

Joseph Property Development, LLC

117 N. Jefferson Street • Suite 200 • Milwaukee, WI 53202
(414) 277-7771

JOSEPH
PROPERTY DEVELOPMENT, LLC

1

Residency and Financials

1.1 PARTIES AND OCCUPANTS

This Lease Contract is between you, the undersigned resident(s):

Mansi R. Khanna, Siddhant Khanna

and us, the owner/agent:

Joseph Property Development, LLC

You've agreed to rent apartment No. 511 and a parking stall(s) pursuant to the attached Parking Addendum at the property located at

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

for use as a private residence only ("Premises"). The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner/agent listed above (or any of owner's successors' in interest or assigns). Written notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached.

The apartment will be occupied exclusively by the resident(s) listed above. The Owner/Agent must approve unauthorized occupants living in the premises for longer than 14 consecutive days.

Entity Authorized to Collect Rent, Manage and Maintain the Apartment:

Joseph Property Development

117 N. Jefferson Street, Suite 200

Milwaukee, WI 53202

(414) 277-7771

Entity Authorized to Accept Service of Legal Process and Other Notices and Demands on Behalf of Owner:

Joseph Property Development

117 N. Jefferson Street, Suite 200

Milwaukee, WI 53202

(414) 277-7771

The apartment will be occupied only by you and and no one else may occupy the apartment.

1.2 LEASE DURATION

The terms of this tenancy shall commence at noon on 09/06/2024 and end at noon on 09/30/2025, and thereafter, shall be month-to-month at the then new monthly market rental rate and on the same terms and conditions as stated herein, save any changes made pursuant to law, until terminated.

Leases that renew on a month-to-month tenancy shall be charged an additional \$300.00 per month above the then monthly market rental rate as a short-term premium.

Before moving out, you must provide our representative advance written notice at least 60-days prior to the move-out date (no later than the 1st of the month) of your intent to move out. Your move-out notice will not release you from liability for the full term of the Lease Contract or renewal term. You will still be liable for the entire Lease Contract term if you move out early, except under the military clause, subject to the Landlord's statutory duty to mitigate damages.

1. Moveouts between the months of November 1st through February 27th are strictly prohibited.
2. If you elect to move-out during the restricted period, you will be held responsible for rent during the restricted period or through the lease termination date, whichever is later, subject to the landlord's duty to mitigate.
3. Notwithstanding number 1 and 2, if your lease has an expiration date within this period, you may vacate your unit on the expiration date without penalty.

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

1.3 RENT AND CHARGES

Unless modified by addenda, you will pay \$1,950.00 per month for rent, payable in advance and without demand:

- at our online payment site or
- by check at to our Office at 117 N. Jefferson Street, Ste. 200, Milwaukee, WI 53202

The first full month's rental charges along with any prorated rental charges of \$1,625.00 are required to be paid at least **10-days prior to move-in. If you do not pay your rental charges 10-days prior to your move-in, you will be required to pay with either a certified check or a money order prior to receiving keys to your unit.**

Rent is due on or before the 1st day of each month (due date). Cash is unacceptable. You must not withhold or offset rent unless authorized by statute. We may, at our option, require at any time that you pay all rent and other sums by certified or cashier's check, money order, or one monthly check rather than multiple checks.

Rent is not considered accepted, if the payment/ACH is rejected, does not clear, or is stopped for any reason.

All payment obligations under this Lease Contract constitute rent

under this Lease Contract.

Every month thereafter, you must pay your rent on or before the 1st day of each month with a five (5) day grace period or a \$100.00 late fee will be assessed for payments made after the grace period.

You'll also pay a charge of \$50.00 for each returned check or rejected electronic payment (ACH), in addition to the initial and daily late charges from due date until we receive acceptable payment. If you don't pay rent on time, you'll be delinquent and all remedies under state law and this Lease Contract will be authorized.

If you don't pay the first month's rent on or before the Lease Contract begins, we may, to the extent not prohibited by law, end your right of occupancy and recover damages, future rent, reletting charges, and other lawful charges, subject to our duty to mitigate damages.

We may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract.

1.4 SECURITY DEPOSIT

Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$1,500.00, due on or before the date this Lease Contract is signed. Before accepting your security deposit or converting your earnest money to a security deposit you will be: (1) allowed to inspect the dwelling and notify us of any pre-existing damages or defects; and (2) provided (within the period required by law and upon written request) with a list of physical damages charged to the previous resident's security deposit and other information that may be required under WIS ADMIN. CODE §134.06.

1.5 MOVE IN CHECK IN FORM

You agree you will complete and submit the check-in form in accordance with this Lease and our Community Policies. You will receive the form upon key pickup. You acknowledge you will inspect and test all safety-related items in the apartment, including smoke alarms and any other detector(s), and confirm that they are working, except as noted on your completed Inventory and Condition Form. All items will be considered to be in good and working condition unless otherwise noted. You acknowledge you will receive written operating instructions on the alarm system and gate access entry systems (if there are any). You acknowledge that you will inspect the apartment and confirm no signs of bed bugs or other pests are present, or, if bugs are present, that you will promptly report any bed bug or pest issues through a work order or other repair request. You agree that the returned completed form accurately reflects the condition of the apartment for purposes of determining any refund of deposit due to you when you move out. You acknowledge that if you do not return the form within seven (7) calendar days after move-in, we will consider the apartment to be in clean, safe, and good working condition for purposes of determining any refund of deposit due to you at move-out.

1.6 ADMINISTRATIVE FEE

A one time Non-Refundable Administrative Fee of \$275.00 is due at time of lease signing. This fee is to cover the costs for application processing, lease preparation, security deposit processing, document storage, utility verification, renters insurance verification and tracking, tenant portal setup, preparing and coordinating the move-in process and copies of move-in report and move-out documents.

1.7 UTILITIES

You'll pay for all utilities, related deposits, and any charges, fees, or services on such utilities. You must not allow utilities (other than cable TV) to be disconnected for any reason—including disconnection for not paying your bills—until the Lease Contract term or renewal period ends. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-powered lighting. If any utilities are sub-metered for the apartment or prorated by an allocation formula, we will attach an addendum to this Lease Contract.

1.8 INSURANCE

You are required to purchase personal liability insurance in the amount of \$100,000 at your own expense. Failure to maintain personal liability insurance is an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law.

All rental units are automatically enrolled in the community's Property Damage Legal Liability Insurance Policy (LLIP) and therefore subject to an additional rent of \$10.50 per month. You may opt-out of the LLIP for your unit by providing proof of property damage liability insurance coverage, including a minimum of \$100,000.00 of liability coverage per incident for the perils of fire, smoke, explosion, water discharge, and sewer backup and listing the property owner as an "Interested Party."

We do not maintain insurance to cover your personal belongings or personal injury. You assume all liability for personal injury, property damage or loss, and insurable risk. **We urge you to get your own renter's insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.**

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

1.9 KEYS AND LOCKS

You will be provided one (1) set of keys (apartment key, mailbox key, and FOB/front door key per lease holder. If the keys or FOBs are lost or become damaged during your tenancy or is not returned when you move out, you will be responsible for the costs of the replacement and/or repair of the same.

You shall not make any alterations to the locks or other security equipment of any kind without our prior written consent, unless otherwise authorized by law. You must pay for all repairs or replacements arising from misuse or damage to locks or security devices by you or your family, occupants, or guests during your occupancy. You may be required to pay in advance if we notify you within a reasonable time after your request that you are more than 30 days delinquent in reimbursing us for repairing or replacing a lock or security device which was misused or damaged by you, your guest or an occupant; or if you have requested that we repair, install, change or rekey the same device during the 30 days preceding your request and we have complied with your request.

1.10 LOCK OUT POLICY

During normal business hours: In the event of a lock out during normal business hours (9am-5pm) Monday - Friday (excluding holidays) residents may call 24-hour maintenance number (414) 895-0420 for assistance. There is no fee for this service. We cannot guarantee a time frame for service. Resident must provide proof of identity before being allowed entry into the apartment. There will be a fee for any replacement key provided.

After business hours:

1. After normal business hours, but prior to 9:00 p.m., residents may contact the 24-hour maintenance number (414) 895-0420 and a staff member, if available, will open the door. A callback number must be left so that the staff member can speak to the resident prior to opening the door. There will be a \$200.00 fee charged for this service. **Please understand that this service is provided as a convenience to residents and that a staff member may not be available to provide this service after normal business hours.**
2. **After 9:00 p.m., no lock out service is provided. Residents have the option of calling a locksmith at residents' own cost and expense.** Additionally, any damage to the premises or duplication of keys will be at the residents' own cost and expense. No alterations to the locks are permitted.

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Mansi R. Khanna Siddhant Khanna

1.11 SPECIAL PROVISIONS

- a. None
- b. None
- c. None
- d. None

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Mansi R. Khanna Siddhant Khanna

1.12 DAMAGES AND REIMBURSEMENT

You must promptly pay or reimburse us for loss, damage, consequential damages, government fines, or cost of repairs or service in the apartment community due to a violation of the Lease Contract or rules, improper use, negligence, or intentional conduct by you or your invitees, guests or occupants. You will indemnify and hold us harmless from all liability arising from the conduct of you, your invitees, guests, or occupants, or our representatives who perform at your request services not contemplated in this Lease Contract. We may require payment at any time, including advance payment of repairs for which you're liable. Delay in demanding sums you owe is not a waiver.

Nothing in the Lease Contract should be construed to relieve the Landlord from liability for property damage or personal injury caused by negligent acts or omissions

of the Landlord, or to impose liability on the Resident(s) for personal injury arising from causes clearly beyond the Resident's control, or for property damage caused by natural disasters or by persons other than the Resident(s) or the Resident's guests or invitees.

1.13 RENT INCREASES AND LEASE CONTRACT CHANGES

No rent increases or Lease Contract changes are allowed before the initial Lease Contract term ends, except by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed under paragraph 2.1.

1.14 DELAY IN OCCUPANCY

If occupancy is or will be delayed for any reason beyond our control, including, but not limited to, a previous resident's holding over, we're not responsible for the delay. The Lease Contract will remain in force subject to abatement of rent on a daily basis during delay. Rent abatement does not apply if the delay is for cleaning or repairs that don't prevent you from occupying the apartment.

1.15 DISCLOSURE RIGHTS

If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it.

1.16 AD VALOREM TAXES/FEES AND CHARGES

Unless otherwise prohibited by law, if, during the term of this Agreement, any locality, city, state, or Federal Government imposes upon Us, any fee, charge, or tax, which is related to or charged by the apartment unit itself, such that we are charged a fee, charge, or tax, based upon your use or occupancy of the apartment, we may add this charge as Additional Rent, during the term of the Lease Contract, with thirty (30) days advance written notice to you. After this written notice (the amount or approximate amount of the charge, will be included), you agree to pay, as Additional Rent, the amount of the charge, tax or fee imposed upon us, as a result of your occupancy. As examples, these charges can include, but are not limited to: any charges we receive for any zoning violation, sound, noise or litter charge; any charge under any nuisance or chronic nuisance type statute, 911 or other life safety, per person, or per unit charge or tax and any utility bill unpaid by you, which is then assessed to us for payment.

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

X MK X SK
Mansi R. Khanna Siddhant Khanna

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Policies and Procedures

2.1 COMMUNITY POLICIES OR RULES

You and all guests and occupants must comply with any written apartment rules and community policies, including instructions for care of our property. Our rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if they are distributed and applicable to all units in the apartment community and do not change dollar amounts on page 1 of this Lease Contract.

2.2 LIMITATIONS ON CONDUCT

The apartment and other areas reserved for your private use such as balconies or patios, and parking stalls, must be kept clean and free of trash, garbage, and other debris. You agree to keep all passageway and common areas free of obstructions such as trash, storage items, and all forms of personal property. No person shall ride or allow bikes, skateboards, or other similar objects in the passageways. Passageways may be used only for entry or exit. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care in accordance with apartment rules and posted signs. Glass containers are prohibited in or near pools and all other common areas. You, your occupants, or guests may not anywhere in the apartment community: use candles or use kerosene lamps or heaters without our prior written approval; cook or grill with charcoal or propane on balconies or patios (electric grills are allowed); place any type of signage or banner in any window, balcony or patio; or solicit business or contributions. Conducting any kind of business (including child care services) in your apartment or in the apartment community is prohibited—except that any lawful business conducted "at home" by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to your apartment for business purposes. We may regulate or restrict: (1) the use of patios, balconies, and porches; (2) the conduct of furniture movers and delivery persons; and (3) recreational activities in common areas.

We may exclude from the apartment community guests or others who, in our judgment, have been violating the law, violating this Lease Contract or any apartment rules, or disturbing other residents, neighbors, visitors, or owner representatives. We may also exclude from any outside area or common area a person who refuses to show photo identification or refuses to identify himself or herself as a resident, occupant, or guest of a specific resident in the community. If you allow an excluded person onto the property it is grounds for termination of your tenancy.

You agree to notify us if you or any occupants are convicted of any felony, or misdemeanor involving a controlled substance, violence to another person or destruction of property. You also agree to notify us if you or any occupant registers as a sex offender in any state. Informing us of criminal convictions or sex offender registry does not waive our right to evict you.

2.3 PROHIBITED CONDUCT

You and your occupants or guests may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the

apartment community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may disturb others; storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials into the apartment community; using windows for entry or exit; heating the apartment with a gas-operated cooking stove or oven; or injuring our reputation by making bad faith allegations against us to others. You are responsible for the conduct of your occupants and guests.

2.4 RESIDENT SAFETY AND PROPERTY LOSS

You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke and Carbon Monoxide detectors, keyed deadbolt locks, keyless bolting devices, window latches, and other safety or security devices.

Building Entry Doors. It is considered a **VIOLATION OF THE LEASE CONTRACT** to:

1. Prop open any exterior access door(s);
2. Hold exterior entry door(s) open so others may enter the building. All residents of the building(s) have FOBS and/or keys to access the building(s);
3. Placing an object in front of garage door(s) safety beams to cause the garage door(s) to remain in the open position.

Smoke and Carbon Monoxide Detectors. The Owner of the property will install any smoke and Carbon Monoxide detectors required by law. The Resident shall give written notice to the Owner that a smoke or Carbon Monoxide detector in the unit is not functional, and the Owner shall provide, within 5 days after receipt of that notice, any maintenance necessary to make that smoke or Carbon Monoxide detector functional. However, no Resident may tamper with, remove, alter, damage or otherwise render any smoke or Carbon Monoxide alarm inoperable.

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, interruption of utilities, pandemics or public health emergencies, theft, or vandalism unless caused by the negligent acts or omissions of the Owner. Unless we instruct otherwise, you must—for 24 hours a day during freezing weather—keep the apartment heated to at least 65 degrees. You'll be liable for damage to our and others' property if damage is caused by broken water pipes due to your violating this requirement.

