Tenant moves out, Landlord may re-rent the Apartment or any portion of it for a period of time which may end before or after the Expiration Date of this Lease. Landlord may re-rent to a new tenant at a lesser rent or may charge a higher rent than the Rent in this Lease.

(c) Whether the Apartment is re-rented or not, Tenant must pay to Landlord as damages:

(1) The difference between the Rent in this Lease and the amount, if any, of the rents collected in any later lease or leases of the Apartment for what would have been the remaining period of this Lease; and

(2) All costs incurred by Landlord, including expenses for attorney's fees, advertisements, broker's fees and the cost of putting the Apartment in good condition for re-rental.

(d) Tenant shall pay all damages due, including but not limited to, the entire amount of unpaid Rent due under this Lease through the Expiration Date, on the day the next rent payment is, or would have been, due as established in this Lease. If the rent collected by Landlord from a subsequent tenant of the Apartment is more than the unpaid Rent and damages which Tenant owes Landlord, Tenant is not entitled to the difference. Landlord's failure to re-rent to another tenant will not release or change Tenant's liability for damages, unless the failure is due to Landlord's deliberate inaction.

(e) The rights and remedies of Landlord are separate and in addition to each other, and in addition to all rights and remedies available to Landlord at law or in equity. The choice of one does not prevent Landlord from exercising another.

22. ADDITIONAL LANDLORD REMEDIES

(1) Specific Performance. If Tenant does not do everything Tenant has agreed to do or if Tenant does anything which shows that Tenant intends not to do what Tenant has agreed to do Landlord has the right to ask a Court to make Tenant carry out Tenant's agreement or to give Landlord such other relief as the Court can provide. This is in addition to all other remedies in this Lease. Mention in this Lease of any particular remedy shall not prevent Landlord from using any other legal remedy permitted by law or equity.

(2) Bad Check Charges. If a check received by Landlord for Rent or Additional Rent is dishonored or returned for any reason whatsoever (i) a service charge of fifty dollars (\$50.00) will be made by Landlord and paid by Tenant as Additional Rent for the actual and reasonable costs incidental to the handling of such dishonored or returned check, and (ii) thereafter Landlord will only accept a money order, certified check, or bank check from Tenant.

(3) Late Payment. It is agreed that the Rent under this Lease is due and payable in equal monthly installments on or before the first day of each month during the entire lease Term. Any late payments must be made by money order, certified check, or bank check. If Tenant fails to make any payment after the fifth (5th) day of the month in which a payment is due, Tenant will be charged a late fee equal to ten percent (10%) of any outstanding balance. There will be an additional late fee of \$150.00 charged if the rent is not received in full by the fifteenth (15th) of the month. All late charges shall be deemed Additional Rent.

Tenant Initial _____

Tenant Initial _____

Tenant Initial _____

23. FEES AND EXPENSES

Tenant must reimburse Landlord for any and all of the following fees and expenses:

(1) Making any repairs to the Apartment or the Property which result from misuse or negligence of Tenant or persons who live with Tenant, visit Tenant, or work for Tenant;

(2) Repairing or replacing any appliance damaged by Tenant's misuse or negligence;

(3) Correcting any violations of city, state or federal laws or orders and regulations of insurance rating organizations concerning the Apartment or the Property which Tenant, or persons who live with Tenant, visit Tenant or work for Tenant have caused;

(4) Preparing the Apartment for the next tenant if Tenant moves out of Tenant's Apartment before the Expiration Date;

(5) Any legal fees and disbursements for legal actions or proceedings brought by Landlord against Tenant because of a Lease default by Tenant or for defending lawsuits brought against Landlord because of Tenant's actions;

(6) Removing all of Tenant's property after this Lease is ended;

(7) All other fees and expenses incurred by Landlord because of Tenant's failure to obey any other provisions and agreements of this Lease;

(8) Any applicable fees for utilities (including water and sewer), refuse, trash, cable, township inspections, parking, garage, pet, or amenities;

(9) Any repair or replacement of any window or glass in the Apartment; and

(10) Any damage due to the overflow of water from any sink, bathtub, or toilet.

These fees and expenses shall be paid by Tenant to Landlord as Additional Rent within 10 days after Tenant receives Landlord's bill or statement. If this Lease has ended when these fees and expenses are incurred, Tenant will still be liable to Landlord for the same amount as damages.

24. FIRE OR CASUALTY

a. Tenant must give Landlord prompt written notice of any fire, accident, damage or dangerous or defective condition in or affecting the Apartment or the Property. If the entire Apartment cannot be used by reason of fire or other casualty for a period of time greater than thirty (30) days, Tenant is not required to pay Rent for the time the Apartment is unusable (subject to Paragraph 24(e)). If part of the Apartment cannot be used for a period greater than thirty (30) days, Tenant must pay Rent for the usable part (subject to Paragraph 24(e)). Landlord shall have the sole and absolute right to decide which part of the Apartment is usable. Landlord need only repair the damaged structural parts of the Apartment. Landlord is not required to repair or replace any appliances, equipment, fixtures, furnishings, decorations or other property in or servicing the Apartment unless same was originally installed by Landlord. Landlord is not responsible for delays due to settling insurance claims, obtaining estimates, labor and supply problems or any other cause not fully under Landlord's control.

b. If the Apartment is totally destroyed by fire or other casualty, and Landlord notifies Tenant that it has, in its sole discretion, determined not to repair the damage, Tenant shall pay Rent until the time of destruction and, at that point, this Lease shall be terminated. Tenant has no right to cancel this Lease due to fire or casualty.

