

**Agreement:**

In consideration of the mutual covenants and agreements herein stated, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord for a private furnished room with a Full Bed designated above ("the Premises") for the above Term, subject to all the provisions of this Lease. All parties listed above as Landlord and Tenant are herein referred to individually and collectively as Lessor and Lessee respectively.

**ADDITIONAL AGREEMENTS AND COVENANTS (INCLUDING DECORATING, AND REPAIRS), IF ANY.**

1. Lessee agrees to abide by all the rules and regulations and terms of the lease. Initials AM
2. Lessor agrees to provide a furnished room with a Full Sized Bed with clean linens.
3. Lessee agrees to pay any payment fees accrued from the chosen method of payment. Initials AM
4. Lessee agrees to pay the last month's rent upfront to secure the room. Initials AM
5. Lessee agrees to pay \$350 as a move-in fee. Not refundable. This fee covers the cost of room inspection and cleaning, new linens, new pillows and new mattress covers. Initials AM
6. Lessee agrees to pay the first month's rent and the move-in fee to move into the premises. Initials AM
7. All non-sufficient (NSF) and uncollected fund checks will have a \$50 fee added to be paid immediately.
8. All utilities (gas, electricity, water, internet and common cleaning service) are included in the lease.
9. Lessee agrees that the private room shall be occupied by no more than one person unless a guest form is filled out. Initials AM
10. Lessee agrees to pay \$25 per day for any guest staying over 2 days on the premises. Initials AM
11. No guest(s) are allowed to stay overnight in any common areas of the premises. Initials AM
12. Lessee will give at minimum 30 days written notice before the start date of their lease with the intent to cancel their lease. If Lessee does not give at minimum 30 days written notice before the start date of the lease, lessee forgoes their last month's rent to cover the first month of rent indicated by the lease. Initials AM
13. Lessee will give at minimum 30 days written notice before the next calendar month with the intent to terminate their lease and vacate the room. If Lessee does not give at minimum 30 days written notice before the next calendar month, lessee forgoes their last month's rent to cover the following calendar month. Initials AM
14. Lessee will give at minimum 30 days written notice before the end date of the lease with the intent to renew/extend their lease. The Lessor cannot guarantee availability of the room outside of the time period noted by this lease. Initials AM
15. Lessee agrees that they reserve the room for the entire calendar month specified in the lease with no prorated days unless otherwise specified by the Lessor. Initials AM
16. Lessee will accommodate showing for the room given 12-hour notice, 30 days before lease end date.
17. Lessee agrees to maintain the cleanliness of all common areas. Initials AM
18. Lessee will be given one key to the private room and a code number to access the premises.
19. Lessee agrees to not smoke in the private room or in the common areas of the building. Initials AM
20. No pets are allowed in the private room or in the common areas of the building. Initials AM
21. Lessee agrees to all amendments, guidelines, affidavits, and catalogue attached to this lease. Initials AM
22. Lessee agrees in the condition that the lease may be terminated at any point by the Lessor if the Lessee is deemed dangerous, threatening, or a security risk to the other residents of the the Premises, at which the Lessee is required to immediately remove themselves and belongings from the Premises and return the key to their room. Initials AM

**SIGNATURES**

LESSEE(S)  
AM

Tenant Name: Alexander Mulugheta

NOTARY PUBLIC  
STATE OF CALIFORNIA  
My Comm. Exp. 12/31/2024

(SEAL)

LESSOR  
Edgar Enriquez  
Edgar Enriquez (SEAL)