Crime or Emergency. Dial 911 or immediately call local medical emergency, fire, or police personnel in case of accident, fire, smoke, suspected criminal activity, or other emergency involving imminent harm. You should then contact our representative. You won't treat any of our security measures as an express or implied warranty of security, or as a guarantee against crime or of reduced risk of crime. Unless caused by negligent acts or omissions of the Owner, 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. We're not obliged to furnish security personnel, security lighting, security gates or fences, or other forms of security unless required by statute. We're not responsible for obtaining criminal-history checks on any residents, occupants, guests, or contractors

in the apartment community. If you or any occupant or guest is affected by a crime, you must make a written report to our representative and to the appropriate local law-enforcement agency. You also must notify us and furnish us with the law-enforcement agency's incident report number upon request.

2.5 RELEASE OF RESIDENT

Unless you're entitled to terminate this Lease Contract under paragraphs 2.6, 3.4, or pursuant to statute or ordinance, you won't be released from this Lease Contract 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, or bad health. In the event of the death of a Resident, the tenancy shall be terminated on the earlier of sixty days after the Owner receives notice (or becomes aware) of the resident's death, or the expiration of the lease term.

2.6 MILITARY PERSONNEL CLAUSE

You may terminate the Lease Contract if you enlist or are drafted or commissioned and on active duty in the U.S. Armed Forces. You also may terminate the Lease Contract if:

- (1) you are (i) a member of the U.S. Armed Forces or reserves on active duty or (ii) a member of the National Guard called to active duty for more than 30 days in response to a national emergency declared by the President; and
- (2) you (i) receive orders for permanent change-of-station, (ii) receive orders to deploy with a military unit or as an individual in support of a military operation for 90 days or more, or (iii) are relieved or released from active duty.

After you deliver to us your written termination notice, the Lease Contract will be terminated under this military clause 30 days after the date on which your next rental payment is due. You must furnish us a copy of your military orders, such as permanent change-of-station orders, call-up orders, or deployment orders or written notification from your commanding officer. Military permission for base housing does not constitute change-of-station order. After you move out, we'll return your security deposit, less lawful deductions. For the purposes of this Lease Contract, orders described in (2) above will only release the resident who qualifies under (1) and (2) above and receives the orders during the Lease Contract term and such resident's spouse or legal dependents living in the resident's household. A co-resident who is not your spouse or dependent cannot terminate under this military clause. Unless you state otherwise in paragraph 10, you represent when signing this Lease Contract that: (1) you do not already have deployment or change-of-station orders; (2) you will not be retiring from the military during the Lease Contract term; and (3) the term of your enlistment or obligation will not end before the Lease Contract term ends. Even if you are entitled to terminate this Lease Contract under this paragraph, liquidated damages for making a false representation of the above will be the amount of unpaid rent for the remainder of the lease term when and if you move out, less rents from others received in mitigation under paragraph 30. You must immediately notify us if you are called to active duty or receive deployment or permanent change-of-station orders.

2.7 PARKING

We may regulate the time, manner, and place of parking all cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles. Motorcycles or motorized bikes may not be parked inside

an apartment unit or on sidewalks, under stairwells, or in handicapped parking areas. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. A vehicle is unauthorized or illegally parked in the apartment community if it:

- (1) has a flat tire or other condition rendering it inoperable; or
- (2) is on jacks, blocks or has wheel(s) missing; or
- (3) has no current license or no current inspection sticker; or
- (4) takes up more than one parking space; or
- (5) belongs to a resident or occupant who has surrendered or abandoned the apartment; or
- (6) is parked in a marked handicap space without the legally required handicap insignia; or
- (7) is parked in space marked for office visitors, managers, or staff; or
- (8) blocks another vehicle from exiting; or
- (9) is parked in a fire lane or designated "no parking" area; or
- (10) is parked in a space marked for other resident(s) or unit(s); or
- (11) is parked on the grass, sidewalk, or patio; or
- (12) blocks garbage trucks from access to a dumpster.

2.8 ANIMALS

ANIMALS. No animals (including mammals, reptiles, birds, rodents and insects) are allowed, even temporarily, anywhere in the apartment or apartment community unless we've so authorized in writing in ADVANCE.

1. If you allow an animal on the property without prior written authorization, you will be fined \$100 for each day the animal remains on property without authorization and you will be served with a 5-day eviction letter.
2. **Pet sitting or visiting pets are not allowed at any time and is a Lease Contract violation.**
3. If we allow an animal, you must sign a separate animal addendum, which will require an additional non-refundable fee and monthly animal rent, or other charges.
4. You must remove an illegal animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. We will authorize a support animal for a disabled person. We may require a written statement from a qualified professional verifying the need for the support animal.
5. You must not feed stray or wild animals.
6. 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.
7. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we reserve the right to charge for defleaing, deodorizing, and/or shampooing, if there is damage in excess of normal wear and tear.

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Mansi R. Khanna

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Siddhant Khanna

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

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Mansi R. Khanna Siddhant Khanna

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Responsibilities

3.1 THERMOSTAT SETTINGS

At all times, you must maintain a temperature in the apartment of at least 68 degrees Fahrenheit.

3.2 CONDITION OF PREMISES AND ALTERATIONS

You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties except to the extent any such disclaimer is prohibited by law. You'll be given a Check-in/Check-out form on or before move-in. Within 7 days after move-in, you must sign and note on the form all defects or damage and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition.

You must use customary diligence in maintaining the apartment and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter our property. No holes or stickers are allowed inside or outside the apartment. But we'll permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood-paneled walls, unless our rules state otherwise. No water furniture, washing machines, bidets, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless statutorily allowed or we've consented in writing. You may install a satellite dish or antenna provided you sign our satellite dish or antenna lease addendum which complies with reasonable restrictions allowed by federal law. 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 remove the provided thermostat or install a "Smart" thermostat such as Nest, EcoBee, Sensi, Lyric, etc. You may not use furnace filters other than what management provides. No adjustments, repairs, or alterations are allowed to any mechanical, electrical, or plumbing fixtures. 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.

3.3 REQUESTS, REPAIRS, MALFUNCTIONS

24HR MAINTENANCE HOTLINE

414-895-0420

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 SIGNED AND IN WRITING TO OUR DESIGNATED REPRESENTATIVE (except in case of fire, loss of heat, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, or crime in progress). **Our written notes on your oral request do not constitute 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 promptly notify us in writing OR by calling our maintenance hotline number of: water leaks; loss of heat; 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. Unless prohibited by law, 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, taking into consideration when casualty insurance proceeds are received. Rent will not abate in whole or in part unless required by WIS STAT. § 704.07(4).

If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate this Lease Contract within a reasonable time by giving you written notice. If the Lease Contract is so terminated, we'll refund prorated rent and all deposits, less lawful deductions.

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Mansi R. Khanna Siddhant Khanna

3.4 WHEN WE MAY ENTER

We may enter the apartment at reasonable times, upon 12 hours' notice, for the purpose of inspecting the premises, making repairs and showing the premises to prospective residents or purchasers. We may enter the apartment on less than 12 hours' notice with your specific consent. **If you are absent from the premises and we reasonably believe a health or safety emergency exists or that entry is necessary to preserve or protect the premises from damage, we may enter without notice.**

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Mansi R. Khanna Siddhant Khanna

3.5 WHEN MOVING OUT

MOVE-OUT NOTICE. Before moving out, you must give our representative advance written move-out notice at least 60 days prior to move-out (no later than the 1st of the month). Your move-

out notice will not release you from liability for the full term of the Lease Contract or renewal term. You will still be liable for the entire Lease Contract term if you move out early, except under the military clause, subject to the Landlord's duty to mitigate.

MOVE-OUT PROCEDURES. The move-out date can't be changed unless we and you both agree in writing. You won't move out before the Lease Contract term or renewal period ends unless all rent for the entire Lease Contract term or renewal period is paid in full, subject to our duty to mitigate. You're prohibited from applying any security deposit to rent. You won't stay beyond the date you are supposed to move out. All residents, guests, and occupants must surrender or abandon the apartment before the time begins for deposit refund/accounting, as provided in Wis. Stat. s. 704.28(4). You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.

We have the right to ask you to remove any improvements to the property when you vacate, at your expense, and you must return the premises to their original condition, except for normal wear and tear.

CLEANING. You must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. You must follow moveout cleaning instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

MOVE-OUT INSPECTION. You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, modification, or disapproval before final refunding or accounting.

SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES. We may withhold from your security deposit for the following: (i) your damage, waste or neglect of the premises; (ii) unpaid rent for which you are legally responsible; (iii) any payments which you owe under this Lease Contract for utility service provided by us but not included in the rent; (iv) any payment which you owe for direct utility service provided by a government-owned utility, to the extent that we are liable for your nonpayment; and (v) any reasons identified in the separate Nonstandard Rental Provisions.

DEPOSIT RETURN, SURRENDER, AND ABANDONMENT. We'll mail you your security deposit refund to a forwarding address provided by you, or your last know address (less lawful deductions) and an itemized accounting of any deductions as provided in Wis. Stat. 704.28(4). **ABANDONED PROPERTY.** Unless agreed in writing, the Landlord will not store any items of personal property that the tenant leaves behind when the tenant removes or is evicted from the premises, except for prescription medication or prescription medical equipment, the latter of which will be retained by Landlord for 7 days from the date on which the Landlord discovers the property, after which time the Landlord will dispose of it. If the abandoned personal property is a titled vehicle, then before disposing of it, the Landlord shall give notice of its intent to dispose of the vehicle to the tenant and any secured party of which the Landlord has actual notice, personally or by regular or certified mail.

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

3.6 MULTIPLE RESIDENTS OR OCCUPANTS

Each resident is jointly and severally liable for all Lease Contract obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant (including notices of Lease Contract termination, repair requests, and entry permissions) constitute notice from all residents. Security deposit refunds will be by one check jointly payable to all residents; the check and any deduction itemizations will be mailed to one resident only.

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

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

4

General Clauses

4.1 REPLACEMENTS

REPLACEMENTS AND SUBLETTING. Replacing a resident or subletting (including the short-term rental of your unit through Airbnb, Couchsurfing, or similar company) is strictly prohibited.

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

4.2 RESPONSIBILITIES OF OWNER

We'll act with customary diligence to:

- (1) keep common areas reasonably clean, subject to paragraph 3.1;
- (2) maintain fixtures, furniture, hot water, heating and A/C equipment;
- (3) substantially comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; and
- (4) make all reasonable repairs, subject to your obligation to pay for damages for which you are liable.

4.3 DEFAULT BY RESIDENT

To the maximum extent permitted under applicable law you'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: (1) you don't pay rent or other amounts that you owe when due; (2) you move out before your lease expires without paying rent through the end of the lease term or renewal period, subject to our duty to mitigate damages; (3) you fail to give written move-

out notice as required by Paragraph 2.5 or 3.4; (4) to the maximum extent permitted under applicable law you or any guest or occupant violates the apartment rules, or fire, safety, or health, regardless of whether or where arrest or conviction occurs; (5) you abandon the apartment; (6) you give incorrect or false answers in a rental application; or (7) to the maximum extent permitted under applicable law you or any occupant is arrested, charged, detained, convicted, or given deferred adjudication for an offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia.

Eviction.

Failure of either party to comply substantially with any material provision is a breach of this Agreement. Should Tenant neglect or fail to perform and observe any of the terms of this Agreement, Landlord shall give Tenant written notice of the breach requiring Tenant to remedy the breach or vacate the Premises on or before a date at least five (5) days after the giving of such notices, and if Tenant fails to comply with such notice, Landlord may declare the tenancy terminated and proceed to evict Tenant from the Premises, without limiting the liability of Tenant for the rent due or to become due under this Agreement. If Tenant has been given such notice and remedied the breach or been permitted to remain in the Premises, and within one (1) year of such previous breach, Tenant breaches the same or any other covenant or condition of Tenant's lease, this lease may be terminated if, Landlord gives notice to Tenant to vacate on or before a date at least fourteen (14) days after the giving of the notice as provided in Wis. Stat. § 704.17. The above does not apply to the termination of tenancy pursuant to Wis. Stats. §§ 704.17 (3m), 704.17(2)(c), and 704.16(3). These provisions apply to any lease for a specific term and do not apply to a month to month tenancy. If Landlord commits a breach, Tenant has all rights, and remedies as set forth under the law, including Wis. Stats §§ 704.07(4) and 704.45 and Wis. Admin. Code § ATPC 134.

Notice of Domestic Abuse Protections

(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 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 Lease Contract 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.
- (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.

Holdover

You or any occupant, invitee, or guest must not hold over beyond the date contained in your move-out notice or our notice to vacate (or beyond a different move-out date agreed to by the parties in

writing). If a holdover occurs, then, in absence of proof of greater damages, we may recover as minimum damages twice the rental value apportioned on a daily basis for the time you remain in possession, as provided by law.

Other Remedies

We may report unpaid amounts to credit agencies. If you default and move out early, you will pay us any amounts stated to be rental discounts, in addition to other sums due. Upon your default, we have all other legal remedies, including termination of your tenancy. Late charges are liquidated damages for our time, inconvenience, and overhead in collecting late rent.

Mitigation of Damages

We will mitigate our damages to the extent required by Wisconsin Law.

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

4.4 GENERAL CLAUSES

Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease Contract is the entire agreement between you and us.

Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate this Lease Contract or any part of it, unless—in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing.

No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written-notice requirements, rental due dates, liens, or other rights isn't a waiver under any circumstances. Except when notice or demand is required by law, you waive any notice and demand for performance from us if you default. Written notice to or from our managers constitutes notice to or from us.

Any person giving a notice under this Lease Contract should retain a copy of the memo, letter or fax that was given. Fax signatures are binding. All notices must be signed. Jurisdiction for any legal dispute related to this Lease Contract shall be in the State of Wisconsin, in the county in which the property is located.

Exercising one remedy won't constitute an election or waiver of other remedies. Insurance subrogation is waived by all parties. All remedies are cumulative. No employee, agent, or management company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf. This Lease Contract binds subsequent owners. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract. All notices and documents may be in English and, at our option, in any language that you read or speak.

All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option. All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at

our sole and absolute discretion.

Obligation to Vacate. Resident shall vacate the Premises and removal all of Resident's personal property therefrom at the expiration of the lease term without further notice or demand from Owner.

PAYMENTS. Payment of all sums is an independent covenant. All sums other than rent are due upon our demand.

ASSOCIATION MEMBERSHIP. We represent that we are a member of the Apartment Owners and Managers Association ("AOMA"), an affiliate of the National Apartment Association.