c. After a fire, accident or other casualty in the Property, Landlord may decide to tear down the Property or to substantially rebuild it. In such case, Landlord need not restore the Apartment but may end this Lease. Landlord may do this even if the Apartment has not been damaged by giving Tenant written notice of this decision within thirty (30) days after the date the damage occurred. If the Apartment is usable when Landlord gives Tenant such notice, this Lease will end sixty (60) days from the last day of the calendar month in which Tenant was given the notice.

d. Tenant agrees to first seek recovery for any and all damages or losses under any insurance policy maintained by Tenant pursuant to this Lease or otherwise prior to seeking recovery from Landlord and Landlord shall not be liable to Tenant if Tenant's claims are satisfied from such insurance policy or would have been satisfied if Tenant had

obtained such required insurance. Unless prohibited by the applicable insurance policies, to the extent that such insurance is collected, Tenant hereby releases and waives all right of recovery against the Landlord or anyone claiming through or under the Landlord by way of subrogation.

e. If the fire or other casualty is caused by Tenant's act or Tenant's neglect, or Tenant's guest or Occupant then all repairs will be made at Tenant's expense and, in addition, Tenant must pay the full Rent with no adjustment. The cost of the repairs will be paid by Tenant as Additional Rent.

25. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR

If Landlord has or hereafter shall install one or more smoke detectors, carbon monoxide detectors, fire extinguishers, or any other fire or safety devices in the Apartment, it is understood that Landlord shall not be responsible for any testing, servicing or maintenance of such devices including changing batteries. It is Tenant's sole responsibility to test, service, and maintain any such device regularly (but in any event at least twice a year). Tenant agrees to learn all fire escape routes and locations of fire escapes. If a device has been installed in the Apartment, Tenant acknowledges that it has been inspected and is in good working order. Tenant agrees to notify Landlord immediately if a warning device is not operating, or if a fire extinguisher is in the Apartment then when such extinguisher is expiring, so the Landlord can replace it. Any such notice provided to Landlord shall not result in any liability to Landlord. Tenant agrees not to disable or interfere with the operation of any device. In the event that Landlord receives any fines due to a device being dismantled or set off due to negligence or misconduct, Tenant shall be responsible for any such fines, together with any overtime charges incurred by Property staff to respond and reset the devices, and any such amounts shall be deemed Additional Rent. Tenant shall be liable to Landlord for any damages resulting from Tenant's failure to keep such devices in good working order. Tenant agrees to waive and Landlord shall not be liable for damages caused by the failure of such device to operate properly.

26. PUBLIC TAKING

If all or part of the Property is taken, acquired, or condemned by any government or government agency this Lease shall end on the date the government or agency take title ("Cancellation Date") and Tenant shall have no claim against Landlord for any damages. Tenant must deliver the Apartment to Landlord on the Cancellation Date together with all Rent and Additional Rent due to that date. The entire award for any taking belongs to Landlord and Tenant agrees that by signing this Lease, Tenant hereby assigns to Landlord any claim against the government or government agency for the value of the unexpired portion of this Lease.

27. BANKRUPTCY/INSOLVENCY

If (1) Tenant assigns property for the benefit of creditors, or (2) Tenant files a voluntary petition or an involuntary petition is filed against Tenant under any bankruptcy or insolvency law, or (3) a trustee or receiver of Tenant or Tenant's property is appointed, Landlord may give Tenant a 30 day notice of cancellation of this Lease. If any of the above is not fully dismissed within such 30 day period, the Term shall end as of the date stated in the notice. Tenant must continue to pay Rent, and Additional Rent without offset as provided in this Lease.

28. SUBORDINATION CERTIFICATE AND ACKNOWLEDGMENTS

All leases and mortgages of the Property or of the land on which the Property is located, now in effect or made after this Lease is signed, come ahead of this Lease. In other words, this Lease is "subject and subordinate to" any existing or future lease or mortgage on the Property or land, including any renewals, consolidations, modifications and replacements of these leases or mortgages. If certain provisions of any of these leases or mortgages come into effect, the holder of such lease or mortgage can end this Lease. If this happens, Tenant agrees that Tenant has no claim against Landlord or such lease holder or mortgage holder. This clause shall be self-operative and no further act on the part of the Tenant shall be required. If Landlord requests, Tenant will promptly sign an acknowledgment in confirmation of such subordination, in the form that Landlord requires.

Tenant also agrees to sign a written acknowledgment to any third party designated by Landlord that (1) this Lease is in full force and effect and is unchanged (or if changed, how it was changed); (2), that Landlord has fully performed all of the terms of this Lease and Tenant has no claim against Landlord; (3) Tenant is fully performing all of the terms of this Lease and will continue to do so; and (4) all Rent and Additional Rent have been paid to the date of the acknowledgment.

29. BILLS AND NOTICE

a. Notices to Tenant. Any notice from Landlord or Landlord's agent or attorney will be considered properly given to Tenant if it (1) is in writing; (2) is signed by or in the name of Landlord or Landlord's agent; and (3) is addressed to Tenant at the Apartment and delivered to Tenant personally, sent by registered or certified mail to Tenant at the Apartment, or sent to Tenant by e-mail. Tenant shall provide Landlord with an e-mail address for purposes of receiving notices from Landlord. In the event that Tenant changes such e-mail address, Tenant shall promptly provide Landlord with the new email address. The date of service of any written notice by Landlord to Tenant under this Lease is the date of delivery or mailing of such notice. Notice by Landlord to one named person shall be as though given to all those persons.

b. Notices to Landlord. Any notice from Tenant to Landlord must be in writing and sent by certified mail return receipt requested, to Landlord at the address noted on page 1 of this Lease or at another address of which Landlord or

Landlord's agent has given written notice. The signatures of all persons constituting Tenant are required on every notice from Tenant.

