

PO Box 1136 • Milwaukee, WI 53201-1136
(262) 735-5989

1. Residency and Financials

1.1 PARTIES AND OCCUPANTS

This Lease Contract (the "Lease") is between you, the undersigned resident(s) and co-signers:

<<Tenants (Financially Responsible)>>

<<Co-Signer(s)>>

(collectively and individually the "Tenant")

and, the Landlord:

<<Owner Name(s)>>

And, the Landlord's Agent:

SNSHN MANAGEMENT LLC

Landlord/Agent's Address (for normal business operations): PO Box 1136, Milwaukee, WI 53201

Landlord/Agent's Address (for legal service of process): 2004 N Dr MLK Jr Dr, Milwaukee, WI 53212

Email: team@snsn.co

Phone: 262-735-5989

Web: SNSHN.CO

(the "Landlord")

All maintenance requests, management inquiries, payment of rent, and notices to be given to Landlord shall sent to Landlord's Agent above, unless otherwise notified by Landlord to the contrary in writing. Further, any notice sent by Landlord's Agent shall be deemed the same, and have the same legal effect, as if sent directly by Landlord.

You've agreed to rent the Premises identified as:

<<Unit Address>>

for use as a private residence only (the "Premises"). The terms "you" and "your" refer to all Tenant(s) listed above. The terms "we," "us," and "our" refer to the Landlord and Landlord's Agent listed. Further, if the Premises is located within a multi-unit building, the common areas within such building and the parcel of land that contains such building shall be known as the "Property".

The Premises will be occupied exclusively by the Tenant(s) listed above. The Landlord must approve unauthorized occupants living in the premises for longer than 7 consecutive days. ALL TENANTS, IF MORE THAN ONE, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF ALL PAYMENTS DUE UNDER THIS LEASE.

1.2 LEASE DURATION

The terms of this tenancy shall commence at 4:00 PM CST <<Lease Start Date>> and end at 10:00 AM CST <<Lease End Date>> (the "Termination Date").

If Tenant(s) continue to occupy the Premises after the Termination Date and Landlord consents to such occupancy, the Tenant hereby agrees such tenancy shall be on the same terms and conditions as stated herein except that monthly base rent and term (including the Termination Date thereof) shall be such amount and/or time as set forth in that electronic notice given by Landlord at least 60 days before the Termination Date, or as agreed by the parties.

1.3 RENTS AND CHARGES

You shall pay the following monthly base rent:<<Monthly Charges>> You shall pay the following aggregate charge of base rent and initial additional rent set forth herein prior to move-in:

<<Total Charges Due at Move-in>> which consists of:

Prorated Rent in the amount of: <<Prorated Rent>>, and

Prorated Charges in the amount of: <<Prorated Charges>>

Every month thereafter, you must pay your base rent and any additional rent as identified herein (collectively, "Rent") on or before the 1st day of each month with 4 days of grace period, except as elsewhere provided herein. The following late fees will apply for Rent payments made after the grace period:

Late fee on the 6th day of each month: \$50

A charge of \$45 will apply for every returned check or rejected electronic payment plus the amount of any fees charged to the Landlord by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If you don't pay Rent on time, you'll be delinquent and all remedies under this Lease will be authorized.

1.4 MISCELLANEOUS

Misc terms and conditions (optional)

1.5 SECURITY DEPOSIT

The total cash security deposit at the time of execution of this Lease for all tenants of the Premises is <<Security Deposit Charges>>. The Owner will hold the security deposit for the term of the tenancy and, upon the termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your performance of this Lease as permitted under Wisconsin law, including, but not limited to, cleaning, repainting, repairs, unpaid rent, late fees, and returned check fees. Further, the Landlord may charge the Tenant for professional cleaning and repairs if the Tenant has not made alternate arrangements with the Landlord.

The tenant agrees to pay the full security deposit within one week of signing this lease agreement, or within a time frame mutually agreed upon in writing by both parties. If the security deposit is not paid in full within the specified time, the landlord reserves the right to deem this lease agreement null and void upon written notice to the tenant. In such cases, the security deposit, if partially paid, shall be refunded. If landlord elects not to nullify this lease agreement, such failure to pay the entire security deposit shall constitute a default under the lease and landlord reserves all rights and remedies under this lease agreement.