ORIGINALS AND ATTACHMENTS. This Lease Contract has been executed in multiple originals, each with original signatures—one for you and one or more for us. Our rules and community policies, if any, will be attached to the Lease Contract and given to you at signing. When a Check-in/Check-out form is completed, both you and we should retain a copy.

NOTE: You may obtain information about the sex offender registry and persons registered with the registry by contacting the WISCONSIN DEPARTMENT OF CORRECTIONS at <http://offender.doc.wi.us/public/> or at 1-877-234-0085.

4.5 ELECTRONIC DELIVERY AND CONSENT

Landlord and Resident(s) agree that Landlord may provide any of the following documents to Resident(s) by electronic means:

1. A copy of the Lease Contract and any document related to the Lease Contract.
2. A security deposit and any documents related to the accounting and disposition of the security deposit and security deposit refund.
3. A promise made before the initial Lease Contract to clean, repair, or otherwise improve any portion of the premises.
4. Advance notice of entry under 3.3 of the Lease Contract.

By signing this lease, you are agreeing that we, our representative(s) or agent(s) may contact you. You agree that we may contact you using any contact information relating to your lease including any number (i) you have provided to us (ii) from which you called us, or (iii) which we obtained and through which we reasonably believe we can reach you. You agree we may use any means to contact you. This may include calls made to your cellular telephone using an automatic telephone dialing system, artificial or prerecorded voice messages, text messages, mail, e-mail, and calls to your phone or Voice over Internet Protocol (VoIP) service, or any other data or voice transmission technology. You agree to promptly notify us if you change any contact information you provide to us.

X MK X SK
Mansi R. Khanna Siddhant Khanna

4.6 CRIME VICTIM PROTECTIONS

No provision in this Lease contract authorizes landlord to terminate the tenancy of a tenant based solely on the commission of a crime in or on the rental property if the tenant, or someone who lawfully resides with the tenant, is the victim, as defined by Wis. Stat. 950.02(4), of that crime.

X MK X SK
Mansi R. Khanna Siddhant Khanna

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

X MK X SK
Mansi R. Khanna Siddhant Khanna

Joseph Property Development, LLC

117 N. Jefferson Street • Suite 200 • Milwaukee, WI 53202
(414) 277-7771

JOSEPH
PROPERTY DEVELOPMENT, LLC

5

Asbestos Addendum

By signing below, you acknowledge and agree to the terms in Section 5.

X *Mansi Khanna*

Lessee

IP Address: 24.62.178.56

08/29/2024 02:11pm CDT

X *Siddhant Khanna*

Lessee

IP Address: 24.62.178.56

08/30/2024 10:19am CDT

5.1 DWELLING UNIT DESCRIPTION

Unit No. 511 ,

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

5.2 LEASE CONTRACT DESCRIPTION

Lease Contract date: 08/29/2024

Owner's name: Joseph Property Development, LLC

Residents: Mansi R. Khanna, Siddhant Khanna

5.3 ASBESTOS

In most dwellings which were built prior to 1981 and in some built after that, asbestos was commonly used as a construction material. In various parts of your dwelling, asbestos materials may have been used in the original construction or in renovations prior to the enactment of federal laws which limit asbestos in certain construction materials.

5.4 FEDERAL RECOMMENDATIONS

The United States Environmental Protection Agency (EPA) has determined that the mere presence of asbestos materials does not pose a health risk to residents and that such materials are safe so long as they are not dislodged or disturbed in a manner that causes the asbestos fibers to be released. Disturbances include sanding, scraping, pounding, or other techniques that produce dust and cause the asbestos particles to become airborne. The EPA does not require that intact asbestos materials be removed. Instead, the law simply requires that we take reasonable precautions to minimize the chance of damage or disturbance of those materials.

5.5 COMMUNITY POLICIES AND RULES

You, your families, other occupants, and guests must not disturb or attach anything to the walls, ceilings, floor tiles, or insulation behind the walls or ceilings in your dwelling unless specifically allowed in owner's rules or community policies that are separately attached to this Lease Contract. A reasonable number of small nail holes are allowed for hanging pictures on sheetrock walls and in grooves of wood-paneled walls, unless our rules state otherwise. The foregoing prevails over other provisions of the Lease Contract to the contrary. Please report any ceiling leaks to management promptly so that pieces of acoustical ceiling material or ceiling tiles do not fall to the floor and get disturbed by people walking on the fallen material.

6

Bed Bug Addendum

6.1 DWELLING UNIT DESCRIPTION

Unit No. 511 ,

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

6.2 LEASE CONTRACT DESCRIPTION.

Lease Contract date: 08/29/2024

Owners Name: Joseph Property Development, LLC

Residents: Mansi R. Khanna, Siddhant Khanna

6.3 PURPOSE

This Addendum modifies the Lease Contract and addresses situations related to bed bugs (*cimex lectularius*) which may be discovered infesting the dwelling or personal property in the dwelling. You understand that we relied on your representations to us in this Addendum.

6.4 INSPECTION

You agree that you have or will inspect the unit within 48-hours after move-in/renewal inspect the dwelling prior to move-in and that you did not observe any evidence of bed bugs or bed bug infestation.

6.5 INFESTATIONS

You agree that you have read all of the information on this addendum about bed bugs and you are not aware of any infestation or presence of bed bugs in your current or previous apartments, home or dwelling. You agree that you are not aware of any bed bug infestation or presence in any of your furniture, clothing, personal property or possessions. You agree that you have not been subjected to conditions in which there was any bed bug infestation or presence.

You agree that if you previously lived anywhere that had a bed bug infestation that all of your personal property (including furniture, clothing and other belongings) has been treated by a licensed pest control professional. You agree that such items are free of further infestation. If you disclose a previous experience of bed bug infestation, we can review documentation of the treatment and inspect your personal property and possessions to confirm the absence of bed bugs.

6.6 ACCESS FOR INSPECTION AND PEST

TREATMENT

You must allow us and our pest control agents access to the dwelling at reasonable times as allowed by law to inspect for or treat bed bugs. You and your family members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments. We have the right to select any licensed pest control professional to treat the dwelling and building. We can select the method of treating the dwelling, building and common areas for bed bugs. We can also inspect and treat adjacent or neighboring dwellings to the infestation even if those dwellings are not the source or cause of the known infestation. You are responsible for and must, at your own expense, have your own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that we approve. You must do so as close as possible to the time we treated the dwelling. If you fail to do so, you will be in default, and we will have the right to terminate your right of occupancy pursuant to judicial eviction procedures as provided in Chapter 799 of the Wisconsin Statutes and exercise all rights and remedies under the Lease Contract. You agree not to treat the dwelling for a bed bug infestation on your own.

6.7 NOTIFICATION

You must promptly notify us in writing:

- of any known or suspected bed bug infestation or presence in the dwelling, or in any of your clothing, furniture or personal property.
- of any recurring or unexplained bites, stings, irritations, or sores of the skin or body which you believe is caused by bed bugs, or by any condition or pest you believe is in the dwelling.
- if you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or of any confirmation of bed bug presence by a licensed pest control professional or other authoritative source.

6.8 COOPERATION

If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents to treat and eliminate the bed bugs. You must follow all directions from us or our agents to clean and treat the dwelling and building that are infested. You must remove or destroy personal property that cannot be treated or cleaned as close as possible to the time we treated the dwelling. Any items you remove from the dwelling must be disposed of off-site and not in the property's trash receptacles. If we confirm the presence or infestation of bed bugs in your dwelling, we have the right to require you to temporarily vacate the dwelling and remove all furniture, clothing and personal belongings in order for us to perform pest control services. If you fail to cooperate with us, you will be in default, and we will have the right to terminate your right of occupancy pursuant to the applicable statutes and judicial eviction procedures, and exercise all rights and remedies under the Lease Contract.

6.9 RESPONSIBILITIES

You may be required to pay all reasonable costs of cleaning and pest control treatments incurred by us to treat your dwelling unit for bed bugs. If we confirm the presence or infestation of bed bugs after you vacate your dwelling, you may be responsible for the cost of cleaning and pest control treatments. If we must move other residents in order to treat adjoining or neighboring dwellings to your dwelling unit, you may be liable for payment of any lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other dwellings. If you fail to pay us for any costs you are liable for, you will be in default, and we will have the right to terminate your right of occupancy pursuant to the applicable statutes and judicial eviction procedures, and exercise all rights and remedies under the Lease Contract. If you fail to move out after your right of occupancy has been terminated, you will be liable for holdover rent under the Lease Contract.

6.10 TRANSFERS

If we allow you to transfer to another dwelling in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest control professional. You must provide proof of such cleaning and treatment to our satisfaction.

6.11 A GUIDE FOR BED BUGS

Bed bugs don't discriminate - Bed bugs increased presence across the United States in recent decades can be attributed largely to a surge in international travel and trade. It's no surprise then that bed bugs have been found time and time again to have taken up residence in some of the fanciest hotels and apartment buildings in some of the nation's most expensive neighborhoods. Nonetheless, false claims that associate bed bugs presence with poor hygiene and uncleanliness have caused rental housing residents, out of shame, to avoid notifying owners of their presence. This serves only to enable the spread of bed bugs. While bed bugs are, by their very nature, more attracted to clutter, they're certainly not discouraged by cleanliness. Bottom line: bed bugs know no social and economic bounds; claims to the contrary are false.

Bed bugs don't transmit disease - There exists no scientific evidence that bed bugs transmit disease. In fact, federal agencies tasked with addressing pest of public health concern, namely the U.S. Environmental Protection Agency and the Centers for Disease Control and Prevention, have refused to elevate bed bugs to the threat level posed by disease transmitting pests. Again, claims associating bed bugs with disease are false.

Identifying bed bugs

- Because bed bugs leave some persons with itchy welts strikingly similar to those caused by fleas and mosquitoes, the origination of such markings often go misdiagnosed. However, welts caused by bed bugs often times appear in succession and on exposed areas of skin, such as the face, neck and arms. In some cases, an individual may not experience any visible reaction resulting from direct contact with bed bugs.
- While bed bugs typically prefer to act at night, they often do not succeed in returning to their hiding spots without leaving traces of their presence through fecal markings of a red to dark brown color, visible on or near beds. Blood stains tend

also to appear when the bugs have been squashed, usually by an unsuspecting host in their sleep. And, because they shed, it's not uncommon for skin casts to be left behind in areas typically frequented by bed bugs.

Bed bugs can often be found in, around and between:

- Bedding
- Bed frames
- Mattress seams
- Upholstered furniture, especially under cushions and along seams
- Around, behind and under wood furniture, especially along areas where drawers slide
- Curtains and draperies
- Along window and door frames
- Ceiling and wall junctions
- Crown moldings
- Behind and around wall hangings and loose wallpaper
- Between carpeting and walls (carpet can be pulled away from the wall and tack strip)
- Cracks and crevices in walls and floors
- Inside electronic devices, such as smoke and carbon monoxide detectors

Preventing bed bug encounters when traveling - Because humans serve as bed bugs' main mode of transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade. Travelers are therefore encouraged to take a few minutes upon arriving to their temporary destination to thoroughly inspect their accommodations, so as to ensure that any uninvited guests are detected before the decision is made to unpack.

Because bed bugs can easily travel from one room to another, it is also recommended that travelers thoroughly inspect their luggage and belongings for bed bugs before departing for home.

Bed bug do's and don'ts

- **Do not bring used furniture from unknown sources into your dwelling.** Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of second-hand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand furniture is bed bug-free, residents should assume that the reason a seemingly nice looking leather couch, for example, is sitting curbside, waiting to be hauled off to the landfill, may very well be due to the fact that it's teeming with bed bugs.
- **Do address bed bug sightings immediately.** Rental housing residents who suspect the presence of bed bugs in their unit must immediately notify the owner or manager.
- **Do not attempt to treat bed bug infestations.** Under no circumstance should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides poses too great a risk to you and your neighbors.
- **Do comply with eradication protocol.** If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed bug eradication protocol set forth by both your owner and their designated pest management company.

You are legally bound by this document. Please read it carefully.

By signing below, you acknowledge and agree to the terms in Section 6.

X *Mansi Khanna*

Lessee

IP Address: 24.62.178.56
08/29/2024 02:14pm CDT

X *Siddhant Khanna*

Lessee

IP Address: 24.62.178.56
08/30/2024 10:19am CDT

7

Carbon Monoxide Detector Addendum

7.1 RESPONSIBILITIES

Owner is responsible for the installation of carbon monoxide detectors as required by Wis. Stat. s. 101.149. These detectors must be installed according to the directions and specifications of the manufacturer. In addition, Owner shall reasonably maintain every carbon monoxide detector in the building.

Tenant may give Owner written notice that a carbon monoxide detector is not functional, or that it has been removed by a person other than the resident. In this case, the Owner shall repair or replace the nonfunctional detector within five (5) days after receipt of the notice.

Unless caused by our negligent acts or omissions, Landlord is not responsible for any damages resulting from a false alarm from the carbon monoxide detector, if it was reasonably maintained by the Owner or if the false alarm was the result of tampering with, or removal or destruction of, the detector by a person other than the Owner, or the result of a faulty detector that was reasonably maintained by the Owner as provided herein.

No person may tamper with, remove, destroy, disconnect, or remove batteries from an installed carbon monoxide detector, except in the course of inspection, maintenance, or replacement of the detector.

This Addendum is incorporated into the Lease Contract and any violation of the Addendum is a breach of that Lease Contract.

By signing below, you acknowledge and agree to the terms in Section 7.

X *Mansi Khanna*

Lessee

IP Address: 24.62.178.56
08/29/2024 02:14pm CDT

X *Siddhant Khanna*

Lessee

IP Address: 24.62.178.56
08/30/2024 10:19am CDT

8

CRIME/DRUG FREE HOUSING ADDENDUM

8.1 DWELLING UNIT DESCRIPTION

Unit No. 511 ,

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

8.2 LEASE CONTRACT DESCRIPTION

Lease Contract date: 08/29/2024

Owner's name: Joseph Property Development, LLC

Community: Contour Apartments, LLC

Residents: Mansi R. Khanna, Siddhant Khanna

8.3 ADDENDUM APPLICABILITY

In the event any provision in this Addendum is inconsistent with any provision(s) contained in other portions of, or attachments to, the above-mentioned Lease Contract, then the provisions of this Addendum shall control. For purposes of this Addendum the term "Premises" shall include the dwelling unit, all common areas, all other dwelling units on the property or any common areas or other dwelling units on or about other property owned by or managed by the Owner. The parties hereby amend and supplement the Lease Contract as follows:

8.4 CRIME/DRUG FREE HOUSING

Resident, members of the Resident's household, Resident's guests, and all other persons affiliated with the Resident:

A. Shall not engage in any illegal or criminal activity on or about the premises. The phrase "illegal or criminal activity" shall include, but is not limited to, the following:

1. Engaging in any act intended to facilitate any type of criminal activity.
2. Permitting the Premises to be used for, or facilitating any type of criminal activity or drug related activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
3. The unlawful manufacturing, selling, using, storing, keeping, purchasing or giving of an illegal or controlled substance or paraphernalia as defined in city, county, state or federal laws, including but not limited to the State of Wisconsin and/or the Federal Controlled Substances Act.
4. Violation of any federal drug laws governing the use, possession, sale, manufacturing and distribution of

marijuana, regardless of state or local laws. (So long as the use, possession, sale, manufacturing and distribution of marijuana remains a violation of federal law, violation of any such federal law shall constitute a material violation of the Lease Contract.)