30. NO WAIVER OF LEASE PROVISIONS

a. Even if Landlord accepts Tenant's Rent or fails once or more often to take action against Tenant when Tenant has not done what Tenant has agreed to do in this Lease, the failure of Landlord to take action or Landlord's acceptance of Rent does not prevent Landlord from taking action at a later date if Tenant again does not do what Tenant has agreed to do.

b. Only a written agreement between Tenant and Landlord can waive any violation of this Lease.

c. If Tenant pays and Landlord accepts an amount less than all the Rent due, the amount received shall be considered to be in payment of all or a part of the earliest Rent due. It will not be considered an agreement by Landlord to accept this lesser amount in full satisfaction of all of the Rent due.

d. Writings, notations or statements, written on the front or back of any check, money order or other monetary instrument given to Landlord, shall not be deemed a part of this Lease and shall not be binding on Landlord. Landlord's acceptance, endorsement or deposit of any such check, money order or other monetary instrument shall not be deemed an acceptance of the conditions on same and Landlord may accept same as if the said writing, notation or statement did not exist.

e. Landlord's acceptance of rent from any person other than Tenant shall be deemed to constitute a tender of Rent on Tenant's behalf only, such that neither the tender nor the acceptance thereof shall waive any of Landlord's rights or remedies, nor shall the tender or the acceptance thereof be deemed to create any rights or tenancy status in any person other than Tenant. Notwithstanding the foregoing, the parties agree that Landlord shall be under no obligation to accept the tender of Rent from any person other than the Tenant named on this Lease.

31. MOVE IN CONDITION OF THE APARTMENT

When Tenant signed this Lease, Tenant did not rely on anything said by Landlord, Landlord's agent or superintendent about the physical condition of the Apartment, the Property or the land on which it is built. Tenant did not rely on any promises as to what would be done, unless what was said or promised is written in this Lease and signed by both Tenant and Landlord. Tenant accepts the Apartment in its present condition "as is". Tenant acknowledges that any model apartment or photos and floor plans in marketing materials is in no way a representation or warranty of the condition, type, or size of the Apartment being leased to Tenant. Any square footage amounts stated in any brochures or plans of the Property or Apartment are approximate and subject to change.

32. CORPORATE LEASE

If the party executing this Lease is a corporation then the following provisions shall apply: Tenant, and the Occupants listed in Paragraph 1 hereof, shall be the only person(s) who shall be permitted to occupy the Apartment for the full Term of this Lease. No other person(s) may occupy the Apartment in addition to or instead of the foregoing named individual(s) without Landlord's prior written consent. In no event shall Tenant be permitted to change occupants of the Apartment more than four (4) times per year, and in no event may any such occupant be permitted to occupy the Apartment for a term of less than three (3) months.

In no way shall Landlord's action or inaction be deemed a consent to any use of the Apartment other than residential, or be deemed a waiver of any rights of Landlord to enforce the above terms. To the fullest extent permitted by law, Tenant agrees to indemnify, protect, defend with competent counsel, and hold harmless Landlord, its officers, employees, affiliated companies, partners, members, successors, assigns, legal representatives, shareholders, and agents, for, from and against any and all claims, damages, losses, liabilities, liens, fines, penalties, suits, judgments, causes of action, costs and expenses (including, without limitation, court costs, attorneys fees and disbursements), of any nature, kind or description arising out of, resulting from, or caused, directly or indirectly, (in whole or in part) by Tenant's use and/or occupancy of the Apartment.

33. SUCCESSOR INTERESTS

The covenants, conditions and agreements in this Lease shall be bind and inure to the benefit of Landlord and Tenant and on those who succeed to the interest of Landlord or Tenant by law, by approved assignment or by transfer. Nothing in the preceding sentence shall be deemed to modify Paragraph 6 of this Lease regarding assignment and subletting.

34. DEFINITIONS

a. Landlord: The term "Landlord" in this Lease means the person or organization receiving or entitled to receive Rent and Additional Rent from Tenant for the Apartment at any particular time other than a rent collector or managing agent of Landlord. "Landlord" includes the landlord of the land or Property, a landlord, or sublandlord of the land or Property and a mortgagee in possession. It does not include a former landlord, even if the former landlord signed this Lease. Landlord's obligations end when landlord's interest in the Apartment is sold or transferred. Any acts Landlord may do under this Lease may be performed by Landlord's managing agent or Landlord's or managing agent's employees.

b. Tenant: The Term "Tenant" means the person or persons signing this Lease as Tenant and the successors and assigns of any and all of them. This Lease has established a tenant-landlord relationship between Tenant and Landlord.

35. EXCULPATION

Notwithstanding any provision of this Lease to the contrary, Tenant agrees to look solely to Landlord's then interest in the Apartment for recovery of any judgment against Landlord, it being understood that none of Landlord's representatives agents, members, partners, shareholders, directors, employees, fiduciaries or officers shall ever be personally liable for any such judgment or for the payment of any monetary obligation.

If this Lease is executed on behalf of Landlord by any party as agent for Landlord, then said party is acting as agent only and shall not in any event be liable to Tenant for the fulfillment or non-fulfillment of any of the terms, covenants or conditions of this Lease.

Upon the Expiration Date, surrender, termination or other ending of this Lease or your tenancy, Tenant shall be deemed to have released Landlord and its agents from any and all claims that Tenant may or could have by reason of any matter that existed prior to the termination or surrender of this Lease or your tenancy unless Tenant notified Landlord of such claim prior thereto by certified mail, return receipt requested.

If Tenant requires Landlord's consent to any act or matter and such consent is not given, Tenant's only right is to ask a Court to force Landlord to give such consent. Tenant agrees not make any claim against Landlord for money damages or subtract any sum from the Rent or Additional Rent because such consent was not given.