Note that there is a \$250 security deposit addition for pets and if Landlord elects to grant permission for additional pets than identified below, such permission is contingent upon Tenant immediately delivering to Landlord the additional pet security deposit and timely pay all additional rent relating to such pet as set forth herein.

Tenant must receive explicit, written permission from Landlord in order to have a pet at the Premises. Tenant also agrees to carry insurance to cover possible liability and damages that may be caused by such animals. Landlord reserves the right to determine if pets may be kept and may require removal of pets, at Landlord's sole discretion, if said pets become a danger or nuisance to the building or other tenants. If the Tenant violates any of these terms, the pets can be subject to removal.

Pets must be licensed with the city/town if required. Pets must receive regular veterinary care. Upon request Tenant shall provide written documentation of such care to the Landlord. Pets must be controlled at all times, on leash and with the Tenant. Tenant assumes all responsibility for pets, legally and financially.

All pets must be completely housebroken. Tenant must carry provisions for immediate clean up and disposal of pet waste. Should the Landlord be required to clean up the grounds after your pet, a charge of \$100.00 per clean up will be charged against your account. Barking will not be tolerated as that is a nuisance to other tenants.

Authorized pets:

<<Pet Information>>

Landlord may, at Landlord's discretion and upon notice to Tenant, require Tenant to obtain security deposit insurance through a specifically approved service provider. One such option may be "Rhino" (sayrhino.com). In such event, Tenant shall maintain and make monthly payments, as defined by the prescribed service provider, to retain coverage in the amount of rhino supplemental sec dep amount for the term of the Lease and for as long as Tenant resides in the Premises. If Tenant fails to make such payment directly to the service provider or Landlord elects to make such payment on Tenant's behalf, such monthly payment shall be treated as additional rent owed to the Landlord. Any lapse in coverage, or failure to make monthly payments as set forth herein, will be considered an act of Tenant default and rhino supplemental sec dep amount may be added to Tenant's balance as past due Rent, and tenant will be considered delinquent and all remedies under this Lease will be authorized.

1.6 UTILITIES

We'll pay for the following utilities:

incl. util. (ex. None. See nonstandard rental provisions)

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

Additionally, and at Landlord's discretion, any utility charges believed to be due to Tenant's negligence, damage, or otherwise misuse will be charged to Tenant. (Ex. A leaking pipe in basement goes unnoticed/unreported for a month and causes an increase to water bill. Landlord may compare to a similar building nearby and charge Tenant the difference in bills.) See Nonstandard Rental Provisions for limits and policy with regards to any included utilities paid for by Landlord.

You'll pay for all other utilities, municipal charges, related deposits, and any charges or fees with respect to such utility or municipal services charged to the property. Utility costs that are paid by Landlord on behalf of Tenant as a result of Tenant's failure to timely payment of such costs directly to utility company shall incur a \$50 Utility Reimbursement Fee charge as additional rent.

1.7 INSURANCE

We do not maintain insurance to cover your personal belongings or personal injury and you hereby agree that Landlord shall not be liable for any property damage or personal injury sustained by you, or any of your guests or invitees, except as caused by Landlords negligent act or omission. Further, You hereby assume liability for any personal injury arising from causes within your control and property damage caused by you or your guests or invitees. We urge you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, leaks and the like.

Additionally, you are required to purchase personal liability and renter's insurance. Failure to maintain such insurance is a breach of this Lease and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease or state law.

In the event Tenant shall fail to obtain insurance required hereunder and fails to maintain the same in force continuously during the term, Landlord may, but shall not be required to, obtain such insurance coverage and charge it to the Tenant as additional rent.

1.8 KEYS AND LOCKS

You will be provided the following keys:

keys and/or openers delivered

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

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

If Tenant re-keys existing locks or opening devices, Tenant shall immediately deliver copies of all keys to Landlord. Tenant shall pay all costs and charges related to loss of any keys or opening devices. Tenant may not remove locks, even if installed by Tenant.