5. Engaging in, or allowing, any behavior that is associated with drug activity, including but not limited to having excessive vehicle or foot traffic associated with his or her unit.
6. Any breach of the Lease Contract that otherwise jeopardizes the health, safety, and welfare of the Owner, Owner's agents, or other Residents, or involving imminent actual or substantial property damage.
7. Engaging in or committing any act that would be a violation of the Owner's screening criteria for criminal conduct or which would have provided Owner with a basis for denying Resident's application due to criminal conduct.
8. Engaging in any activity that constitutes waste, nuisance, or unlawful use.

B. AGREE THAT ANY VIOLATION OF THE ABOVE PROVISIONS CONSTITUTES A MATERIAL VIOLATION OF THE PARTIES' LEASE CONTRACT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this Addendum shall be deemed a serious violation, and a material default, of the parties' Lease Contract. It is understood that a single violation shall be good cause for termination of your tenancy, as provided by law. Notwithstanding the foregoing comments, Owner may terminate Resident's tenancy for any lawful reason, and by any lawful method, with or without good cause.

8.5 CRIMINAL CONVICTION NOT REQUIRED

Unless otherwise provided by law, proof of violation of any criminal law shall not require a criminal conviction.

By signing below, you acknowledge and agree to the terms in Section 8.

X *Mansi Khanna*

Lessee

IP Address: 24.62.178.56
08/29/2024 02:17pm CDT

X *Siddhant Khanna*

Lessee

IP Address: 24.62.178.56
08/30/2024 10:19am CDT

9

Lease Addendum for Keys, Lock-outs, Remote Control and/or FOB

9.1 DWELLING UNIT DESCRIPTION

Unit No. 511 ,

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

9.2 LEASE CONTRACT DESCRIPTION

Lease Contract date: 08/29/2024

Owner's name: Joseph Property Development, LLC

Community: Contour Apartments, LLC

Residents: Mansi R. Khanna, Siddhant Khanna

9.3 REPLACEMENT KEYS AN FOBS

- If a key is lost or un-returned, a \$25.00 fee will be charged per key.
- If the unit lock needs to be changed, a \$100.00 fee will be charged and \$25.00 for each new key.
- If the unit key is not returned to the Owner at the time of move-out, a \$100.00 fee will be charged or deducted from the security deposit to have the lock changed plus \$25.00 per key.
- If a remote or FOB is damaged, lost or un-returned, a \$100.00 fee will be charged for a replacement.
- If a remote or FOB is not returned or is returned damaged when you move out, there will be a \$100.00 deduction from the security deposit for each damaged or un-returned device.

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

9.4 RULES

Please immediately report to the Owner any malfunction or damage to garage or entry doors or equipment.

We cannot guaranty against garage door malfunctions. We make no representations or guarantees to you concerning security of the community. Any measures, devices, or activities taken by us are solely for the benefit of us and for the protection of our property and interests, and any benefit to you of the same is purely incidental.

Anything mechanical or electronic is subject to malfunction. Fencing, gates or other devices will not prevent all crime. No security system or device is foolproof or 100 percent successful in deterring crime. Crime can still occur.

We are not liable to any resident, family member, guest, occupant or invitee for personal injury, death or damage/loss of personal property from incidents related to entry doors or garage doors, unless caused by negligent acts or omissions of the Owner. Protecting residents, their families, occupants, guests and invitees from crime is the sole responsibility of residents, occupants and law enforcement agencies. You should first call 911 or other appropriate emergency police numbers if a crime occurs or is suspected. We reserve the right to modify or eliminate security systems other than those statutorily required. You will be held responsible for the actions of any persons to whom you provide access to the community. This paragraph is subject to the Nonstandard Rental Provisions.

9.5 APARTMENT LOCK OUT POLICY

If residents lose their key or become locked out of their apartment, the following options are available:

1. During normal business hours (9am-5pm) Monday - Friday (excluding holidays) residents may come to the main office for assistance or call our 24-hour maintenance number (414) 895-0420 for assistance. There is no fee for this service. We cannot guarantee that the office will always be open during business hours. Resident must provide proof of identity before being allowed entry into the apartment. There will be a fee for any replacement key provided.
2. After normal business hours, but prior to 9:00 p.m., residents may contact the 24-hour maintenance number (414) 895-0420 and a staff member, if available, will open the door. A callback number must be left so that the staff member can speak to the resident prior to opening the door. There will be a \$200.00 fee charged for this service. **Please understand that this service is provided as a convenience to residents and that a staff member may not be available to provide this service after normal business hours.**
3. **After 9:00 p.m., no lock out service is provided and residents have the option of calling a locksmith at residents' own cost and expense.** Additionally, any damage to the premises or duplication of keys will be at the residents' own cost and expense. No alterations to the locks are permitted.

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

By signing below, you acknowledge and agree to the terms in Section 9.

X *Mansi Khanna*

Lessee

IP Address: 24.62.178.56
08/29/2024 02:18pm CDT

X *Siddhant Khanna*

Lessee

IP Address: 24.62.178.56
08/30/2024 10:20am CDT

Joseph Property Development, LLC

117 N. Jefferson Street • Suite 200 • Milwaukee, WI 53202
(414) 277-7771

JOSEPH
PROPERTY DEVELOPMENT, LLC

10

Addendum Regarding Medical Marijuana Use and Owner's Commitment to Enforcement of Crime/Drug Free Addendum

10.1 DWELLING UNIT DESCRIPTION

Unit No. 511 , at

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

10.2 LEASE CONTRACT DESCRIPTION

Lease contract date: 08/29/2024

Owners Name: Joseph Property Development, LLC

Residents: Mansi R. Khanna, Siddhant Khanna

The Lease Contract is referred to in this Addendum as the "Lease Contract." Where the terms and conditions of this Addendum vary from or contradict any terms or conditions set forth in the Lease Contract, this Addendum shall control.

1. Wisconsin law permits the limited use of medical marijuana in specific and limited circumstances. However, this is not the case under federal law. Under federal law, specifically the Controlled Substances Act (CSA), marijuana is still categorized as a Schedule I substance. This means that under federal law, the manufacture, distribution, or possession of marijuana is strictly prohibited. Because the U.S. Department of Housing and Urban Development is controlled by the federal government, it agrees that the use of marijuana, whether prescribed for medical reasons or not, is a criminal offense and will not be protected under the fair housing laws. Therefore, apartment complexes are not required to accommodate the use of marijuana by a tenant who is a current medical marijuana user. Disabled tenants who are registered medical marijuana users, however, should not feel discouraged to request reasonable accommodations if the need arises.
2. The Premises listed above follows and complies with federal law regarding marijuana use and is, and will continue to be, a drug free community. Possession, use, manufacture or sale of any illegal substance, including marijuana, or any use of marijuana by the resident and/or guest will result in immediate termination. If you have any questions or concerns about this policy, please speak to management.

By initialing below, the resident acknowledges his or her understanding of the terms and conditions as stated above, and his or her agreement to comply with those terms and conditions.

By signing below, you acknowledge and agree to the terms in Section 10.

X *Mansi Khanna*

Lessee

IP Address: 24.62.178.56

08/29/2024 02:19pm CDT

X *Siddhant Khanna*

Lessee

IP Address: 24.62.178.56

08/30/2024 10:20am CDT

11

Mixed Use Addendum

11.1 DWELLING UNIT DESCRIPTION

Apt. No. 511 ,

11.2 LEASE CONTRACT DESCRIPTION

Lease Contract date: 08/29/2024

Owner's name: Joseph Property Development, LLC

Residents: Mansi R. Khanna, Siddhant Khanna

This document shall serve as an addendum ("the Addendum") to the residential lease contract (the "Lease") between Resident and Owner. **Where the terms of the Lease and this Addendum may conflict, the terms of this Addendum shall control.**

11.3 PURPOSE OF ADDENDUM

The purpose of this Addendum is to provide Resident with notice that the dwelling is located in a mixed-use living environment. The area surrounding the dwelling contains both residences and commercial businesses. These commercial entities will produce certain noises, sounds and odors up to twenty-four (24) hours a day.

11.4 RESIDENT ACKNOWLEDGEMENT

By signing this Addendum, Resident acknowledges, understands and hereby agrees:

The dwelling is located in the immediate area of commercial businesses, including but not limited to, bars, nightclubs, restaurants and retail stores. Certain challenges may be associated with living in immediate proximity to such commercial businesses. These challenges may include, but are not limited to, these businesses emitting: lights, noises, sounds (including but not limited to music, voices and other forms of entertainment), vibrations, odors and smoke, which may penetrate the walls and floors of the dwelling. Such challenges may occur up to twenty-four (24) hours a day.

11.5 RESIDENT DUE DILIGENCE

Owner has encouraged resident to research the area around their dwelling. You agree that you were given the opportunity to exercise due diligence by reading this Addendum and researching the area surrounding the dwelling. You acknowledge and understand the risks disclosed herein. Having conducted your due diligence, you agree to fully assume the risks set forth in this Addendum.

11.6 ASSUMPTION OF RISK/WAIVER

You have chosen to reside at the dwelling despite any inconveniences such as those disclosed herein or any other

inconvenience, which may be associated with living in a mixed-use environment. You further agree: You are voluntarily assuming the risks of inconvenience and nuisance related to residing in a dwelling located in a mixed-use area. You agree that any inconvenience associated with the mixed-use and/or the surrounding area, such as, but not limited to, those disclosed herein, will not be deemed to give you any offset to rent obligations, nor will they be the basis for a complaint against us for rent relief, constructive eviction, fitness and habitability, peaceful and quiet enjoyment, nuisance, or any other claim, right or remedy. We shall have no duty to evict any commercial business for any lights, sounds, vibrations, odors, etc. that may occur as a result of their commercial business. As such, you waive any and all claims against us that arise out of or are in any way related to lights, noises, sounds, vibrations, smoke, odors or any other inconvenience that may be caused by commercial businesses within the mixed-use area and/or their guests.

11.7 SEVERABILITY

If any provision of this Addendum or the Lease is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceable only without invalidating or otherwise affecting the remainder of this Addendum or the Lease.

By signing below, you acknowledge and agree to the terms in Section 11.

X Mansi Khanna

Lessee

IP Address: 24.62.178.56
08/29/2024 02:21pm CDT

X Siddhant Khanna

Lessee

IP Address: 24.62.178.56
08/30/2024 10:22am CDT

12

Mold Information and Prevention Addendum

12.1 DWELLING UNIT DESCRIPTION

Unit No. 511 ,

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

12.2 LEASE CONTRACT DESCRIPTION

Lease Contract date: 08/29/2024

Owner's Name: Joseph Property Development, LLC

Residents: Mansi R. Khanna, Siddhant Khanna

12.3 ABOUT MOLD

Mold is found virtually everywhere in our environment - both indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter. Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. A 2004 Federal Centers for Disease Control and Prevention study found that there is currently no scientific evidence that the accumulation of mold causes any significant health risks for persons with normally functioning immune systems. Nonetheless, appropriate precautions need to be taken.

12.4 PREVENTING MOLD BEGINS WITH YOU

In order to minimize the potential for mold growth in your dwelling, you must do the following:

- Keep your dwelling clean--particularly the kitchen, the bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food.
- Remove visible moisture accumulation on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines--especially if the leak is large enough for water to infiltrate nearby walls. Turn on any exhaust fans in the bathroom and kitchen when you start showering or cooking

with open pots. When showering, be sure to keep the shower curtain in the tub or fully close the shower doors. Also, the experts recommend that after taking a shower or bath, you: (1) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up your towels and bath mats so they will completely dry out.

- Promptly notify us in writing about any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out.
- Promptly notify us in writing about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary.
- Keep the thermostat set to automatically circulate air in the event temperatures rise to or above 80 degrees Fahrenheit.

12.5 AVOID MOLD GROWTH

IN ORDER TO AVOID MOLD GROWTH, it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:

- rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;
- overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
- leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks;
- washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
- leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and
- insufficient drying of carpets, carpet pads, shower walls and bathroom floors.

12.6 MOLD

IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant®, Pine-Sol Disinfectant® (original pine-scented), Tilex Mildew Remover® or Clorox Cleanup®. (Note: Only a few of the common household cleaners will actually kill mold). Tilex® and Clorox® contain bleach which can discolor or stain. Be sure to follow the instructions on the container. Applying biocides without first cleaning away the dirt

and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter can be used to help remove non-visible mold products from *porous* items, such as fibers in sofas, chairs, drapes and carpets--provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from cloths.

12.7 BIOCIDES

DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on *porous surfaces*, such as sheetrock walls or ceilings, or (2) *large areas* of visible mold on *non-porous* surfaces. Instead, notify us in writing, and we will take appropriate action.

12.8 COMPLIANCE

Complying with this addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this addendum, please contact us at the management office or at the phone number shown in your Lease Contract.

If you fail to comply with this Addendum, you can be held responsible for property damage to the dwelling and any health problems that may result. We can't fix problems in your dwelling unless we know about them.

By signing below, you acknowledge and agree to the terms in Section 12.

