



MONTH TO MONTH LEASE AGREEMENT

This Agreement is Executed By and Between the Parties:

Lessor / Landlord

Elvis Peckham

Lessee / Tenant

Torrin Adrienne

Property subject to lease:54432 Clarendon alley9929 Almo
PaWashingto,District o,20062**Lease Term**

Integer

Date payment period on every month

7/25/2018

Lease Period

Lease From

Friday, 16 September 2000

Lease Until

Friday, 16 September 2016

Security Deposit Amount

\$ 890

Monthly Lease Amount

\$ 1200

Names of other occupants

Name of other occupant 1

Dannel Kreuzer

Name of other occupant 2

Raja

Relationship

Intege

Relationship

Maecen

Date of Birth

Friday, 16 September 2010

Date of Birth

Friday, 16 September 2015

Lessor Signature**Lessee Signature**



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Terms of Lease

Use and Occupancy

The property leased can only be used for residential purposes and can be occupied only by the registered occupants. If there are more than the number of persons occupying or will occupy the premises, the Lessor/Landlord should be notified.

Rent

Upon the enforceability of this agreement, the Tenant shall pay the 1st monthly rent in advance and a security deposit. Monthly rent in full on the specified period on each month without notice required from the Landlord. The Tenant may provide payment in installments provided there exist no defaults by Tenant under the terms of the Lease agreement.

Necessary Expenses

The Lessee/Tenant may be reimbursed for the expenses made by him from repairs made to the property at the time of the Tenant's stay in the premises, given that the Landlord has been notified accordingly for the expenses to be made. Necessary expense may include, but not limited to, roof, window, or wall repairs, and other repairs necessary for the preservation of the property leased, which damage is caused by wear and tear, force majeure or Acts of God, damages from civil disturbances not caused by the Lessee/Tenant.

Improvements to the Premises

Any improvements or constructions made to the Leased Property by Lessee/Tenant prior to the commencement or during the term of this Lease Agreement shall become part of the realty of the Lessor/Landlord.

Assignment and Sublease

Tenant shall not assign or sublease any part of the Property. All sublease arrangement must be made with prior consent from the Landlord.

Abandonment

If Tenant abandons the Premises during the existence of the term of this Lease, the Landlord may at its option enter the Premises by any legal means without liability to the Tenant and may at Landlord's option terminate the Lease.

Judicial Action

Any action arising from or brought under this Agreement shall be filed with the proper courts of New York City, to the exclusion of all other venues that are hereby expressly and willingly waived by the parties. In case of an action or suit filed by any of the parties hereto due to breach or violation of any of the terms and conditions of this Agreement, the parties agree that the aggrieved party shall be paid a sum equivalent to twenty (20%) percent of the total sum awarded but in no case less than \$20,000.00 as and by way of attorneys fees, plus the cost of suit and collection of litigation expenses as may be proven in said action and adjudged by the court.

Pets

The Lessee/Tenant shall not keep any pets on the Premises without the prior consent of the Lessor/Landlord. The Lessee/Tenant shall hold responsibility in maintaining cleanliness to the Premises and shall be accountable to any damage incurred by his pet to the Premises during the existence of the Lease Agreement.