36. EXTERMINATION

Tenant shall promptly notify Landlord of any sign of insect or pest infestation and any other conditions in the Apartment and on the Property that may require repair or treatment by an exterminator. Tenant shall not bring any insects or pests, including but not limited to bedbugs, into the Apartment, common areas or any part of the Property. Tenant specifically consents to and agrees to have Landlord and Landlord's agent enter the Apartment for the purpose of exterminating the Apartment and Tenant shall cooperate with Landlord and its agents for any such extermination. Such cooperation includes, but is not limited to, preparing the Apartment for extermination, granting access to the Apartment, and complying with all of Landlord's and/or agents's instructions (e.g. washing and bagging all clothes, covering mattresses with covers, and properly maintaining the Apartment) so that the extermination treatments can be effective. Tenant acknowledges that failure to allow such entry, provide said access, or cooperate with any such instructions shall constitute a breach by Tenant of this Lease. All costs associated with extermination as a result of Tenant's breach of this provision shall be charged and paid as Additional Rent. Tenant shall also be responsible for all costs associated with extermination of any infestation caused by Tenant which shall be charged and paid as Additional Rent.

37. TERRACES AND BALCONIES

The Apartment may have a terrace or balcony. The terms of this Lease apply to the terrace or balcony as if it were part of the Apartment. Landlord may make special rules for the terrace and balcony. Landlord will notify Tenant of such rules. Tenant must keep the terrace or balcony clean and free from snow, ice, leaves and garbage and keep all screens and drains in good repair. No cooking is allowed on the terrace or balcony. Tenants occupying Townhome apartments may be permitted to cook outside such apartments provided that Tenants comply with all present and future city, state and federal laws, orders, and regulations with respect thereto. Tenant may not keep plants, bicycles or other loose items nor install a fence or any addition on the terrace or balcony. If Tenant does, Landlord has the right to remove and discard these items at Tenant's expense. Landlord shall have no liability to Tenant, and Tenant's covenants and obligations under this Lease (including but not limited to payment of Rent) shall not be reduced or abated in any manner whatsoever, by reason of the balcony or terrace no longer being available for Tenant's use. Tenant may not keep any propane tanks or other flammable items in the Apartment or on the Property.

38. ILLEGALITY

If any provision of this Lease is found to be illegal, void or unenforceable by a court of competent jurisdiction, the remaining provisions of this Lease shall nevertheless be binding upon the parties with the same force and effect as though the illegal, void or unenforceable part had been severed and deleted. Notwithstanding any rule of law, construction or custom to the contrary, in no event shall this Lease be construed against any party by reason of such party's having caused this Lease to be drafted.

39. REPRESENTATIONS, CHANGES IN LEASE

Tenant has read this Lease. Tenant understands this Lease. All promises made by Landlord are in this Lease. This Lease constitutes the entire agreement between the parties. Tenant is not relying on any representations or agreements other than those contained in this Lease. There are no others. This Lease may be changed only by an agreement in writing signed by and delivered to each party. Tenant shall not record or attempt to record this Lease or any memorandum hereof.

40. KEYS

In the event Tenant fails to obtain Landlord's written consent for the installation of any door locks, and Landlord, in its sole opinion, requires emergency access to the Apartment, Tenant shall be responsible for the cost and expense of any damage to the entrance door and door locks. Tenant shall also be responsible for any damage caused to the Apartment including, but not limited to, Tenant's personal property resulting from Tenant's failure to provide Landlord with keys to any locks or chain guards. All costs and expenses incurred by Landlord pursuant to this Article 41 shall be deemed Additional Rent. Tenant acknowledges Tenant has received the front door keys and mailbox keys. Tenant understands there is a \$10.00 charge for lost or unreturned keys, a \$25.00 charge for each key fob, and a \$25.00 charge for each lost or

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unreturned key fob. Should Tenant change the locks and not reinstall the original locks upon vacating the Apartment, Tenant shall be responsible for a \$125.00 charge for each lock.

41. ARTICLE HEADINGS/CAPTIONS.

The article headings are for convenience only and do not affect the meanings of the articles. In any dispute arising under this Lease, in the event of a conflict between the text and a caption, the text controls.

The Exhibits, Riders and Rules and Regulations are included as an integral part of this Lease and are attached hereto. This Apartment Lease is not effective unless and until signed by all parties.

[NO FURTHER TEXT; SIGNATURES TO FOLLOW]

THIS APARTMENT LEASE IS NOT EFFECTIVE UNLESS AND UNTIL SIGNED BY ALL PARTIES.

LANDLORD

As Agent
Date: _____

TENANT

Shicheng Guo
Date: _____

Date: _____

Date: _____

Date: _____

LEAD BASED PAINT DISCLOSURE FORM

A. LEAD WARNING

Housing built prior to 1978 may contain lead-based paint. This type of paint is harmful to young children and pregnant women if paint chips, dust, etc. are not managed appropriately. Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards prior to renting housing built prior to 1978. In addition, landlords must provide tenants with a copy of the federally approved pamphlet on lead-based paint issues and hazards.

B. HOUSING PROVIDER DISCLOSURE STATEMENT

1. Presence of lead-based paint and/or lead-based paint hazards (check a box):

☐ The following known lead-based paint and/or lead-based paint hazards are present in this dwelling:

☒ The landlord does not have knowledge of lead-based paint and/or lead-based paint hazards in the dwelling.

2. Records and documents available to the landlord:

☒ The landlord has provided the tenant with all available documentation regarding lead based paint and/or lead-based paint hazards in the dwelling.

C. TENANT CONFIRMATION

_____ The tenant has received copies of all of the documents listed above.

_____ The tenant has received the pamphlet, Protect Your Family From Lead in Your Home.

D. TENANT-LANDLORD CERTIFICATION

The signature of the parties certifies that the information above is true and accurate.