X *Mansi Khanna*

Lessee

IP Address: 24.62.178.56
08/29/2024 02:23pm CDT

X *Siddhant Khanna*

Lessee

IP Address: 24.62.178.56
08/30/2024 10:22am CDT

13

No-Smoking Addendum (Smoke Free Community)

13.1 DWELLING UNIT DESCRIPTION

Apt. No. 511 ,

13.2 LEASE CONTRACT DESCRIPTION

Lease Contract date: 08/29/2024

Owner's name: Joseph Property Development, LLC

Residents: Mansi R. Khanna, Siddhant Khanna

13.3 SMOKING ANYWHERE INSIDE BUILDINGS OF THE DWELLING COMMUNITY IS STRICTLY PROHIBITED.

All forms and use of lighted or burning tobacco products and smoking of tobacco products inside or outside of any dwelling, building, or interior of any portion of the dwelling community is strictly prohibited. Any violation of the no-smoking policy is a material and substantial violation of this addendum and the Lease Contract. The prohibition on use of any lighted or burning tobacco products or smoking of any tobacco products extends to all residents, their occupants, guests, invitees and all others who are present on or in any portion of the dwelling community. The no-smoking policy and rules extend to, but are not limited to, the management and leasing offices, building interiors and hallways, building common areas, dwellings, club house, exercise or spa facility, tennis courts, all interior areas of the dwelling community, commercial shops, businesses, and spaces, work areas, and all other spaces whether in the interior of the dwelling community or in the enclosed spaces on the surrounding community grounds. Smoking of non-tobacco products which are harmful to the health, safety, and welfare of other residents is also prohibited by this addendum and other provisions of the Lease Contract inside any dwelling or building.

13.4 SMOKING OUTSIDE BUILDINGS OF THE DWELLING COMMUNITY

Smoking is not permitted on balconies, patios, limited common areas attached to or outside of your dwelling. No outside area of the community may be used for smoking. In the case of public sidewalks in front of a building, you must remain at least 20 feet away from any entrance to the building including the main entrance, garage, exit stairs or any retail entrance within the building.

13.5 RESPONSIBILITY FOR DAMAGES AND CLEANING

You are responsible for payment of all costs and damages to your

dwelling, other residents' apartments, or any other portion of the dwelling community for repair, replacement, or cleaning due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees, regardless of whether such use was a violation of this addendum. Any costs or damages we incur related to repairs, replacement, and cleaning due to your smoking or due to your violation of the no-smoking provisions of the Lease Contract are in excess of normal wear and tear. Smoke related damage, including but not limited to, the smell of tobacco smoke which permeates sheetrock, carpeting, wood, insulation, or other components of the dwelling or building is in excess of normal wear and tear in our smoke free community.

13.6 RESPONSIBILITY FOR LOSS OF RENTAL INCOME AND ECONOMIC DAMAGES REGARDING OTHER RESIDENTS

You are responsible for payment of all lost rental income or other economic and financial damages or loss to us due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees which results in or causes other residents to vacate their dwellings, results in disruption of other residents' quiet enjoyment, or adversely affects other residents' or occupants' health, safety, or welfare.

13.7 DEFINITION OF SMOKING

Smoking refers to any use or possession of a cigar, cigarette, or pipe containing tobacco or a tobacco product while that tobacco or product is burning, lighted, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. The term tobacco includes, but is not limited to, any form, compound, or synthesis of the plant of the genus or the species which is cultivated for its leaves to be used in cigarettes, cigars, or pipes. Smoking also refers to use or possession of burning, lighted, or ignited non-tobacco products if they are noxious, offensive, unsafe, unhealthy, or irritating to other persons.

13.8 TERMINATION OF TENANCY FOR VIOLATION OF THIS ADDENDUM

We have the right to terminate your Lease Contract or right of occupancy of the dwelling for any violation of this No-Smoking Addendum. Violation of the no-smoking provisions is a material and substantial default or violation of the Lease Contract. Despite the termination of the Lease Contract or your occupancy, you will remain liable for rent through the end of the Lease Contract term or the date on which the dwelling is re-rented to a new occupant, whichever comes first. Therefore, you may be responsible for payment of rent after you vacate the leased premises even though you are no longer living in the dwelling. Nothing in this Addendum should be construed to allow the owner to terminate the tenancy without following the applicable state statutes regarding termination.

13.9 EXTENT OF YOUR LIABILITY FOR LOSSES DUE TO SMOKING

Your responsibility for damages, cleaning, loss of rental income, and

loss of other economic damages under this No-Smoking Addendum are in addition to, and not in lieu of, your responsibility for any other damages or loss under the Lease Contract or any other addendum.

13.10 YOUR RESPONSIBILITY FOR CONDUCT OF OCCUPANTS, FAMILY MEMBERS, AND GUESTS

You are responsible for communicating this community's no-smoking policy and for ensuring compliance with this addendum by your occupants, family, guests, and invitees.

13.11 THERE IS NO WARRANTY OF A SMOKE FREE ENVIRONMENT

Although we prohibit smoking in all interior parts of the dwelling community, there is no warranty or guarantee of any kind that your dwelling or the dwelling community is smoke free. Smoking in certain limited outside areas is allowed as provided above. Enforcement of our no-smoking policy is a joint responsibility which requires your cooperation in reporting incidents or suspected violations of smoking. You must report violations of our no-smoking policy before we are obligated to investigate and act, and you must thereafter cooperate with us in prosecution of such violations. This is an important and binding legal document. By signing this addendum you are acknowledging that a violation could lead to termination of your Lease Contract or right to continue living in the dwelling. If you or someone in your household is a smoker, you should carefully consider whether you will be able to abide by the terms of this addendum.

13.12 ACKNOWLEDGMENT

By signing this Addendum you are agreeing to follow our no-smoking policy and you are acknowledging that a violation could lead to termination of your Lease Contract or right to continue living in the unit.

X M K X S K
Mansi R. Khanna Siddhant Khanna

By signing below, you acknowledge and agree to the terms in Section 13.

X Mansi Khanna
Lessee IP Address: 24.62.178.56
08/29/2024 02:24pm CDT

X Siddhant Khanna
Lessee IP Address: 24.62.178.56
08/30/2024 10:22am CDT

14

Nonstandard Rental Provisions

14.1 NONSTANDARD RENTAL PROVISIONS

The following provisions are incorporated into and made part of the Lease Contract. In the event there is any conflict between the following provisions and any other provisions contained in the Lease Contract, then the following provisions shall govern and control:

14.2 CHECK-IN/CHECK-OUT SHEET

Resident(s) acknowledges receipt of the Owner's check-in/check-out sheet, and agrees to complete and return the form to Owner within seven (7) days of occupancy of the leased premises.

14.3 SECURITY DEPOSIT

In addition to the standard security deposit deductions allowable under Wis. Stat. s. 704.28, the Owner may deduct the following items from the security deposit, if not paid by Resident(s) by the end of the tenancy:

1. Mitigation costs allowable under Wis. Stat. s. 704.29 including, but not limited to, advertising costs, rental commissions, sublet fees, and/or showing fees.
2. Unpaid parking rent and any applicable sales tax.
3. Charges for re-keying or changing locks, or replacing keys if all keys are not returned at the end of the tenancy; charges for replacement keys and/or re-keying during the term of the tenancy, as a result of loss of keys by Resident or other circumstances caused or created by Resident, or as a result of a request for re-keying or keys by the Resident.
4. Charges for unpaid NSF check fees, closed account fees, or other unpaid charges as provided in the Lease Contract and/or any addenda thereto.
5. If the leased premises are not left in a clean and habitable condition for the next occupant, the actual cost of performing the required cleaning may be deducted from the security deposit, whether cleaned by an independent cleaning contractor, or by the Owner or his/her employees.
6. Cost of replacing any garage opener or other access card issues by Owner and not returned by Resident(s), and/or the cost of recoding any access mechanism.
7. Repayment of any promotional offers or rental incentives.
8. Late fees or unearned discounts as provided in the Lease Contract.
9. Owner expressly prohibits smoking within individual rental dwellings, Resident understands that they will be held liable for the cost of labor and materials associated with removing and remedying any smoke damage, related cleaning, painting, or other damages within the dwelling. This liability extends to whatever work becomes necessary as a result of smoking inside the dwelling.
10. Cost of storing and/or disposing of personal property left behind by Resident(s) after the Resident(s) vacates or is evicted from the premises.

11. Holdover damages as a result of the Resident's failure to vacate, after the expiration of the Lease or termination of tenancy by notice.
12. Any cost incurred by Owner as a result of Resident's violation of any Carbon Monoxide Detector and/or the Smoke Alarm policy as stated in the Apartment Lease Contract and/or any Addendum.

13. Unpaid water and sewer charges.

The undersigned have read and understand the Nonstandard Rental Provisions stated above. Residents acknowledge that their initials next to each paragraph confirm that the Owner has identified each of the above provisions with Residents.

By signing below I acknowledge that I have read the Nonstandard Rental Provisions and that the Owner has identified and discussed them with me.

By signing below, you acknowledge and agree to the terms in Section 14.

X Mansi Khanna

Lessee

IP Address: 24.62.178.56
08/29/2024 02:25pm CDT

X Siddhant Khanna

Lessee

IP Address: 24.62.178.56
08/30/2024 10:22am CDT

15

Notice of Domestic Abuse Protections

15.1 WISCONSIN STATUTES

- 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 person who was not the tenant's invited guest.
 - A person who was the tenant's invited guest, but the tenant has done either of the following:
 - Sought an injunction barring the person from the premises.
 - 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.
- 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.
- 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 signing below, you acknowledge and agree to the terms in Section 15.

X *Mansi Khanna*

Lessee

IP Address: 24.62.178.56
08/29/2024 02:26pm CDT

X *Siddhant Khanna*

Lessee

IP Address: 24.62.178.56
08/30/2024 10:22am CDT

16

Parking Addendum

16.1 DWELLING UNIT DESCRIPTION

Unit No. 511 ,

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

16.2 LEASE CONTRACT DESCRIPTION

Lease Contract date: 08/29/2024

Owner's name: Joseph Property Development, LLC

Residents: Mansi R. Khanna, Siddhant Khanna

16.3 PARKING RENT AND LOCATION(S)

As part of your monthly rent amount in 1.3 of the Lease Contract, you are entitled to:

1 indoor at Contour

for any of the following vehicle(s) in your assigned spot(s) pursuant to 1.3 of the Lease Contract.

- Mazda, CX-30, Carbon grey, License # 3yvs78, 2023

16.4 REGISTRATION

Resident agrees to properly register all vehicles with management. If you get a new or replacement vehicle you must notify us so we can update our records.

16.5 PARKING TAG/STICKER

If you are provided with a parking tag or sticker it must be properly installed and displayed at all times.

16.6 STALL ASSIGNMENT

If you are assigned a specific parking space(s) we shall assign the spaces(s) and retain the right to change assigned spaces(s) at our sole discretion.

If the Property you are parking in does not assign specific parking spaces, you may park in any available space(s) in the parking area, with the exception of spaces reserved for a particular use or any marked handicap space, unless you possess a government issued handicap decal or similar signage.

16.7 TOWING

You understand and accept that we have the right at any time, without notice, to tow unauthorized or non-registered vehicles from any parking space on the property.

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

16.8 USE RESTRICTIONS

Garage may be used only for storage of operable motor vehicles unless otherwise state in our rules or community policies. No other items may be stored in the garage.

16.9 GARAGE DOOR OPENER

If you are parking in the garage, you will be provided one (1) garage door remote per leased space. You will be responsible for maintenance of the remote including battery replacement. Transmitter frequency setting may not be changed on the remote without our prior written consent. You will be charged \$75 for lost or damaged remotes.

16.10 SECURITY

Always remember to lock any door of a garage or storage unit and any door between a garage and the dwelling. When leaving, be sure to lock all keyed deadbolt locks.

16.11 INSURANCE AND LOSS/DAMAGE TO YOUR PROPERTY

You will maintain liability and comprehensive insurance coverage for any vehicle parked or stored.

You understand that we will not be held liable for any damage or theft that may occur while your vehicles(s) is parked on any part of the Property. Upon initialing this Addendum you knowingly accept the risk of parking any vehicle(s) on the property.

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

16.12 MISCELLANEOUS

1. No commercial or recreational vehicles, boats, campers, tents or trailers shall be parked in any assigned parking spaces or elsewhere on the Premises.
2. No guests or visitors shall be allowed to park in areas designated for other Residents. At no time shall vehicles be parked in any fire lanes, driveways, alleyways, garage entries,

sidewalks or designated “No Parking” areas. This includes deliveries and/or pick-ups. Vehicles parked in violation may be ticketed and/or towed without warning at vehicle owner’s expense.

3. Owner may from time to time require Resident to move all vehicles from the parking areas to facilitate garage cleaning or other required maintenance. If your vehicle is not removed during these times, Owner may tow to facilitate the required cleaning or maintenance, at vehicle owner's expense.
4. Vehicles parked in the parking areas are to be operable, well-maintained, licensed and registered at all times. Vehicles with flat tires shall be repaired or removed within 24 hours. Auto repairs including but not limited to oil changing, car washing or detailing, etc. are not permitted in the parking garage area or the alley. Under no circumstances shall Resident use hose-bibs or run hoses from the property without the prior written approval of Landlord.

By signing below, you acknowledge and agree to the terms in Section 16.

X Mansi Khanna

Lessee

IP Address: 24.62.178.56
08/29/2024 02:29pm CDT

X Siddhant Khanna

Lessee

IP Address: 24.62.178.56
08/30/2024 10:22am CDT

17

Prohibited Short-Term Subletting or Rental Addendum

17.1 DWELLING UNIT DESCRIPTION

Unit No. 511 , at

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

17.2 LEASE CONTRACT DESCRIPTION

Lease contract date: 08/29/2024

Owners Name: Joseph Property Development, LLC

Residents: Mansi R. Khanna, Siddhant Khanna

This document shall serve as an addendum ("the Addendum") to the The Lease Contract in referred to in this Addendum as the "Lease Contract." **Where the terms of the Lease and this Addendum may conflict, the terms of this Addendum shall control.**

17.3 SHORT TERM SUBLEASE OR RENTING PROHIBITED

Without limiting the prohibition in the Lease on subletting and assignment and without limiting any of our rights or remedies, this Addendum to the Lease further supplements and defines the requirements and prohibitions contained in the Lease Contract between you and us. You are hereby strictly prohibited from subletting or renting to any third party, or allowing occupancy by any third party, of all or any portion of the dwelling, whether for an overnight use or duration of any length, without our prior written consent in each instance. This prohibition applies to overnight stays or any other stays arranged on Airbnb.com, Couchsurfing.com or other similar internet sites.

17.4 PROHIBITION ON LISTING OR ADVERTISING DWELLING ON OVERNIGHT SUBLETTING OR RENTING WEBSITES

You agree not to list or advertise the dwelling as being available for short term subletting or rental or occupancy by others on Airbnb.com, Couchsurfing.com or similar internet websites. You agree that listing or advertising the dwelling on Airbnb.com, Couchsurfing.com or similar internet websites shall be a violation of this Addendum and a breach of your Lease Contract.

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

17.5 VIOLATION OF LEASE AGREEMENT

Your Lease Contract allows for use of your dwelling as a private residence only and strictly prohibits conducting any kind of business in, from, or involving your dwelling unless expressly permitted by law. Separately, your Lease Contract prohibits subletting or occupancy by other of the dwelling for any period of time without our prior written consent. Permitting your dwelling to be used for any subletting or rental or occupancy by others (including, without limitation, for a short term), regardless of the value of consideration received or if no consideration is received, is a violation and breach of this Addendum and your Lease Contract.