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

X
Initial Here

2. Policies and Procedures

2.1 COMMUNITY POLICIES OR RULES

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

2.2 TENANT SAFETY AND PROPERTY LOSS

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

Casualty Loss

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

Smoke Detectors

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

Safety and Crime Free

You or any guest or resident under your control, shall not engage in any criminal activity on the Property.

You shall not conduct, or permit any guest or invitee of Tenant to conduct, any act on the Property which would violate any fire, safety, health, or criminal law, or cause the Property to be in violation of any such laws or regulations.

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

2.3 APPLIANCES

Any appliances provided at the Property are provided without warranty and as a convenience to Tenants. **Tenants are responsible for the proper use, routine maintenance and cleaning** of any appliances in the Premises including, but not limited to, refrigerators, freezers, window air-conditioning units, stoves, ovens, microwaves, or other appliances of any kind. The following appliances were provided at the time of Tenant's occupation of the Premises: appliances originally included (stove, washer, dryer...)

Working appliances of equivalent quality, function and value are to be returned to Landlord with the Premises at the time Tenant vacates the Premises. Tenants shall be liable for any damage to an appliance, including cost to replace, repair, or remove, to the extent caused by any Tenant or Tenant's guest or invitee's, improper use of such appliance or failure to perform routine maintenance to the appliance that minor in comparison to Rent.

2.4 PARKING

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

Parking related misc terms

2.5 PETS

Pets (including mammals, reptiles, birds, fish, and insects) are allowed only if we have authorized in writing. You must remove an unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease. We will authorize a service animal in accordance with WI law. We may require a written statement from a qualified professional, verifying the need for the service animal.

Tenant(s) shall pay a non-refundable monthly pet fee (the "Monthly Pet Fee") as follows:

- a. \$25 per month for each cat; and
- b. \$50 per month for each dog.

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

2.6 NO SMOKING AND NO DISTURBANCES

The Tenant and members of Tenant's household will not smoke anywhere on the Property nor permit any guests or visitors to smoke in the Property. Smoking is expressly forbidden inside any building on the Property and within 25 feet of such building. Failure to comply with this No Smoking rule shall be considered negligent property damage and shall be considered as a default event. If Landlord has reason to believe that Tenant is smoking inside their Premises or inside the building, then Tenant may be assessed a fee of up to \$300 per occurrence. The amount and assessment of such a fee to be at Landlord's sole discretion.

Tenant also agrees not to cause or allow any noise or activity in the Premises or on the Property which might disturb the peace and quiet of another Tenant and/or neighbor. **Further, from 9pm to 9am each day, Tenant hereby agrees not to cause or allow any noise or any activity in the Premises that may be heard from the outside of such Premises. Said noise and/or activity shall be a breach of this agreement.**

2.7 COMMUNICATION

Tenant must provide Landlord with a means of remote contact. Email or phone number must be updated by Tenant whenever there is a change to these contact details. Failing to update these means of communication does not excuse Tenant from responsibility of communicating with Landlord. It is the Tenant's responsibility to maintain a clear line of communication regardless of Tenant's physical location or changes to their means of remote communication. Tenant may be considered to have defaulted on this Lease if Tenant has not responded to Landlord outreach via phone, text, or email within 48hrs of Landlord's most recent outgoing message. Please ensure Landlord is ALWAYS in possession of your most recent and most consistent means of remote contact. Communication via electronic methods (ie. email, text, etc) is a valid and official means of giving notice regarding, but not limited to, the following: changes to lease terms, charges associated with Tenant damages, and formal notice to enter the Premises for inspection, execute regular maintenance, make repairs, etc.

2.8 DOMESTIC ABUSE PROTECTION

(1) As provided in section 106.50 (5m) (dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

(a) A person who was not the tenant's invited guest.

(b) A person who was the tenant's invited guest, but the tenant has done either of the following:

1. Sought an injunction barring the person from the premises.

2. Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the tenant has not subsequently invited the person to be the tenant's guest.

(2) A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in section 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.

704.14(3)(3) A tenant is advised that this notice is only a summary of the tenant's rights and the specific language of the statutes governs in all instances.