LANDLORD

TENANT

As Agent

Shicheng Guo

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FITNESS CENTER RULES AND RELEASE

In consideration of Landlord providing Fitness Center facilities ("Fitness Center"), the undersigned hereby agrees to assume the risk of accidents or personal injury, which he/she or members of his/her household may sustain while using the Fitness Center, and agrees that Landlord or Landlord's agents or employees will not be liable for any such injury. Landlord has the right to close the Fitness Center due to the need for maintenance or otherwise without notice. Landlord shall have no liability to Tenant, and Tenant's covenants and obligations under the Lease (including but not limited to payment of Rent) shall not be reduced or abated in any manner whatsoever, by reason of the Fitness Center temporarily or permanently closing. The undersigned also agrees to abide by the rules below. Violation of the Fitness Center rules may lead to loss of Fitness Center privileges.

Fitness Center Rules:

1. Only current residents are permitted to use the Fitness Center. NO guests are permitted.
2. You must have a photo ID with you during your use of the facility.
3. Tenant may be responsible for an annual fee. Fees are subject to change. Such fees will be considered Additional Rent.
4. No children under the age of 18 are permitted to use the Fitness Center or be in the Fitness Center even when accompanied by an adult.
5. No alcoholic beverages, food, smoking, glass containers, or animals are permitted in the Fitness Center.
6. Wipe down machines with disinfectant after each use.
7. If key fobs are provided, there is a fee of \$50 if the key fob is lost or not returned upon move-out.
8. No running, horseplay, rough play, or objectionable behavior in the Fitness Center.
9. Landlord is not responsible for lost or stolen items.
10. Proper attire is required at all times. Shirts and rubber-soled shoes must be worn.
11. Excess clothing and gym bags are to be stored a safe distance away from the machines and other users.
12. Trash cans are provided for your convenience, please dispose of trash properly.
13. A physician should be consulted before beginning any fitness program.

The undersigned Tenant(s) hereby releases Landlord and its agents and employees from any and all liability which may result from the Tenant's use of the Fitness Center and agree to indemnify Landlord and its agents and employees from and against any and all losses, damages, and expenses resulting from Tenant's use of the Fitness Center.

TENANT

Shicheng Guo

PET RIDER

PET RULES and REGULATIONS

No Pet

☒ Tenant does not have a pet now, but agrees that prior to obtaining a new pet Tenant will obtain Landlord's written approval and agree to the charges and Pet Rules and Regulations listed below. An inspection of the pet will be necessary prior to bringing the pet on Property and you also agree to pay additional monthly rent and pet deposits as are then required. (Breed restrictions apply).

Has Pet(s)

☐ Tenant has the pet(s) listed on the Pet Application/Registration Form and agrees to pay the charges set forth below. Tenant also agrees to the Pet Rules and Regulations listed below.

CHARGES: (Note: No monthly pet rent is assessed for assisted living animals)

Either one or more of the following charges or deposits will be required if a pet is maintained. All charges will be added to Tenant's Rent and considered as Additional Rent under the terms and conditions of the Lease.

A. A non-refundable charge of \$250.00. This charge is incurred when the pet is first domiciled in your apartment home.

B. A monthly fee of \$35.00 for each pet. This fee will be charged monthly as part of your monthly rent obligation.

C. A violation fee of \$500.00 will be assessed for bringing an unauthorized pet onto the property.

D. An additional charge of \$50.00 will be levied for each infraction of pet rules.

Tenant agrees to pay Landlord the amount of \$ 0.00 0 per month for the total monthly fee for all pets as listed on the Pet Application/Registration Form.

RULES and REGULATIONS:

Tenant must complete a Pet Application and Registration form before pet is allowed at the Property. Tenant agrees to provide a photo of the pet to Landlord. A maximum of 2 total pets are permitted per Apartment. Weight limits and breed restrictions will apply and such information is listed with the Landlord. All pets must comply with weight limits and breed restrictions, and approval is at the discretion of Landlord.

1. Tenant must agree to abide by all applicable Pet Rules and Regulations.

2. The Pet Rules and Regulations are made a part of this Lease and a breach of any Pet Rule or Regulation will be a default under this Lease. In the event of a default, Tenant agrees that Landlord may revoke permission to keep pet(s) on the Leased Premises by giving Tenant seven (7) days notice.

3. Tenant has completed a Pet Application & Registration form has been granted permission by Landlord to keep the pet(s) specified below under the following terms and conditions:

a. Pets may not be kept, bred or used for any commercial purpose. All pets must be spayed or neutered.

b. Pets must be confined to the Tenant's Apartment, must not be allowed to roam free and may not be tied unattended in any common area. All pets must be kept on a leash when outside the Apartment and walked away from the Building's perimeters or to wooded or designated areas.

c. Persons who walk pets must immediately remove and properly dispose of any feces deposited by the pet. Cat litter may not be disposed of in toilets.

d. If the pet is or becomes a nuisance or threat to other Tenants or destroys property within the Apartment or Property, Landlord may revoke permission for Tenant to keep the pet immediately in the case of an emergency, or otherwise on seven (7) days' notice. Examples of nuisance include (but are not limited to) personal injury or property damage, making noise continuously and/or incessantly for a period of 10

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minutes or intermittently for 1/2 hour or more to the disturbance of any person at any time of day or night, pets in common areas who are not under the complete control of a responsible person and on a short hand-held leash or in a pet carrier, animals who relieve themselves on walls or floors of common areas, animals who exhibit aggressive or vicious behavior, pets who are conspicuously unclean or parasite-infested.

e. The pet will be allowed out of the premises only under the complete control of a responsible person and on a hand held leash or in a pet carrier.

f. Any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc. caused by pet will be the full responsibility of the Tenant and that Tenant agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, than Tenant hereby agrees to pay the full expense of replacement.