17.6 REMEDY FOR VIOLATION

Any violation of this Addendum constitutes a material violation of the Lease Contract, and as such we may exercise any default remedies permitted in the Lease Contract, including termination of your tenancy, in accordance with local law. This clause shall not be interpreted to restrict our rights to terminate our tenancy for any lawful reason, or by any lawful method.

17.7 RESIDENT LIABILITY

You are responsible for and shall be held liable for any and all losses, damages, and/or fines that we incur as a result of your violations of the terms of this Addendum or the Lease Contract. Further, you agree you are responsible for and shall be held liable for any and all actions of any person(s) who occupy your dwelling in violation of the terms of this Addendum or the Lease Contract, including, but not limited to, property damage, disturbance of other residents, and violence or attempted violence to another person. In accordance with applicable law, without limiting your liability you agree we shall have the right to collect against any renter's or liability insurance policy maintained by you for any losses or damages that we incur as the result of any violation of the terms of this Addendum.

17.8 SEVERABILITY

If any provision of this Addendum or the Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Addendum while preserving the intent of the parties.

By signing below, you acknowledge and agree to the terms in Section 17.

X *Mansi Khanna*

Lessee

IP Address: 24.62.178.56
08/29/2024 02:29pm CDT

X *Siddhant Khanna*

Lessee

IP Address: 24.62.178.56
08/30/2024 10:22am CDT

18

REQUIRED INSURANCE ADDENDUM TO LEASE AGREEMENT

18.1 REQUIRED INSURANCE ADDENDUM TO LEASE AGREEMENT

This Addendum is attached to and becomes a part of the Residential Lease Agreement. For the duration of the Lease, Lessee is required to maintain and provide the following minimum required insurance coverage:

- \$100,000 Limit of Liability for Lessee's legal liability for damage to Lessor's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage ("Required Insurance").

Lessee is required to furnish Lessor with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Lessee does not have Required Insurance, Lessee is in breach of the Lease and Lessor shall have, in addition to any other rights under the Lease, the right but not the obligation to purchase Required Insurance coverage protecting the sole interest of the Lessor and seek contractual reimbursement from the Lessee for all costs and expenses associated with such purchase. This may be referred to as "force placed insurance".

Lessee may obtain Required Insurance or broader coverage from an insurance agent or insurance company of Lessee's choice. If Lessee furnishes evidence of such insurance and maintains the insurance for the duration of the Lease, then nothing more is required. If Lessee does not maintain Required Insurance, the insurance requirement of this Lease may be satisfied by Lessor, who may purchase such coverage through the Lessor's Legal Liability Insurance Policy ("LLIP"). The coverage provided under the LLIP will provide the Required Insurance coverage listed above. An amount equal to the total cost to the Lessor for the LLIP coverage shall be charged to Lessee by the Lessor as a recoverable expense under the Lease. Some important points of this coverage, which Lessee should understand are:

1. LLIP is designed to fulfill the insurance requirement of the Lease. Lessor is the Insured under the LLIP. This is single interest forced placed insurance. Lessee is not an Insured, Additional Insured or beneficiary under the LLIP. All loss payments are made to the Lessor.
2. LLIP coverage is NOT personal liability insurance or renters insurance. LLIP does not cover the Lessee's personal property (contents), additional living expenses or liability arising out of bodily injury or property damage to any third party. If Lessee requires any of these coverages, then Lessee should contact an insurance agent or insurance company of Lessee's choice to obtain personal liability insurance or renters insurance to protect Lessee's interests.
3. Coverage under the LLIP may be more expensive than the cost of Required Insurance obtainable by Lessee elsewhere. At any time, Lessee may contact an insurance agent or insurance company of their choice for insurance options to satisfy the Required Insurance under this Lease.
4. If Lessee has purchased Renters Insurance and at any time allows such Renters Insurance to lapse in breach of the Lease Agreement, Lessor may purchase Lessor Insurance without notice and add the total cost associated therewith to Lessee's monthly rent payment.
5. Licensed insurance agents may receive a commission on the LLIP.
6. The total cost to the Lessee for the Lessor obtaining LLIP shall be (\$10.50) per month. This is an amount equal to the actual premium charge to the Lessor including any premium taxes and fees due to state governing bodies.
7. In the event that loss or damage to Lessor's property exceeds the amount of Required Insurance, Lessee shall remain contractually liable to Lessor for such amount. In the event of liability to any other party for bodily injury or property damage, Lessee shall remain liable to such other party.
8. It shall be the Lessee's duty to notify Lessor of any subsequent purchase of Renters Insurance.

As used in this Addendum: "Lease" may be interchangeable with "Lease Agreement"; "Lessee" may be interchangeable with "Resident" or "Tenant", and "Lessor" may be interchangeable with "Landlord" or "Owner".

Scheduling of the premises under the LLIP is not mandatory and Lessee may purchase Required Insurance from an insurance agent or insurance company of Lessee's

choice at any time and coverage under the LLIP will be terminated by the Lessor.

By signing below, you acknowledge and agree to the terms in Section 18.

X *Mansi Khanna*

Lessee	IP Address: 24.62.178.56
	08/29/2024 02:35pm CDT

X *Siddhant Khanna*

Lessee	IP Address: 24.62.178.56
	08/30/2024 10:22am CDT

19

Rules and Regulations

19.1 GENERAL

1. These rules and regulations are necessary to insure the proper use and care of the property as well as to insure the protection and safety of the Owner, his employees, other Residents, and neighbors.
2. Resident will be responsible for the conduct of any and all family members, guests, invitees, and/or others under Resident's control.
3. The term "Resident" is defined broadly and includes, all persons named in the Lease Contract, their family members, guests, invitees, and/or others under their control.
4. Owner will not tolerate criminal activity or any other activity that disturbs others or damages the property.
5. Owner has the right to make other reasonable rules and regulations as may be necessary for the safety of others and the property.
6. A violation of these rules and regulations constitutes a material breach of Resident's Lease Contract and may result in termination of tenancy and eviction.
7. These rules and regulations will be enforced strictly and without exception.

19.2 USE OF THE PROPERTY

1. The term "property" is defined broadly and includes, but is not limited to, apartment building, individual rental units, common areas, grounds upon which the home or apartment building is located, and any other associated physical structures.
2. The property is to be used as a personal residence only and is for the individuals listed on the Lease Contract.
3. The property shall not be used to operate any form of business for any reason, including but not limited to, a child-care facility.
4. The property shall not be used for any illegal activity whatsoever or for any activity that in the opinion of the Owner will damage the property.
5. Resident shall not do anything in the premises or on the property that may increase the risk of fire or compromise safety, increase the Owner's insurance premiums, or which would be a violation of state or local laws or regulations.
6. Resident shall not keep any hazardous items inside of the property (this includes parking areas, patios, balconies or storage units), including but not limited to: lighter fluid, gasoline, kerosene, propane, paint thinner, acetone, or other volatile materials.
7. No rummage sales, or sales of any kind, may be held on the property without the prior written consent of Owner.
8. No car washes, for profit or otherwise, may be held on the property without the prior written consent of Owner.
9. Resident agrees to use all appliances, fixtures, and equipment in a safe manner and only for the purpose for which it was intended.

10. Resident agrees not to destroy, deface, damage, or remove, any part of the property.

19.3 APPEARANCE & UPKEEP OF PROPERTY

- Resident is prohibited to place any sign, advertisement, or notice inside or outside the rental unit or on the property without the prior written consent of Owner. this includes but is not limited to windows, balconies and patios.
- Resident shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets, or sheets are not allowed.
- Resident agrees to keep the rental unit in a clean, safe, and sanitary condition and not litter the property.
- Resident is responsible for replacing any light bulbs within the rental unit. Resident shall only use the proper wattage of bulb as specified on the light fixture.
- Resident is responsible for replacing any batteries for smoke alarm and carbon monoxide detectors located within the premises.
- Resident agrees to regularly and properly dispose of garbage and recyclable materials and to place such items in the proper receptacles provided for that purpose.
- Neither garbage nor recyclable materials shall be kept on the balcony, common areas, or grounds. Resident agrees to comply with any and all laws, ordinances, and/or regulations regarding the collection, sorting, separation, and recycling of materials.
- If Resident wishes to dispose of any large items, it is the responsibility of Resident to make special arrangements in accordance with local ordinances and laws, to dispose of such items. Any charges incurred by Owner as a result of Resident's failure to comply with the above will be the responsibility of the Resident.
- Resident agrees to keep all personal property within the premises or other assigned areas. Personal property shall not be kept in common areas or on the grounds and will be immediately removed and disposed of by Owner. Any costs incurred by Owner to remove Resident's property will be the Resident's responsibility.
- Resident shall cooperate with the Owner to keep common areas and grounds in a safe and clean condition.
- Resident agrees to promptly notify Owner of any maintenance or repair issues.

19.4 MODIFICATIONS TO PROPERTY

1. Resident is prohibited from making any alterations, additions, or improvements to the inside or outside of the property, including but not limited to, painting, varnishing, wallpapering, or installing any fixtures, without the prior written consent of Owner.
2. Resident is prohibited from installing an electronic security system in the premises without the prior written consent of management. In addition, Resident is prohibited from installing any type of security camera on the outside of the premises without the prior written consent of management.
3. You may not alter, damage, or remove our

property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices.

4. You may not remove the provided thermostat or install a "Smart" thermostat such as Nest, EcoBee, Sensi, Lyric, etc.
5. You may not use furnace filters other than what management provides.
6. Should Resident make any alterations, additions or improvements in violation of the above, Owner may immediately remove it and Resident will be responsible for all costs incurred by Owner to return the property to its original condition.
7. Resident is not authorized to instruct any contractors hired by Owner to provide any additional services not previously authorized by Owner.

19.5 DAMAGE TO THE PROPERTY

1. If the property is damaged as a result of the intentional acts, negligence, carelessness, or misuse by Resident, Resident will be responsible for the repair costs incurred by Owner.
2. Resident must reimburse Owner for any repair costs within fifteen (15) days of demand.

19.6 CHANGING LOCKS

1. Resident will not install additional or different locks or gates on any doors or windows in the property without the prior written consent of Landlord.
2. If Owner approves Resident's request to install or change locks, Resident agrees to provide Owner with a new key within twenty four (24) hours.
3. Resident will be responsible for any repair costs incurred by Owner to gain entry to property if Resident does not provide Owner with a new key within twenty four (24) hours.
4. Resident shall not make copies of any keys or give any keys to the property to any person other than those listed on the rental agreement without the prior written consent of Owner.

X MK X SK
Mansi R. Khanna Siddhant Khanna

19.7 PLUMBING AND BLOCKAGE

1. Resident will be responsible for the cost of any and all plumbing repairs resulting from the improper use of the plumbing facilities by Resident including but not limited to plugged toilet. Resident will not dispose of any cloth, metal, glass, wool, plastic, condoms, feminine hygiene products, sanitary or personal wipes (even those labeled "flushable"), or similar items in the toilet, sink, or garbage disposal. **IN THE EVENT YOUR TOILET(S) GET PLUGGED, IT IS YOUR RESPONSIBILITY AND YOU MUST ATTEMPT TO UNPLUG THE TOILET WITH A PLUNGER. IT IS ALSO YOUR RESPONSIBILITY TO OWN A PLUNGER, NOT MANAGEMENT. If you have attempted to unplug the toilet without success and you only have one toilet, you should call our maintenance emergency line. DO NOT ATTEMPT**

TO FLUSH THE BLOCKAGE DOWN UNTIL YOU HAVE SUCCESSFULLY DISLODGED THE BLOCKAGE OR YOU WILL OVERFLOW THE TOILET.

2. **IF IT IS AFTER NORMAL BUSINESS HOURS (M-F 9-4), YOU WILL BE BILLED \$100 FOR AFTER HOURS CALL OR \$300 IF WE NEED TO CALL A PROFESSIONAL PLUMBER.**
3. **Resident may not alter any of the plumbing facilities including but not limited to the installation of a bidet. BIDET'S are strictly prohibited.**
4. Resident will immediately report to Owner in writing if any pipes or faucets are leaking or if any toilet continues to run.
5. Resident will not leave water running except during actual use.
6. Resident will only do laundry in designated areas and during the posted hours unless otherwise approved by Owner.
7. It is strictly prohibited to use Draino or any liquid plumber in any sink or fixture. These products are highly corrosive to galvanized, plastic, and PVC pipes.

X MK X SK
Mansi R. Khanna Siddhant Khanna

19.8 A/C AND OUTSIDE TEMPERATURE

Tenant agrees not to run or use the A/C when the outside temperature is below 60 degrees. This can cause the A/C damage to the unit. Tenant will be liable for any damages caused to the A/C unit for failure to comply with this section.

19.9 SMOKING

No smoking is allowed on the property including the lease premises, at any time. (see Smoking Addendum)

19.10 WATERBEDS

No furniture filled with liquid, including but not limited to waterbeds, is allowed on the property without the prior written approval of Owner.

19.11 AQUARIUMS

Aquariums for fish may not exceed 25 gallons. In addition, Resident will be held responsible for any damage caused by leakage.

19.12 LOITERING

Resident will not loiter, congregate, or play in common areas of the building, including but not limited to the hallways, stairways, basement, garages, storage areas, and driveways.

19.13 NOISE AND QUIET TIME

Residents may live in and use the apartment without interference subject to the Lease Contract. Resident may not disturb the quiet enjoyment of any other Resident in the building or surrounding neighbors. Resident will not make or permit noises or acts that will disturb the right or comfort of other Residents and/or neighbors. Resident agrees to keep the volume of any radio, stereo, television, computer, musical instrument, or any other device at a level that will not disturb other Residents or neighbors. **The Resident is**

responsible for adhering to the building's quiet hours. Quiet hours are from 10:00pm to 8:00am on weekdays and weekends. If Resident violates the quiet hours policy on three separate documented occasions, the Resident is in violation of the Lease Contract and Landlord reserves the right to evict the Resident, the decision of which is the sole right of the Landlord.

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

19.14 GUESTS

1. Resident is responsible for the conduct of any and all guests.
2. No guest shall remain overnight in the property for more than two (2) weeks per month without the prior written consent of Owner.
3. No guest shall remain on the property unless Resident is also present.