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

X

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3. Responsibilities

3.1 CONDITION OF PREMISES AND ALTERATIONS

You accept the Premises, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons or which would deem the Premises unfit or habitable under Wisconsin law. You shall maintain the Premises in good, clean and tenantable condition throughout the tenancy. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices. You may not paint or make any permanent alteration without our written consent.

The Tenant will obtain written permission from the Landlord before doing any of the following:

- applying adhesive materials, or inserting nails or hooks in walls or ceilings other than two small picture hooks per wall;
- painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property;
- removing or adding walls, or performing any structural alterations;
- installing a waterbed(s);
- changing the amount of heat or power normally used on the Property as well as installing additional electrical wiring or heating units;
- placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or sign for advertising or any other purpose;
- removing, adding, or otherwise changing landscaping in any significant way; or
- affixing to or erecting upon or near the Property any radio or TV antenna or tower.

3.2 REQUESTS, REPAIRS, MALFUNCTIONS

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

The Tenant will perform common maintenance for the Property, including shared maintenance, for attributes such as the lawn, garden, yard, courtyard, balcony, porch, and other shared or separate living areas or pieces of Property. This includes, but is not limited to mowing, weeding, watering, fertilizing, raking, snow removal, and detritus pickup. The tenant is responsible for the general care of both personal and shared areas (including trash removal and any other upkeep) on the Property. The Tenant is also responsible for proper use and basic maintenance of appliances and equipment provided with the Premises, including light bulbs, refrigerator, oven, washer, dryer, garage opener, mower, and other facets of the Premises.

At Landlord's discretion, if any Tenant maintenance required herein must be contracted out to a service provider for completion, a fee to Tenant will be charged for purposes of covering the costs of administration and completion of such maintenance.

Tenant shall be responsible for checking and maintaining all smoke detectors.

Tenant shall be charged for all damage to any portion of the Premises or appliances or equipment therein caused by Tenant, pets, guests or licensees of Tenant, excluding ordinary wear and tear.

Tenant shall be charged for all damage to Premises caused by Tenant's failure to report a problem in a timely manner.

Tenant shall be charged for repair of drain blockages or stoppages, unless caused by defective plumbing parts or tree roots invading sewer lines or condition's outside of Tenant's control.

Notwithstanding any provision of this Lease, Tenant shall not be liable for damages caused by natural disasters or by persons other than the tenant or the tenant's guests or invitees.

3.3 RIGHT OF ENTRY AND INSPECTIONS

We have the right to enter the premises at all reasonable hours with at least 12 hours advance notice for the purpose of inspection, responding to your request, making repairs and/or preventative maintenance, pest control, showing to prospective residents, buyers, loan officers or insurance agents, and for any emergency situations that may arise. This includes the complete and unencumbered right of entry to the Property for purposes of necessary repair, inspection, or showing. Landlord may enter without advance notice upon consent of the Tenant, when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises or the building in which they are located from damage.

3.4 MOVE-OUT

You will give us a written notice with your intent to vacate 60 (sixty) days prior to the **Termination Date**. In such notice, you will include your forwarding address. If sixty (60) days notice is not given prior to the Termination Date, Tenant(s) are responsible for the equivalent rent amount due for the sixty (60) days after notice is given.

WINTER MOVE OUT CLAUSE: Tenant may not terminate this tenancy such that the effective date of the termination occurs between November 1st of any calendar year and February 28th of the following year ("Winter"). If Tenant moves out or vacates the Premises in Winter, Tenant shall be liable for all damages Landlord incurs including but not limited to; lost rent, cost to and a new tenant, cost to repair/replace any damage to the Premises as a result of Tenant vacating in Winter.

Tenant has surrendered the Premises when (a) the move-out date has passed and no one is living in the Premises within Landlord's reasonable judgment; (b) a mutually agreed upon lease termination has been signed by the Parties; or (c) all Property keys and access devices have been turned in to Landlord— whichever comes first.

Surrender, abandonment, and eviction ends your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the Premises; determine any security deposit deductions; and remove property left in the Premises. Surrender, abandonment, and eviction affect your rights to property left in the Premises. Surrender, abandonment, and eviction do not affect our mitigation obligations. Any electronic communication from Tenant to Landlord that Tenant has surrendered the premises may be relied upon by Landlord and shall constitute a valid surrender of the premises.