g. It is also understood and agreed that Tenant will permit the Landlord to professionally fumigate the Demised Premises, including any grounds (if any) for fleas and ticks and clean all carpets when Tenant vacates the Apartment. The contractors used will be the Landlord's contractors and the cost will be done at competitive prices at the expense of the Tenant.

h. Tenant will provide adequate and regular veterinary care of pet, ample food and water, and will not leave pet unattended for any undue length of time. Tenant will diligently maintain cleanliness of litter pans, sleeping and feeding areas.

i. It is further understood and agreed that if efforts to contact the Tenant are unsuccessful, the Landlord or the Landlord's agents may enter Tenant's apartment if there is reasonable cause to believe an emergency situation exists with respect to the pet. Examples of an emergency situation include abuse, abandonment, or any prolonged disturbance. If it becomes necessary for the pet to be put out for board, any and all costs incurred will be the sole responsibility of the Tenant.

j. Tenant agrees to indemnify, hold harmless, and defend Landlord or Landlord's agents against all liability, judgments, expense (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Tenant's pet(s).

I UNDERSTAND AND AGREE TO COMPLY WITH THE ABOVE CHARGES AND RULES AND REGULATIONS.

TENANT

Shicheng Guo

**ABANDONED PERSONAL
PROPERTY NOTICE**

(68 P.S.
§250.505a)

Pursuant to the provisions of the Landlord and Tenant Act, 68 P.S. §250.505a, as amended, notice is given that upon Tenant's surrender, abandonment or relinquishment of Apartment and the acceptance and/or return of possession to the Landlord, Tenant has ten (10) days to contact Landlord as to Tenant's intentions regarding personal property left behind.

If no contact is received by Landlord, any and all personal property left behind will be disposed by the Landlord at the end of this ten (10) day period.

If you contact Landlord during this ten (10) day period and advise of your intention to retrieve your personal property, it will be stored on Tenant's behalf for a period of thirty (30) days commencing from the date of the initial Notice sent to Tenant.

If you notify Landlord and the personal property left behind is retrieved during the initial ten (10) days, calculated from the date of the initial Notice, Tenant will not be responsible for any storage charges. If Tenant notifies Landlord but does not actually retrieve the personal property during this initial ten (10) day period, Tenant will be responsible for the costs of removal and storage starting on the eleventh (11th) day until the personal property is retrieved. If the personal property is not retrieved prior to the end of the thirty (30) day period, commencing on the date of the notice to Tenant, it will be disposed of at the end of the thirty (30) days. Tenant will, however, still be responsible for the costs of the removal and storage for the period after the initial ten (10) day period.

Tenant may contact the Landlord in writing as to Tenant's intentions.

TENANT

Shicheng Guo

[Redacted]

RULES AND REGULATIONS

These Rules and Regulations apply to all Tenants of the Property and their guests, employees and agents:

NAME PLATES

No signs, advertisements, notice or nameplates visible to the outside may be placed inside or outside, or in the entry, hall or stairway for the building except with our prior written permission.

BALCONIES AND ENTRANCE WAYS

The balconies for the apartments shall not be used for storage of personal items or garbage or for any purpose against any local ordinance. Charcoal or propane/gas grills are not permitted on the balconies. Under no circumstances may charcoal or propane/ gas grills be operated. In some locations, gas grills are not permitted. No items will be hung on or over the balcony or terrace at any time.

ROOF

Tenant is not allowed on the roof.

COMMON AREAS

Tenant shall not obstruct, store, or litter any of the sidewalks, driveways, entrances, halls, stairs, or other public areas of the Building. Any objects left outside which present a safety hazard or cosmetic detriment may be removed and discarded upon discretion of management. Additionally, fees may be incurred for such activity to Tenant.

CLEANING

No rugs shall be beaten on the porches, nor dust, rubbish or litter swept from the Apartment into any of the halls or entryways of the Building, nor shall anything be thrown or emptied from any of the windows or balconies of the Building.

RUBBISH

All trash must be placed in sealed bags, preferably biodegradable plastic. Disposal containers are centrally located throughout the complex, and all trash must be placed in these containers and not on balconies, patios, hallways or laundry rooms. Tenant shall remove garbage at least daily. A fine of \$35.00 will be imposed for improper disposal of garbage for each occurrence.

LAUNDRY

Laundry shall be done only in those rooms provided by Landlord for such purposes in the Building. The use of water powered washing machines or dryers are prohibited in the units where appropriate plumbing is not provided specifically for these machines. If Tenant uses a washer and dryer in their own apartment where laundry connections are provided, they will assume all responsibility for any damage caused by the water and any leak. A utility tray is recommended. Laundry cards and machines used in common laundry facilities are not owned or maintained by Landlord. A fee may be required for each Laundry card. Any unused amount remaining in the card will not be reimbursed by Landlord. Landlord is not responsible for lost or damaged cards. Report inoperable machines to the vendor phone number listed in laundry centers for repairs.

LAVATORIES

The toilet and other water apparatus in the Apartment or Building shall not be used for any purpose other than that for which they were constructed; no sweeping, rubbish, rags, paper, ashes or other substances shall be thrown in them. Tenant causing the damage shall pay any expenses incurred by us to repair any damage resulting from their misuse.

COOKING AND BAKING

No cooking or baking shall be done except in the kitchen and in appropriate appliances or in such other areas as may be designated by us.

APPLIANCES

The use of any appliance that is not provided by Landlord (such as separate freezer or dishwasher) is prohibited where appropriate plumbing or electrical service is not provided specifically for the appliance. No appliances or equipment shall be moved from any part of the Building. All appliances must remain in their original location.

UTILITIES

The termination of utilities to Tenant's apartment for non-payment or failure to pay necessary initial charges for same shall constitute a violation of Landlord's Rules and Regulations.