19.15 FITNESS CENTER

- Residents and guests will adhere to the rules and regulations posted in the fitness center and Management policies.
- The Fitness Center is not supervised. Resident(s) are solely responsible for their own appropriate use of equipment.
- Resident(s) shall carefully inspect each piece of equipment prior to Resident's use and shall refrain from using any equipment that may be functioning improperly or that may be damaged or dangerous.
- Resident(s) shall consult a physician before using any equipment in the Fitness Center and before participating in any aerobics or exercise class, and will refrain from such use or participation unless approved by Resident's physician.
- Resident(s) will keep Fitness Center locked at all times during Resident's visit to the Fitness Center.
- Resident(s) will not admit any person to the Fitness Center who has not registered with the Management Office.
- Children under the minimum age (posted at the fitness center) must be accompanied at all times by a parent or legal guardian.
- Resident(s) must accompany guests, and no glass, smoking, eating, alcoholic beverages, pets, or black sole shoes are permitted in the Fitness Center.

19.16 PETS

Pets are not permitted on the property at any time except the prior written consent of Owner.

19.17 VISITING PETS

Visiting pets are not allowed without prior written consent of Owner.

If consent is granted, the visiting pet must adhere to all Animal rules and regulations including breed and weight restrictions.

19.18 FIRE HAZARDS

In order to minimize fire hazards and comply with city ordinances, Resident shall comply with the following:

- Residents and guests will adhere to the Community Rules and Regulations and other Management policies concerning fire hazards, which may be revised from time to time.
- No person shall knowingly maintain a fire hazard.
- Grills, Barbeques, and any other outdoor cooking or open flame devices are not permitted on the property. Electric grills are permitted.
- No live Christmas Trees.
- No candle or incense burning.

19.19 TAMPERING WITH FIRE PROTECTION DEVICES

It shall be a material lease violation for a resident or their invitees to trigger, tamper with, or otherwise remove any fire extinguisher, fire suppression system component, fire alarm pull station, except for the purpose of extinguishing a fire or alerting the building to a fire emergency. Anyone who is found to have violated this lease provision shall be subject to a fine of \$500 plus the cost of repair and/or service fees charged by municipal or Government services.

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

19.20 BALCONY/PATIO

- No heaters of any kind are allowed.
- No grills of any kind.
- Balcony/Patio may not be used for storage.
- No storage sheds of any kind are allowed.
- Pets may not be on balcony/patio when unattended.
- No items of any kind may hang on the outside of the balcony rails.
- No items can be attached to any balcony/patio including but not limited to, hanging flower pots, string lighting, flags, bird feeders, chimes or screening material.
- No pet pads or cat litter boxes are allowed.
- Bird Feeders of any kind are not allowed.

19.21 EXTERMINATING

Unless prohibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Residents' dwelling several times a year and as needed to prevent insect infestation. Owner will notify Residents in advance of extermination in Residents' Dwelling, and give Resident instructions for the preparation of the Dwelling and safe contact with insecticides. Residents will be responsible to prepare the Dwelling for extermination in accordance with Owner's instructions. If Residents are unprepared for a scheduled treatment date Owner will prepare Residents' dwelling and charge Residents accordingly. Residents must request extermination treatments in addition to those regularly provided by Owner in writing. **Residents agree to perform the tasks required by Owner on the day of interior extermination to ensure the safety and effectiveness of the extermination. These tasks will include, but are not limited to, the following:**

- Clean in all cabinets, drawers and closets in kitchen and pantry.
- If roaches have been seen in closets, remove contents from shelves and floor.
- Remove infants and young children from the dwelling.

- Remove pets or place them in bedrooms, and notify Owner of such placement.
- Remove chain locks or other types of obstruction on day of service.
- Cover fish tanks and turn off their air pumps.
- Do not wipe out cabinets after treatment.

In the case of suspected or confirmed bed bug infestation, resident will agree to the following:

- Resident will wash all clothing, bed sheets, draperies, towels, etc. in extremely hot water.
- Resident will thoroughly clean, off premises, all luggage, handbags, shoes and clothes hanging containers.
- Resident will cooperate with Owner's cleaning efforts for all mattresses and seat cushions or other upholstered furniture, and will dispose of same if requested.

RESIDENTS ARE SOLELY RESPONSIBLE TO NOTIFY OWNER IN WRITING PRIOR TO EXTERMINATION OF ANY ANTICIPATED HEALTH OR SAFETY CONCERNS RELATED TO EXTERMINATION AND THE USE OF INSECTICIDES

19.22 DRAPES AND SHADES

Drapes or shades installed by Resident, when allowed, must be lined in white and present a uniform exterior appearance.

19.23 SIGNS & PAMPHLETS

Resident shall not display any signs, exterior lights or markings on dwelling. No awnings or other projections shall be attached to the outside of the building of which dwelling is a part. Resident shall not distribute any flyers, mailings, or pamphlets at the property.

19.24 GRILLING

Grilling or barbecuing is strictly prohibited anywhere on the property including patios or balconies with the exception of electric grills.

19.25 SUBLETTING/ASSIGNMENT

Resident is not allowed to sublet or assign the rental premises, or any part of it, without the prior written consent of Owner.

19.26 POOL RULES (ONLY APPLIES TO PROPERTIES WITH A POOL)

Hours of operation for ALL residents and their guests is from 8:30am to 9:00pm daily.

All persons must comply with these rules for the safe and enjoyable use of the pool:

1. All residents and their guests (Max 2.) must sign in and out of the pool log. This is a state mandated ordinance for pool operation.
2. Do not enter the pool if you have a communicable disease or an open cut/wound.
3. Food, alcohol, and glass in any form is NOT permitted!

4. Smoking is not allowed in the pool area. We have provided an urn style ashtray outside of the pool entry for your use.
5. Shower immediately before entering the pool and all persons must wear proper swim attire. Street clothes are not allowed.
6. Do not run or engage in rough play in the pool area. Any injury leading to blood in the pool will cause the pool to be shut down for a minimum of 24 hours.
7. NO animals allowed in the pool area.
8. Regular diapers are not allowed. Please use swim diapers.
9. All minors must be accompanied by an adult.
10. No diving and or breathing games.
11. Any person found in the pool area after hours is considered trespassing and will be reported to the Waukesha Police Department. A complaint will be filed.
12. In the event of an emergency, please use the red emergency phone on the building wall above the first aid box. This is a direct connection to 911 dispatch.
13. Urinating, defecating, spitting, and nose blowing are prohibited.
14. Floatation devices must be 24 inches in diameter or smaller.
15. By law, the pool gate must remain closed and latched at all times.

Reasons for pool closures are as follows.

- Routine or unexpected maintenance.
- Rain/severe weather.
- Outdoor temperature measures under 70 degrees.
- Unsafe water conditions or unsafe pool area (broken glass, bodily fluids, etc.).
- Roughhousing, general rowdiness or rule violations.

19.27 VEHICLES

1. Resident must register the license plate number, model, and make of Resident(s) vehicle(s).
2. Vehicles of Resident's guests must be parked on the street.
3. Resident's guests or invitees may not park their vehicles in other Resident's parking spaces.
4. Resident shall not park any unregistered, unlicensed, or inoperable vehicles on the property.
5. Resident shall not park any commercial or recreational vehicles on the property without the prior written consent of Owner.

- 6. At no time is Resident allowed to repair vehicles on the property, including but not limited to, changing flat tires and/ or changing oil.
- 7. Any unauthorized, unregistered, or inoperable vehicles on the property may be ticketed and/or towed.
- 8. Resident shall not drive any vehicle on the grass or sidewalk at any time.
- 9. Vehicles must be maintained in reasonably good repair and shall not drip fluids or cause damage to Owner's property.
- 10. If Resident's vehicle causes any damage to the property, such costs to repair, will be the Resident's responsibility.
- 11. Resident shall not wash any vehicles on the property without the prior written consent of Owner.

19.28 SURFACE PARKING LOT WINTER REGULATIONS

All vehicles MUST be cleared of snow and relocated to a clear parking space within 24-hours after a snowfall event. Vehicles that are not cleared of snow will be subject to: Being TOWED at Owners Expense and/or, Subject to a \$50 fine per day for each day the vehicle is not moved.

19.29 WAIVER/SEVERABILITY CLAUSE

No waiver of any provision herein, or in any other of Owner's rules and regulations, shall be effective unless granted by the Owner in a signed and dated writing. If any court of competent jurisdiction finds that any clause, phrase, or provision of this Part is invalid for any reason whatsoever, this finding shall not effect the validity of the remaining portions of this addendum, the Lease Contract or any other addenda to the Lease Contract.

By signing below, you acknowledge and agree to the terms in Section 19.

X *Mansi Khanna*

Lessee IP Address: 24.62.178.56
08/29/2024 02:50pm CDT

X *Siddhant Khanna*

Lessee IP Address: 24.62.178.56
08/30/2024 10:23am CDT

20

Satellite Dish or Antenna Addendum

20.1 FCC RESIDENT AND OWNER RIGHTS

Under a Federal Communications Commission (FCC) order, you as our resident have a right to install a transmitting or receiving satellite dish or antenna on the leased dwelling, subject to FCC limitations. We as a rental housing owner are allowed to impose reasonable restrictions relating to such installation. You are required to comply with these restrictions as a condition of installing such equipment. This addendum contains the restrictions that you and we agree to follow.

20.2 DWELLING UNIT DESCRIPTION

Unit No. 511, at

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

20.3 LEASE CONTRACT DESCRIPTION

Lease Contract date: 08/29/2024

Owner's name: Joseph Property Development, LLC

Residents: Mansi R. Khanna, Siddhant Khanna

20.4 NUMBER AND SIZE

You may install one (1) satellite dish(es) or antenna(s) on the leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. Antennas that only transmit signals or that are not covered by 47 CFR § 1.4000 are prohibited.

20.5 LOCATION

Your satellite dish or antenna must be located: (1) inside your dwelling; or (2) in an area outside your dwelling such as a balcony, patio, yard, etc. of which you have exclusive use under your lease. Installation is not permitted on any parking area, roof, exterior wall, window, window sill, fence or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.

20.6 SAFETY AND NON-INTERFERENCE

Your installation: (1) must comply with all applicable ordinances and laws and all reasonable safety standards; (2) may not interfere with our cable, telephone or electrical systems or those of neighboring properties; (3) may not be connected to our

telecommunication systems; and (4) may not be connected to our electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching it to a portable, heavy object such as a small slab of concrete; (2) clamping it to a part of the building's exterior that lies within your leased premises (such as a balcony or patio railing); or (3) any other method approved by us in writing. No other methods are allowed. We may require reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception.

20.7 SIGNAL TRANSMISSION FROM EXTERIOR DISH OR ANTENNA TO INTERIOR OF DWELLING

You may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc. If your satellite dish or antenna is installed outside your dwelling (on a balcony, patio, etc.), the signals received by it may be transmitted to the interior of your dwelling only by the following methods: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) connecting cables "through a window pane," similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window--without drilling a hole through the window; (4) wireless transmission of the signal from the satellite dish or antenna to a device inside the dwelling; or (5) any other method approved by us in writing.

20.8 SAFETY IN INSTALLATION

In order to assure safety, the strength and type of materials used for installation must be approved by us. Installation must be done by a qualified person or company approved by us. Our approval will not be unreasonably withheld.

20.9 MAINTENANCE

You will have the sole responsibility for maintaining your satellite dish, antenna and all related equipment.

20.10 REMOVAL AND DAMAGES

You must remove the satellite dish or antenna and all related equipment when you move out of the dwelling. In accordance with the NAA Lease Contract, you must pay for any damages and for the cost of repairs or repainting caused by negligence, carelessness, accident or abuse which may be reasonably necessary to restore the leased premises to its condition prior to the installation of your satellite dish, antenna or related equipment. You will not be responsible for normal wear.

20.11 LIABILITY INSURANCE

Liability insurance is required. Proof of insurance must be provided to Landlord prior to the installation of any equipment, satellite dish, or antenna. You must take full responsibility for the

satellite dish, antenna and related equipment. The insurance is required to protect us and you against claims of personal injury and property damage to others, related to your satellite dish, antenna and related equipment. The insurance coverage must be \$1,000,000.00, which is an amount reasonably determined by us to accomplish that purpose. Factors affecting the amount of insurance include height of installation above ground level, potential wind velocities, risk of the dish/antenna becoming unattached and falling on someone, etc.

20.12 SECURITY DEPOSIT

An additional security deposit of \$5,000.00 will be charged. The security deposit amount in Provision 1.4 of the Lease Contract does not apply to this additional deposit amount. Refund of the additional security deposit will be subject to the terms and conditions set forth in the Lease Contract.

This additional security deposit is required to help protect us against possible repair costs, damages, or failure to remove the satellite dish, antenna and related equipment at time of move-out. Factors affecting any security deposit may vary, depending on: (1) how the dish or antenna is attached (nails, screws, lag bolts drilled into walls); (2) whether holes were permitted to be drilled through walls for the cable between the satellite dish and the TV; and (3) the difficulty and cost repair or restoration after removal, etc.

20.13 WHEN YOU MAY BEGIN INSTALLATION

You may start installation of your satellite dish, antenna or related equipment only after you have: (1) signed this addendum; (2) provided us with written evidence of the liability insurance referred to in paragraph 1.1 of this addendum, if required; (3) paid us the additional security deposit, if applicable, in paragraph 1.12; and (4) received our written approval of the installation materials and the person or company that will do the installation, which approval may not be unreasonably withheld.

20.14 MISCELLANEOUS

If additional satellite dishes or antennas are desired, an additional lease addendum must be executed.

By signing below, you acknowledge and agree to the terms in Section 20.

X *Mansi Khanna*

Lessee

IP Address: 24.62.178.56
08/29/2024 02:52pm CDT

X *Siddhant Khanna*

Lessee

IP Address: 24.62.178.56
08/30/2024 10:23am CDT

Joseph Property Development, LLC

117 N. Jefferson Street • Suite 200 • Milwaukee, WI 53202
(414) 277-7771

JOSEPH
PROPERTY DEVELOPMENT, LLC

21

Trash & Recycling Addendum

21.1 UNIT DESCRIPTION

Unit No. 511 ,

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

21.2 ALLOCATION OF TRASH AND RECYCLING COSTS

You agree to the system of allocating trash removal costs as described below. During the Lease term, we are authorized to allocate the monthly trash removal bill(s) for the apartment community. Your monthly rent under the Lease does NOT include a charge for trash removal. Instead, you will receive a separate bill from our billing agent or a monthly charge will be added to you rental ledger for such service. The formula for allocation of the monthly trash removal bill for your apartment will be on the basis of per dwelling unit.

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

21.3 BILLING AMOUNT

The monthly billing rate for trash and recycling for the above referenced Unit is

\$10 per month.

