

# APARTMENT LEASE

NOT FURNISHED

THIS LEASE AGREEMENT ("Lease") is made this 30th day of July, 2015 by and between Briarwood Lakes Ltd. Partnership ("Owner") and Deepthi Vincentraj, Subham Kumar Saha ("Resident" or "Residents"). The Landlord hereby leases to Resident and Residents hereby leases from Landlord beginning on 08/22/2015 and ending on 06/21/2016, (the "Term"), on the following terms, conditions, and covenants:

MONTHLY RENT		SECURITY DEPOSIT*	
Base Rent	\$ 1,496.00	Security Deposit	\$ 100.00
Garage Rent	\$ 0.00		
Pet Rent	\$ 0.00		
Storage Fees	\$ 0.00		
STL Fees	\$ 0.00		

\* IF NONE, WRITE "NONE". Paragraph 2 of Lease Agreements and Covenants then INAPPLICABLE

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## TENANT

## OWNER

TENANT Deepthi Vincentraj, Subham Kumar Saha

Briarwood Lakes Ltd. Partnership

APARTMENT 01-241

ADDRESS 1501 South Wolf Road, 241  
Prospect Heights, IL 60070

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Prospect Heights, IL 60070

## LEASE AGREEMENTS AND COVENANTS

### RENT

1. TENANT shall on the first day of each month pay to OWNER or OWNER'S agent (if Lease executed by agent) in advance the rent set forth above at the address set forth above (or such other address as OWNER may designate in writing). The time of each and every payment of rent is of the essence of the Lease.

### SECURITY DEPOSIT

2. TENANT has deposited with OWNER the security deposit set forth above for the performance of each and every covenant and agreement of this Lease. OWNER shall have the right, but not the obligation, to apply the security deposit in whole or in part in payment of any unpaid rent or other amount due because of an unperformed covenant or agreement by TENANT. OWNER'S right to possession of the premises for nonpayment of rent or for any other reason shall not be affected by the fact that OWNER holds security. TENANT'S liability is not limited to the amount of the security deposit. On termination of the Lease and full payment of all amounts due and performance of all TENANT'S covenants and agreements (including surrender of Apartment in accordance with paragraph 12), the security deposit or any portion thereof remaining unapplied shall be returned to TENANT without interest except as provided by law.

### FALSE APPLICATION

3. The application for this Lease and all representations and promises contained therein are hereby made a part of this Lease. TENANT warrants that the information given by TENANT in the application is true. If such information is false, OWNER may at OWNER'S option terminate the Lease.

### CONDITION OF APARTMENT, UPKEEP

4. TENANT has examined the Apartment and acknowledges that, except for the work OWNER has agreed to do in the application or otherwise in writing, TENANT is satisfied with the present physical condition of the Apartment and that neither OWNER nor OWNER'S agent have made any representations nor promises concerning the physical condition except those specifically set forth in this Lease. OWNER hereby covenants that at the commencement and at all times during the continuation of the Term the Apartment is and shall be maintained in a condition reasonably and

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4. TENANT has examined the Apartment and acknowledges that, except for the work OWNER has agreed to do in the application or otherwise in writing, TENANT is satisfied with the present physical condition of the Apartment and that neither OWNER nor OWNER'S agent have made any representations nor promises concerning the physical condition except those specifically set forth in this Lease. OWNER hereby covenants that at the commencement and at all times during the continuation of the Term the Apartment is and shall be maintained in a condition reasonably and

## SEVERABILITY

19. If any clause, provision or portion of this Lease shall be ruled invalid or unenforceable, said decision shall not invalidate nor render unenforceable the remainder of this Lease.

## NOTICES

20. If Lessor or its agents elect to serve any demand or notice, including those provided by statute, such demand or notice may be served in any one of the following methods: (i) service by regular mail to the Apartment; (ii) by certified mail, return receipt requested; and (iii) by personal delivery to any named Tenant or listed occupant, in which event service upon any one Tenant or occupant shall be deemed to be service upon all Tenants and occupants; (iv) personal delivery to the Apartment to any occupant thirteen years of age or older; (v) and if no one answers the door by posting the notice to the main entry door of the Apartment. If Lessor elects to serve by either regular mail or certified mail as set forth above, the date of mailing shall be deemed the date of delivery.

## LEASE ADDENDUM

21. TENANT acknowledges receipt of any of the Attachments or Addenda checked below and understands and agrees that they are incorporated herein to this Lease. To the extent that any provisions of the Addenda conflict with provisions of the Lease, the terms of the Addenda shall prevail.

- ☐ Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards Addendum
- ☐ Garage Addendum
- ☐ Pet Addendum
- ☒ Utility Addendum
- ☒ Other Addendum

In consideration of the mutual agreements and covenants set forth herein (the same being fully included as part of this Lease) OWNER hereby leases to TENANT and TENANT hereby leases from OWNER for a private dwelling the Apartment designated above, together with the fixtures and accessories belonging thereto, for the above Term. All parties listed above as OWNER and TENANT are herein referred to individually and collectively as OWNER and TENANT respectively.

## SIGNATURES

TENANT(S)

*Suzanne K. Sol.*

Signature

*[Signature]*

Signature

Signature

Signature

OWNER

*[Signature]*

OWNER/Agent