TAMPERING WITH APPARATUS

No Tenant shall in any manner tamper or interfere with any portion of the heating, lighting or plumbing apparatus in the Apartment or in or about the Building.

DEFECTS IN PIPES, WIRES, ETC.

If you discover any defects in water or pipes, electric wires, or any other defects or hazardous conditions in about the Building, you shall immediately notify us.

FIREPLACES

In apartments with fireplaces, you are requested to keep damper closed when fireplace is not in use to make heating and air conditioning most effective. Tenant agrees to use a grate in wood-burning fireplace whenever a fire is burning. Wood storage must be outside the Apartment unless you provide special storage facilities to protect carpeting. If damage is done to any siding due to firewood storage, Tenant will be charged accordingly. Tenant shall assume all responsibility for any damage caused to the premises by the careless use of the fireplace or by flying sparks. Not all fireplaces are functional. Please check with the manager at your Property to determine whether your fireplace is functional or decorative, and if functional have approval in writing.

WATER BEDS

No water beds are allowed

PETS

Any unauthorized pets shall be subject to a \$500 fine and such pets are required to be immediately removed from the premises. Please see the Pet Rider for information on pets.

WALL COVERINGS, PAINTINGS AND DECORATIONS

Wallpaper, contact paper or other adhesive wall coverings shall not be installed on the walls, ceilings or woodwork in any suite in the Building, nor shall any walls, ceilings or woodwork be painted, with our prior written consent. No hooks, nails or screws may be used on any floors, doors, windows, tubs, showers, appliances or fixtures in the Apartment. Tenant is prohibited from attaching, drilling, nailing, or screwing any object into the walls, and if Tenant does so, Tenant shall be liable for any damages for the cost of restoring same.

WINDOW COVERINGS

Window Coverings: Venetian blinds, shades or other window coverings with a white backing are permitted. Sheets, towels or anything of a temporary nature that remain after five (5) days after taking occupancy, are prohibited.

SATELLITE DISHES

In accordance with federal regulations, satellite dishes one meter or less in size are permitted within the area leased exclusively by you; however, our permission is required for bolting or otherwise affixing any dish or mounting apparatus to any part of the Building including any railing or balcony or lawn area. If Tenant is not in compliance Landlord or management may remove satellite dishes at Tenant's expense. In no event may any satellite dish of any kind be placed on the roof or exterior of any building, or any other part of the Property not within the exclusive possession of a Tenant, without our written consent.

THERMOSTATS

Due to the possibility of structural damage to a building, Tenant agrees not to turn the thermostats down below fifty (50) degrees (and/or turn circuit breakers off) in the Apartment at any time during the heating season of October 1 through April 30.

HEATERS

No kerosene heaters shall be permitted in any apartment under any circumstances.

PRIVATE WORK

You shall not request Landlord's employees to do work of a private nature during their working hours.

MOVING

You will be responsible for any damage to the Building caused when you or someone at your request moves anything in or out of the Buildings.

NOISE, MUSIC

No Tenant shall make or permit any disturbing noises by himself, his family or friends at any time. No Tenant shall play or operate any musical instrument, sound reproduction, television or radio or allow same to be played or operated in the Apartment between the hours of 10:00 p.m. and 8:00 a.m. Loud playing of said instruments is prohibited at any hour. Any boisterous conduct, etc., which will disturb the peace and quiet of the premises is absolutely prohibited. Tenant shall not use, or permit the use of the premises, or any of it, for any unlawful, disorderly, or objectionable purposes, not commit, or permit the commission of a breach of the peace or a nuisance on the premises. All conduct which detracts from the safety, quiet, or quality of life of Tenant's neighbor is prohibited. We will make reasonable efforts as the law permits us to stop neighbors from disturbing your peace, but we cannot be responsible for controlling the actions of other residents or their families or guests or of uninvited persons. If you are seriously disturbed by activities at your neighbor's apartment, please call the police.

CHILDREN

Children will not be permitted to play or loiter in hallways, stairways, front porches, vestibules or driveways.

STRANGERS

Unauthorized persons are not allowed in the apartment Property. Notify the office of any persons soliciting in the Buildings.

GUESTS

No guest of Tenant may occupy the Apartment for more than ten (10) days in a twelve (12) month period unless a tenancy application is filed with Landlord and accepted by Landlord. Occupancy by a guest beyond the above period shall constitute a breach of these Rules and Regulations.

MOTOR VEHICLES

Washing or repairing of motor vehicles is not permitted in the Building, garages, or in any parking areas or driveways of the Building. Tenants are not permitted to park boats, trailers, recreation vehicles of any type, or any other commercial vehicles larger than a pick-up truck within the boundaries of the Property. Any vehicle that does not have a current license plate or a current inspection sticker, or is in disrepair for more than 5 days shall be considered abandoned. Tenant hereby authorizes Landlord to have that vehicle towed away at Tenant's expense.

PARKING

Unless you are notified otherwise parking is permitted only in areas designated for parking. Unless we tell you otherwise, parking spaces for Tenants and guests are not assigned, but are on a first-come first-serve basis only. The parking and traffic regulations posted on and private streets, roads or drives must be obeyed. All ordinances regarding fire lanes will be obeyed. No parking is permitted directly in front of building entrances or directly in front of walkways. Any vehicle parked in a fire lane, no parking area or blocking a fire hydrant, refuse container, another vehicle, sidewalk, lawn or otherwise illegally or improperly parked may be towed by us without notice at the vehicle owner's expense. Neither we nor our management agent, employees or contractors shall have any liability for any damage or theft of vehicles in connection with the removal of a vehicle.

GARAGES

If renting a garage, the garage must be used for overnight parking vehicles. The garage may not be used for storage of any hazardous or flammable materials. Tenant assumes sole responsibility for contents and security of such.