Landlord agrees to act in good faith to mitigate damages, specifically in relation to loss of rental income.

Cleaning

You must thoroughly clean the unit, including, but not limited to, doors, windows, furniture, bathrooms, appliances, patios, balconies, garages, carports, and storage rooms. If you don't clean adequately, you'll be liable for reasonable cleaning charges. Tenant must provide proof that carpets have been professionally cleaned immediately before vacating.

Charges

You'll be liable for the following charges, if applicable: unpaid Rent; unpaid utilities; unreimbursed service charges; repairs or other damages, excluding ordinary wear and tear; replacement cost of our property that was in or attached to the Premises and is missing; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices or alarm systems; reletting charge of \$500 when deemed appropriate by Landlord; packing, removing, or storing property removed or stored; removing illegally parked vehicles; animal-related charges; government fees or fines against us for violation (by you, your occupant, or guest) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late-payment and returned-check charges; and other sums due under this Lease.

All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.

Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.

Deposit Refund

We'll mail to you at your last known address your security-deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 21 (twenty-one) days after such events as specified in Section 704.28(4) of the Wisconsin Statutes.

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

X

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4. General Clauses

4.1 RELEASE FROM LEASE

Unless expressly allowed by Landlord, Tenant won't be released from this Lease for any reason, including, but not limited to, voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.

Military Personnel Clause

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

Replacements and Subletting

Replacing a resident, subletting, or assignment is only allowed exclusively with Landlord's written consent.

If Landlord approves a replacement resident, at Landlord's option, the replacement resident must sign this Lease with or without an increase in the total security deposit; or the remaining and replacement residents must sign an entirely new Lease.

4.2 DEFAULT BY TENANT

Tenant will be in default for violating any terms of this Lease, including but not limited to the following violations: failure to pay rent or other amounts that are owed when due; violating any of the Property rules including permitting any guest to violate any fire, safety, health, or criminal laws on the Property, or engaging in dangerous behavior on the Property, regardless of whether or where arrest or conviction occurs (except if the tenant or someone who resides with the tenant is the victim of such crime); abandoning the Property; causing damage or allowing guests to cause damage to the Property; not maintaining a clean and sanitary living space; allowing pests to infest or otherwise propagate in any way at the Property; not properly disposing of trash or waste; not handling relevant maintenance tasks; disturbing neighbors (as defined by neighbor complaints); giving incorrect or false answers in rental application or providing false or fraudulent documentation requested by Landlord; Tenant is arrested, convicted, or given deferred adjudication for a felony offense; Landlord believes that Tenant, or Tenant's guests, are smoking inside the building; Tenant fails to reasonably communicate with Landlord by not responding to text, phone call, or email within 48 hours of outreach made by Landlord, regardless of whether or not Landlord has Tenant's most recent contact information. If Tenant is in default for any reason, Landlord may give a 14 Day Notice to Vacate and file a suit for breach of this Lease, terminate your tenancy and this Lease, and recover possession of the Premises, at Landlord's discretion. Further, Landlord shall have the right to terminate this Lease and recover possession of the Premises in accordance with Chapter 704 of Wisconsin Statutes and upon the occurrence of any applicable event described therein (Ex. Section 704.16 & 704.17).

Holdover

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

Other Remedies

Upon Tenant default, Landlord have all other legal remedies, including suit for Lease Contract termination, possession, damages, rent, and all other monies due. Landlord may turn any returned checks over to law enforcement officials for prosecution according to law. Landlord reports unpaid amounts to credit agencies.

