

APARTMENT LEASE CONTRACT



Date of Lease Contract: September 11, 2024
(when the Lease Contract is filled out)

This is a binding document. Read carefully before signing.

Moving In — General Information

1. PARTIES. This Lease Contract is between you the resident(s) (list all people signing the Lease Contract):

Jesugnon Keke, TADAGBE RHODE DANGNI
SAGBOHAN EPSE KEKE

and us, the owner: AREIT Skye 750 LLC

(name of apartment community or title holder). You've agreed to rent Apartment No. 117, at 750 Moore Road

in King of Prussia (street address)

(city or municipality), Pennsylvania, 19406 (zip code)

(the "apartment" or the "premises") for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner listed above. Written notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed you will comply under this Lease Contract, a separate Lease Contract Guaranty for each person that made this guarantee is attached.

2. OCCUPANTS. The apartment will be occupied only by you and (list all other occupants):

If two or more persons are listed as residents on the Lease Contract, the fact that one or more persons leaves the premises does not relieve any remaining residents from the full responsibilities under this Lease Contract.

If all the residents leave, the occupants shall have no independent right to remain at the residence. The Owner shall thereafter have the right to proceed to evict the occupants as if they were a resident. Additionally, the Owner may charge the occupants rent for the period of time they were residing at the apartment after all the residents are gone.

3. LEASE TERM. The initial term of the Lease Contract begins on the 13th day of September, 2024, and ends at 5:00 pm the 12th day of September, 2025.

Termination and Termination Notice Period. Either party has the right to terminate this Lease Contract at the end of the term or any renewal term. To do so, they must give the other party at least 60 days written notice of termination or intent to move-out. This is referred to as the "Termination Notice Period." (For Properties in Philadelphia. If the number of days isn't filled in, at least 60 days' notice is required on all leases for one year or more and at least 30 days' notice is required for all leases of less than one year.)

Rent Increases and Lease Contract Changes. If before the Termination Notice Period referred to above, we give you written notice of rent increases or Lease Contract changes effective when the Lease Contract term or renewal period ends, you have the right to reject those changes and terminate the Lease Contract. To reject those changes, you must give us at least _____ days written notice that you are terminating the Lease Contract and intend to move-out at the end of the term. If you do not terminate the Lease Contract as set forth above, the new modified Lease Contract will begin on the date and the terms stated in the written notice (without necessity of your signature).

Automatic Renewal. If, and only if, neither party terminates the Lease Contract and we do not give you written notice of a rent increase or Lease Contract changes prior to the Termination Notice Period, this Lease Contract will automatically renew on a _____ basis with a _____ % increase in the monthly rent. Note that we have the right to increase the rent at the end of the term, with proper notice, for an amount that is more or less than the automatic renewal rate set forth above.

4. SECURITY DEPOSIT. The total security deposit for all residents is \$ 500.00, due on or before the date this Lease Contract is signed.

5. KEYS. You will be provided _____ apartment key(s), _____ mailbox key(s), _____ FOB(s), and/or 1 other access device(s) for access to the building and amenities at no additional cost at move-in. If the key, FOB, or other access device is lost or becomes damaged during your rental period or is not returned or is returned damaged when you move out, you will be responsible for the costs for the replacement and/or repair of the same.

6. RENT AND CHARGES. You will pay \$ 2528.00 per month for rent, payable in advance and without demand:

- ☐ at the on-site manager's office, or
- ☒ at our online payment site, or
- ☒ at Electronic Money Order Location

Prorated rent of \$ 1516.80 is due for the remainder of [check one]: ☒ 1st month or ☐ 2nd month, on _____.

You must pay your ongoing rent on or before the 1st day of each month (due date) with no grace period. Cash is unacceptable without our prior written permission. You must not withhold or offset rent unless you do so under the rent withholding act.