SNOW REMOVAL

After snowfalls of 3 inches or more, all motor vehicles are required to be moved to already-cleared parking spaces at least once between the hours of 9:00 a.m. and 4:00 p.m. Tenants returning home from work shall park in already cleared parking spaces. Tenants must comply with any other notices provided for by management in a timely matter.

RECREATIONAL AND FITNESS FACILITIES

If the Property has a pool, you may use the pool but you must pay any required fees, you must use reasonable caution and for your safety you must obey all posted pool rules and regulations. If the Property has fitness or recreational facilities, all posted rules and regulations must be obeyed including the days and hours that facility may be used. We may at any time discontinue any recreational services or close down facilities either temporarily or permanently. You understand that our providing recreational facilities is not a condition of your Lease.

KEYS & LOCKOUTS

Two keys for each lock to the apartment passage locks and/or deadbolts and one mailbox key will be provided for each apartment. The charge for replacing a lost apartment key is \$10.00. The charge for replacing a lost mailbox key and lock is \$25.00. Lockout calls for misplaced keys that are received after business hours are not considered a maintenance emergency. Tenant will incur a fee for an apartment lock change.

EMERGENCY MAINTENANCE REQUESTS

After hour or weekend maintenance requests are to be called into management and follow recorded instructions. Typical emergencies are overflowing toilets, loss of heat, fire or flood. Lockouts, clogged toilets, clogged drains and misrepresented emergency calls may incur a service fee after hours.

ABUSIVE CONDUCT

Any physical assault or abusive conduct committed by Tenant or any agent of Tenant (including but not limited to a guest(s) of Tenant) upon any employee or agent of Landlord constitutes a default by Tenant. Landlord shall have the option of terminating the tenancy for a default by Tenant under this paragraph.

DAMAGES:

Damages incurred by Tenant due to negligence will be charged against the security deposit. This includes any damages found upon the move out inspection. Tenant acknowledges that they have received a copy of the typical damage charge schedule from Landlord. The damage charge schedule is subject to change at any time and will be made available to Tenant in the management office upon request.

Landlord may rescind or change any of these Rules and Regulations or adopt new rules and after thirty (30) days notice of any new rules to Tenant(s), such new rules shall have the same force and effect as if originally made a part of the Lease. A violation of any of these Rules and Regulations may constitute a default under the Lease and be subject to violation fees, fines and also Lease termination. A waiver shall not constitute a waiver for subsequent violations.

I UNDERSTAND AND AGREE TO COMPLY WITH THE ABOVE RULES AND REGULATIONS.

TENANT

Shicheng Guo



GUARANTY

In consideration for Landlord entering into the Apartment Lease ("Lease") for the Apartment with Tenant, the undersigned Guarantor(s) guarantee the performance of all Tenants under the lease described below.

Landlord(s): English Village I, LLC, English Village II, LLC, English Village III, LLC, English Village IV, LLC, English Village V, LLC

Tenant(s): Shicheng Guo; ; ;

Apartment: 12-C08 at The Addison at English Village

Commencement Date: 3/21/2020

Expiration Date: 3/31/2021

Monthly Rent: \$ 1,528

Monthly Pet Fee: \$ 0

Monthly Trash Fee: \$ 15

Total: \$ 1,543

A. Payments. If any Tenant fails to make any payment under the Lease, Guarantors will, upon demand, make such payment to Landlord or Landlord's agent. Payments under the Lease include but are not limited to rent, late charges, returned check charges, attorney's fees, repair costs, pet charges, utility charges, reimbursements to Landlord, maintenance charges, charges for property damage, and other costs or charges specified in the Lease. If Tenant otherwise breaches the Lease, Guarantors will, upon demand: (1) cure the breach as the Lease may require of Tenant; or (2) compensate Landlord for Landlord's loss resulting from the breach.

B. Duration and Notices. This guaranty applies when the Lease commences and continues until the Lease ends, including any extension or renewal of the Lease. Guarantors waive any rights to receive notice of any acceptance, modification, amendment, extension, renewal, or breach of the Lease.

C. Joint and Several Liability. Guarantors are jointly and severally liable for all provisions of this guaranty.

D. Attorney's Fees. Any person who is a prevailing party in any legal proceeding brought under or related to this guaranty is entitled to recover attorney's fees from the non-prevailing party.

E. Severability. If any term of this guaranty is held by a court of competent jurisdiction to be invalid or unenforceable, then this guaranty, including all of the remaining terms, will remain in full force and effect as if such invalid or unenforceable term had never been included.

Guarantors may request a copy of the above-referenced lease at any time from the Tenant or the broker to the lease.

GUARANTORS



Date: _____

<INSERT GUARANTOR NAME>

<INSERT PHONE #>

<insert email>

<INSERT MAILING ADDRESS>

Date: _____

CONCESSION ADDENDUM

If Tenant received a Concession as shown below, the following shall apply. Tenant understands and acknowledges that the rental concession is based upon Tenant's rental payment being made on a timely basis. In the event Tenant defaults under the terms of this Lease at any time including not fulfilling the entire lease term, Tenant shall be required to repay in full, as Additional Rent, such concession. The concession amount is due in addition to all other fees regarding lease termination, on or before the move-out date. Additionally, Tenant shall relinquish the right to any future concessions beyond the event of default.

The following as marked below applies to the concession given to:

Shicheng Guo; ; ; for Apartment 12-C08

☒ One-time concession special in the amount of \$350.00 to be applied toward rent in the month(s) of March.

☐ A recurring concession special in the amount of \$0.00 per month expiring at the end of the initial Term of the Lease. The discounted monthly rent shall be \$0.00.

☒ Special concession: Waived App (1)

LANDLORD

As Agent
Date: _____

TENANT

Shicheng Guo
Date: _____

Date: _____

Date: _____

Date: _____