If a tenant remains in possession without consent of the tenant's landlord after expiration of a lease or termination of a tenancy by notice given by either the landlord or the tenant, or after termination by valid agreement of the parties, the landlord shall, at the landlord's discretion, recover from the tenant damages suffered by the landlord because of the failure of the tenant to vacate within the time required. In absence of proof of greater damages, the landlord shall recover as minimum damages twice the rental value apportioned on a daily basis for the time the tenant remains in possession. (Wisc. S. 704.27)

Early Termination

If necessary, Tenants may choose to end their lease prior to the end of the Lease term. However, Tenants are required to advertise and find a qualified applicant to start a new lease. Landlord reserves the right to require new lease be set at market rent and make any changes to the original lease contract at Landlord's sole option and discretion. Applicant must apply and be approved by Landlord at Landlord's sole discretion, pay the security deposit, pay first months rent and sign a new lease. Until all steps above are followed, completed, and new tenant has paid all required rent and fees, the original Tenant will remain financially responsible for the Premises and will be required to follow the original Lease contract. Subletting is absolutely prohibited unless otherwise stated in writing by the Landlord

4.3 LEASE TERMINATION AND DISPUTE

This Lease may only be amended, waived, or terminated by Landlord's representatives in writing. Any oral promises, representations or agreements by Landlord's representatives shall not be considered legally binding. No action or omission of Landlord's representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Landlord's not enforcing or belatedly enforcing written notice requirement, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances. The Lease may be amended by notice from Landlord, if such proposed change is consented to by Tenant in writing (notice and consent may be given physically or electronically via mail, email, or text if from an account or number provided by Tenant to Landlord). The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect. **Further, to the extent any provision herein would violate Section 704.44 of Wisconsin Statutes or ATCP 134.08, such provisions shall be deemed void and severed from this Lease to the extent necessary for this Lease to comply with such laws or regulations.**

Waiver of Jury Trial

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

Force Majeure

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

Indemnification

The Tenant shall indemnify, defend and hold harmless the Landlord, and Landlord's officers, agents, and employees, for any losses, claims or liabilities of a third party which may arise in connection with the Tenant's use and occupancy or care, custody, and control of the Property for which Tenant has an obligation to maintain, except to the extent caused by any negligent act or omission of Landlord.

4.4 SEX OFFENDER REGISTRY

Pursuant to law, information about specified registered sex offenders is made available to the public. Tenant understands and agrees that they are solely responsible for obtaining any and all information contained in the state or national sex offender registry for the area surrounding the Premises, which can be obtained by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by phone at 608-240-5830.

4.5 AGENCY DISCLOSURE

Tenant understands that any property manager, rental agent or employees thereof represent Landlord.

4.6 SALE OF PREMISES

Upon voluntary or involuntary transfer of ownership of the Premises, Landlord's obligations under this Lease are expressly released by Tenant. The new owner of the Premises shall be solely responsible for the Landlord's obligations under this Lease

4.7 CHECK IN SHEET

You shall have seven (7) days from commencement of your tenancy to complete and return the check-in sheet contained herein to the Landlord. If you fail to return the check-in sheet within such period, you hereby agree that the Premises is free of defects and is in good condition.

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

X

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5. Sign and Accept

5.1 ACCEPTANCE OF LEASE

This is a legally binding document and you hereby acknowledge and agree that you have read all the terms and conditions contained herein and the attached addendums. Further, you hereby acknowledge and agree that you have received the following attached addendums and that all the terms and conditions contained therein are hereby incorporated into this Lease as if fully set forth herein:

- Nonstandard Rental Provisions Addendum
- Domestic Abuse Protection Addendum
- Bed Bug Addendum
- Lead-Based Paint Disclosure
- Carbon Monoxide Detector Addendum
- Smoke Detector Addendum
- Mold Addendum

Further, you hereby agree that if any provision contained in such Addendums conflicts with the terms of the Lease contained herein, the provisions of the Addendum shall control.

Landlord and Tenant agree to the use of electronic documents, e-mail and electronic signatures to the extent not prohibited by federal or Wisconsin law. By signing your name, you are consenting to the use of electronic means to (1) sign this contract (2) accept lease agreement and addendums. Furthermore, Landlord and Tenant agree that Landlord may provide the following electronically: (1) a copy of this Lease and any related attachment or document; (2) a security deposit and any documents related to the accounting or disposition of the security deposit and refund; (3) an advance notice to enter the Premises to inspect the Premises, make repairs, show the premises to prospective tenants or purchasers, or comply with applicable laws and regulations. Default or eviction notices cannot be given electronically.

X

Lessee

Date Signed

X

Lessor

Date Signed