We may, at our option, require at any time that you pay all rent and other sums in cash, certified or cashier's check, money order, or one monthly check rather than multiple checks. At our discretion, we may convert any and all checks via the Automated Clearing House (ACH) system, which is a system for electronically processing checks for the purposes of collecting payment. Rent is not considered accepted, if the

No water furniture, washing machines, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless allowed by law or we've consented in writing. You may install a satellite dish or antenna provided you sign our satellite dish or antenna lease attachment which complies with reasonable restrictions allowed by federal law. You agree not to alter, damage, or remove our property, including alarm systems, smoke or Carbon Monoxide detectors, furniture, telephone and cable TV wiring, screens, locks, and access control devices.

When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the apartment; after that, you'll replace them at your expense with bulbs of the same type and wattage. Your improvements to the apartment (whether or not we consent) become ours unless we agree otherwise in writing.

26. REQUESTS, REPAIRS, AND MALFUNCTIONS. IF YOU OR ANY OCCUPANT NEEDS TO SEND A NOTICE OR REQUEST—FOR EXAMPLE, FOR REPAIRS, INSTALLATIONS, SERVICES, OR SECURITY-RELATED MATTERS—IT MUST BE SUBMITTED AS FOLLOWS: THROUGH EITHER THE ONLINE RESIDENT/MAINTENANCE PORTAL, OR SIGNED AND IN WRITING AND DELIVERED TO OUR DESIGNATED REPRESENTATIVE. This requirement is mandatory except in case of fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, or crime in progress. Any written notes that we create based on your oral request do not count as a written request from you.

Our complying with or responding to any oral request regarding security or non-security matters doesn't waive the strict requirement for written notices under this Lease Contract. You must immediately 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 property, health, or safety.

We may change or install utility lines or equipment serving the apartment if the work is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately. Air conditioning problems are not emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We'll act with customary diligence to make repairs and reconnections. Rent will not abate in whole or in part unless authorized under law.

If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may end your Lease Contract within a reasonable time by giving you written notice. If your tenancy is so ended, we'll refund prorated rent and all deposits, less what you owe.

27. ANIMALS. Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the apartment or apartment community unless we've so authorized in writing. You must remove an illegal or unauthorized animal within 24 hours of notice from us, or you will be considered to have broken this Lease Contract. If we allow an animal as a pet, you must sign a separate animal addendum which may require additional deposits, rents, fees or other charges. We will authorize an assistance animal for a disabled person. When allowed by applicable laws, before we authorize an assistance animal, if the disability is not readily apparent, we may require a written statement from a qualified professional verifying the disability-related need for the assistance animal. If we authorize an assistance animal, we may require you to sign a separate animal and/or assistance animal addendum. Animal deposits, additional rents, fees or other charges will not be required for an assistance animal needed due to disability. This includes an authorized emotional support or service animal.

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 Contract. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for defleaing, deodorizing, and shampooing.

Initial and daily animal-violation charges and animal removal charges are agreed upon compensation for our time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules. We may remove an unauthorized animal.

28. WHEN WE MAY ENTER. If you or any guest or occupant is present, then repairers, servicers, contractors, our representatives or other persons listed in (2) below may peacefully enter the apartment at reasonable times for the purposes listed in (2) below. If nobody is in the apartment, then such persons may enter peacefully and at reasonable times by duplicate or master key (or by breaking a window or other means when necessary) if:

- (1) written notice of the entry is left in an easily seen place in the apartment immediately after the entry; *and*
- (2) entry is for:
 - (a) responding to your request;
 - (b) making repairs or replacements;
 - (c) estimating repair or refurbishing costs;
 - (d) performing pest control;
 - (e) doing preventive maintenance;
 - (f) changing filters;
 - (g) testing or replacing smoke or Carbon Monoxide detectors batteries;
 - (h) retrieving unreturned tools, equipment, or appliances;
 - (i) preventing waste of utilities;
 - (j) leaving notices;
 - (k) delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or access control devices;
 - (l) removing or rekeying unauthorized access control devices;
 - (m) removing unauthorized window coverings;
 - (n) for stopping excessive noise;
 - (o) removing health or safety hazards (including hazardous materials), or items prohibited under our rules;
 - (p) removing perishable foodstuffs if your electricity is disconnected;
 - (q) retrieving property owned or leased by former residents;
 - (r) inspecting when immediate danger to person or property is reasonably suspected;
 - (s) allowing persons to enter as you authorized in your rental application (if you die, are incarcerated, etc.);
 - (t) allowing entry by a law officer with a search or arrest warrant, or in hot pursuit;
 - (u) showing apartment to prospective residents (after move-out or vacate notice has been given);
 - (v) showing apartment to government inspectors, fire marshals, lenders, appraisers, contractors, prospective buyers, or insurance agents.

29. MULTIPLE RESIDENTS OR OCCUPANTS. You are individually responsible for all Lease Contract obligations. You are also responsible for all other residents' Lease Contract obligations. If you or any occupant or guest violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant (including notices to end the Lease, repair requests, and entry permissions) constitute notice from all residents. In eviction suits, each resident is considered the agent of all other residents in the apartment for service of process. Security deposit refunds may be by one check jointly payable to all residents; the check and any deduction itemizations may be mailed to one resident only.

9. **SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

Resident or Residents
[All residents must sign here]



Owner or Owner’s Representative
[signs here]

Date of Lease Contract

September 11, 2024



The following information states that the identified document has been signed electronically by the parties detailed below:

Signee Details	Role	Signature	Initials	Date Signed
<div>Email ID: jesugnon2014@gmail.com</div>	Resident		J M K	
<div>Email ID: tadagberhode@gmail.com</div>	Resident		T R D	
	Manager	Bryanna Phillips	BP	

Document Information

Document Reference Number: 44378741

Document Pages: 51

Signatures: 3
Initials: 3

Status: Completed

Document Name: Apartment Lease Form, Additional Special Provisions, Inventory and Condition Form, Animal Addendum, All-In-One Utility Addendum, Bed Bug Addendum, Mold Information and Prevention Addendum, Lease Contract Buy-Out Agreement, Satellite Dish or Antenna Addendum, Enclosed Garage Addendum, Community Policies, Rules, & Regulations, Addendum for Rent Concession, Renter's or Liability Insurance Addendum, Remote Control, Card or Code Access Gate Addendum, No-Smoking Addendum, Parking Addendum, Addendum Regarding Marijuana Use and Landlord's Commitment to Enforcement of Crime Free Addendum, Crime/Drug Free Housing Addendum, Short-Term Subletting or Rental Prohibited, Package Acceptance Addendum, Photo, Video, and Statement Release Addendum, Reasonable Modifications and Accommodations Policy, Class Action Waiver Addendum

Signature Summary	Signature	Initials	Timestamp	Signing Status
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Jesugnon Keke		J M K	09/12/2024 01:18:39 PM CST	Completed
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TADAGBE RHODE DANGNI SAGBOHAN EPSE KEKE		T R D	09/12/2024 05:22:28 PM CST	Completed
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Bryanna Phillips		BP	09/13/2024 08:09:28 AM CST	Completed
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Signature Details	Page	Signature/Initials	Signing Status	Tracking Details
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Jesugnon Keke	51	J M K	Completed	IP Address: 172.56.218.182 Timestamp: 09/12/2024 01:18:33 PM CST User Agent: Chrome on iPhone
Jesugnon Keke	51		Completed	IP Address: 172.56.218.182 Timestamp: 09/12/2024 01:18:31 PM CST User Agent: Chrome on iPhone
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Bryanna Phillips	51	BP	Completed	IP Address: 173.161.233.122 Timestamp: 09/13/2024 08:09:27 AM CST User Agent: Chrome on Windows
Bryanna Phillips	51		Completed	IP Address: 173.161.233.122 Timestamp: 09/13/2024 08:09:26 AM CST User Agent: Chrome on Windows