X MK
Mansi R. Khanna

X SK
Siddhant Khanna

21.4 CHANGE OF ALLOCATION FORMULA

The above allocation formula for determining your share of the trash removal costs will not be changed except as follows: (1) you receive notice of the new formula at least thirty (30) days prior to a new formula taking effect; and (2) you agree to the change in a signed lease renewal or other mutual agreement.

21.5 FAILURE TO PAY

Failure to pay your trash and recycling allocation to us or our billing agent is considered a material breach of the Lease Contract. We

reserve all remedies accordingly, up to, and including eviction action.

By signing below, you acknowledge and agree to the terms in Section 21.

X Mansi Khanna

Lessee

IP Address: 24.62.178.56
08/29/2024 02:53pm CDT

X Siddhant Khanna

Lessee

IP Address: 24.62.178.56
08/30/2024 10:23am CDT

22

Utility Addendum for Water, Sewer, Gas and Electric Service

22.1 RECITAL

This Utility Addendum is incorporated into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated 08/29/2024 between Joseph Property Development, LLC and Mansi R. Khanna, Siddhant Khanna for Apt. No. 511, located at 2111 E. Ivanhoe Place # 511 Milwaukee, WI 53202

and is in addition to all terms and conditions in the Lease. To the extent that the terms of this Utility Addendum conflict with those of the Lease, this Utility Addendum shall control.

1. Responsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, will be as indicated below unless noted otherwise in 1.6 of the Lease Contract.

- **Water** service to your dwelling will be paid by you. You will be billed by the service provider to us and then allocated to you based on sub-metering of all of your water usage.
- **Sewer** service to your dwelling will be paid by you. You will be billed by the service provider to us and then allocated to you based on sub-metering of all of your sewer usage.
- **Gas** service to your dwelling will be paid by you directly to the utility service provider.
- **Electric** service to your dwelling will be paid by you directly to the utility service provider.

2. If an allocation formula above is used, we or our billing company will calculate your allocated share of the utility services in accordance with state and local statutes. Under any allocation method, if allowed by state law, we at our sole discretion may change the above methods of determining your allocated share of the utility services, by written notice to you.

3. When billed by us directly or through our billing company, you must pay utility bills when due at the place indicated on your bill, or the payment will be late. If a payment is late, you will be responsible for a late fee in the amount of \$10.00. The late payment of a bill or failure to pay any utility bill is a material and substantial breach of the Lease and we will exercise all remedies available under the Lease, up to and including eviction for nonpayment. To the extent there is a billing fee for the production of any utility bill or a set-up charge or initiation fee by our billing company, you shall pay such fees in the amount not to exceed \$5.00.

4. You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the dwelling. If you breach the Lease, you will be responsible for utility charges for the time period you were obligated to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services, or cancel them prior to the lease termination date, we may charge you for any utility service billed to us for your dwelling and may charge a

reasonable administration fee for billing for the utility service in the amount of \$100.00.

5. When you move out, you will receive a final bill which may be estimated based on your prior utility usage. This bill must be paid at the time you move out. Unpaid amounts will be deducted from the security deposit if the amount due is for utility services (a) provided by us but not included in rent or; (b) provided by a government-owned utility, to the extent we become liable for your nonpayment.

6. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utility services provided to the dwelling unless such loss or damage was the result of negligent acts or omissions by us or our employees. You release us from any and all such claims and waive any claims for offset or reduction of rent or diminished rental value of the dwelling due to such outages, interruptions, or fluctuations. This paragraph is subject to our maintenance and other obligations imposed by law, to the extent your waiver of such obligations is prohibited by law.

7. You agree not to tamper with, adjust, or disconnect any utility sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction or other remedies available to us under your Lease and this Utility Addendum.

8. Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent last.

9. You represent that all occupants that will be residing in the unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants.

10. You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities.

11. This addendum is designed for use in multiple jurisdictions and no billing method, charge, or fee mentioned herein will be used in any jurisdiction where such use would be unlawful. If any provision of this addendum or the Lease is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this addendum or the Lease. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.

22.2 SETTING UP UTILITY ACCOUNTS

You must initiate your billing account with WE Energies prior to the Lease Commencement date. At key pick-up, you will be asked to sign a certification indicating that you have set up the account and will be required to provide your account number prior to receiving keys.

Owner will not pay utility bills that are received for dates for which

you are responsible. We will notify you of receipt of the bill and it will be your responsibility to arrange for payment and avoid disconnection of utilities. Administration fees, up to \$100 per occurrence, may be assessed at Owner's sole discretion.

22.3 COMPLIANCE WITH LOCAL LAW

Resident(s) acknowledge and agree to comply with all local regulations and rules, including those regarding trash disposal and recycling on the property. Where required, we will provide notices about trash disposal and recycling.

By signing below, you acknowledge and agree to the terms in Section 22.

X *Mansi Khanna*

Lessee	IP Address: 24.62.178.56
	08/29/2024 02:56pm CDT

X *Siddhant Khanna*

Lessee	IP Address: 24.62.178.56
	08/30/2024 10:23am CDT

Joseph Property Development, LLC

117 N. Jefferson Street • Suite 200 • Milwaukee, WI 53202
(414) 277-7771

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PROPERTY DEVELOPMENT, LLC

23

Lease Addendum - Job Loss

23.1 DWELLING UNIT DESCRIPTION

Unit No. 511 ,

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

23.2 LEASE CONTRACT DESCRIPTION

Lease Contract date: 08/29/2024

Lease Term: 09/06/2024 to 09/30/2025

Owners Name: Joseph Property Development, LLC

Resident(s): Mansi R. Khanna, Siddhant Khanna

23.3 RECITAL

Resident(s) acknowledges that he/she is responsible for all rent due under the Lease Contract until the lease ends on 09/30/2025 , the Lease End Date.

23.4 JOB LOSS TERMS & CONDITIONS

In the event Resident(s) is involuntarily terminated from his or her job by his or her employer during the term of this Lease, Resident(s) may terminate the Lease Contract early under the following conditions:

1. Resident(s) cannot be in default of any provision of the Lease Contract.
2. A signed letter from Resident(s) employer, written on employer's letterhead with a contact phone number and email address, reflecting the date of involuntary termination is received by Landlord. Resident(s) agree that Landlord may contact the employer for verification purposes.
3. A minimum 30-day notice provided to Landlord by Resident(s).

Example of a valid 30-day notice period: If you provide notice on September 5th, your vacate date and new lease end-date would be October 31st. No lease shall expire mid-month.

23.5 MUTUAL RELEASE

Following Resident(s) surrender of the unit by noon on the last day of the month and receipt of payment from Resident for any outstanding balances due on Resident(s) ledger, charges for cleaning, damage to the unit or outstanding utility bills, Landlord agrees to forever release Resident(s) from their Lease Contract obligations.

By signing below, you acknowledge and agree to the terms in Section 23.

X *Mansi Khanna*

Lessee

IP Address: 24.62.178.56

08/29/2024 02:57pm CDT

X *Siddhant Khanna*

Lessee

IP Address: 24.62.178.56

08/30/2024 10:23am CDT

Joseph Property Development, LLC

117 N. Jefferson Street • Suite 200 • Milwaukee, WI 53202
(414) 277-7771

JOSEPH
PROPERTY DEVELOPMENT, LLC

24

Lease Addendum for Rent Concession or other Rent Discount

By signing below, you acknowledge and agree to the terms in
Section 24.

X *Mansi Khanna*

Lessee

IP Address: 24.62.178.56

08/29/2024 02:57pm CDT

X *Siddhant Khanna*

Lessee

IP Address: 24.62.178.56

08/30/2024 10:23am CDT

24.1 DWELLING UNIT DESCRIPTION

Unit No. 511 ,

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

24.2 LEASE CONTRACT DESCRIPTION

Lease Contract date: 08/29/2024

Owner's Name: Joseph Property Development, LLC

Residents: Mansi R. Khanna, Siddhant Khanna

24.3 CONCESSION/DISCOUNT AGREEMENT

The concession and discounts you received are provided to you as an incentive and with the understanding that you will fulfill your obligations under the Lease Contract through the entire term of your Lease.

If your tenancy is terminated early due to your default (for example, if you abandon the premises without paying rent or are evicted), this Concession/Discount Agreement will be immediately terminated, and you will be required to immediately repay to the Owner the amount of concession/discount that you have actually received for the months you resided in the Premises, and without further notice from us.

The market rent for this dwelling is the rent stated in the Lease Contract Agreement. You acknowledge that the market rent is a fair representation of what the specific dwelling would actually rent for at the time the Lease Contract was negotiated and executed, and is reflective of the rent for a similar dwelling at comparable properties.

24.4 SPECIAL PROMOTION

You will receive a monthly credit of \$370 to your account. This credit is only valid on lease terms of 13-months or longer. The credit expires at the end of this initial lease term and is not valid upon lease renewal.

Joseph Property Development, LLC

117 N. Jefferson Street • Suite 200 • Milwaukee, WI 53202
(414) 277-7771

JOSEPH
PROPERTY DEVELOPMENT, LLC

25

Lease Addendum for Rent Concession or other Rent Discount

By signing below, you acknowledge and agree to the terms in Section 25.

X *Mansi Khanna*

Lessee

IP Address: 24.62.178.56

08/29/2024 02:58pm CDT

X *Siddhant Khanna*

Lessee

IP Address: 24.62.178.56

08/30/2024 10:23am CDT

25.1 DWELLING UNIT DESCRIPTION

Unit No. 511 ,

2111 E. Ivanhoe Place
511
Milwaukee, WI 53202

25.2 LEASE CONTRACT DESCRIPTION

Lease Contract date: 08/29/2024

Owner's Name: Joseph Property Development, LLC

Residents: Mansi R. Khanna, Siddhant Khanna

25.3 CONCESSION/DISCOUNT AGREEMENT

The concession and discounts you received are provided to you as an incentive and with the understanding that you will fulfill your obligations under the Lease Contract through the entire term of your Lease.

If your tenancy is terminated early due to your default (for example, if you abandon the premises without paying rent or are evicted), this Concession/Discount Agreement will be immediately terminated, and you will be required to immediately repay to the Owner the amount of concession/discount that you have actually received for the months you resided in the Premises, and without further notice from us.

The market rent for this dwelling is the rent stated in the Lease Contract Agreement. You acknowledge that the market rent is a fair representation of what the specific dwelling would actually rent for at the time the Lease Contract was negotiated and executed, and is reflective of the rent for a similar dwelling at comparable properties.

25.4 SPECIAL PROMOTION

1. By signing this Lease Contract, you will receive 1 month(s) of free parking represented by a monthly credit of 155 for each month of free parking. Thereafter, you will be obligated to pay for your parking during the remaining term of the Lease Contract. The concession applies to parking only and does not include Rent or any other charges.

Joseph Property Development

After Hours Emergency and Non-Emergency List

In order to balance excellent resident service and provide our employees rest and family time, this list is comprised of calls that would require immediate service.

AFTER HOURS EMERGENCIES:

1. **No heat** or unable to maintain **67 degrees** or more in apartment.
2. **Flooding or water intrusion** of any kind into the apartment.
3. **No hot water** at all.
4. **Refrigerator** not functioning properly on a weekend or holiday.
5. **Gas Odor:** contact WE energies at (800) 242-9137, then call the answering service.
6. **Clogged toilets** - if it is the only toilet in the apartment and you have made numerous attempts to plunge. Always attempt to plunge the toilet prior to calling service. If maintenance is called out and successfully plunged the toilet you will be charged \$100 for the service call.
7. **Clogged drains** that cause overflowing sinks.
8. **No A/C** – No cooling and outdoor temperature is above 90 degrees.
9. **Garage Doors** not opening or blocked access.
10. **Lockouts** – All after hour lockouts will incur a **charge of \$150.00**. This service is only provided as a courtesy before 9PM if a staff member is available. If you do not wish to pay the fee, you will need to make other arrangements until the next business day.
11. **Locked-in** – Unable to exit your door.
12. **No electricity** – Contact WE Energies at (800) 242-9137 for possible outages in your area. Burned out light bulbs are the responsibility of the resident- you may leave a message if you have difficulty replacing light bulbs and our maintenance staff will schedule replacement the following day.
13. **Elevators** stuck or not operating.
14. **Smoke/Carbon Monoxide** detector sounding alarm (not a periodic chirp which means battery needs to be changed).
15. **FIRE** – If there is a fire in the building CALL 911.

AFTER HOURS NON-EMERGENCIES:

1. **Noise Disturbance-** Resident should contact police and then contact management for next business day follow-up.
2. **Parking Issues:** Someone parked in your parking stall. Please find and use alternative parking temporarily until next business day. Please collect the license plate number and vehicle description of violating vehicle.

Emergency Service:
414-895-0420

26

Afterhour_Emergencies-JPD_10.18.2022.pdf

X *Mansi Khanna*

Lessee IP Address: 24.62.178.56
08/29/2024 02:58pm CDT

X *Siddhant Khanna*

Lessee IP Address: 24.62.178.56
08/30/2024 10:23am CDT

GARBAGE DISPOSAL ATTACHMENT

It is best to use cold water – NOT hot water – when you run your disposal. Let the cold water run as long as the motor is running and be sure to avoid overloading the disposal.

- **Do not** overload your disposal. If you have to shove food down the opening, you are overloading your disposal. Use your trash receptacle to throw food away, not your disposal.
- **Do not** put Cornhusks, artichokes, onionskins, celery, pea pods, carrottops/skins, rhubarb, asparagus, eggshells, potato peels or banana peels and other high-fiber materials in your disposal.
- **Do not** pour fats, cooking oils or food scraps into your sink. Liquid fats can solidify in cold drainpipes, trap food particles, and clog the drains.
- **Do not** pour bleach, drain cleaner or other chemicals into the garbage disposal as they are corrosive and can damage pipes.
- **Do not** put coffee grounds down the drain. If your disposal is clogged, turn off the motor and the water.
- **Do not** dump starchy foods like pasta or rice as they expand in water and could clog your drain.
- **Do not** place nonfood waste in the disposal such as tin cans, bottles, bottle caps, glass, china, leather, cloth, rubber bands, string, etc.

Failure to follow these guidelines may result in charges for repair. If your disposal fails to work, please clear out the debris, submit a work order and, **do not** use the sink or disposal until maintenance arrives.

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GARBAGE_DISPOSAL_ATTACHMENT.pdf

X *Mansi Khanna*

Lessee IP Address: 24.62.178.56
08/29/2024 02:58pm CDT

X *Siddhant Khanna*

Lessee IP Address: 24.62.178.56
08/30/2024 10:23am CDT

JOSEPH PROPERTY DEVELOPMENT

MOVE OUT INFORMATION AND CLEANING GUIDELINES

Maximize your security deposit return!

Most security deposit deductions come from a lack of thorough cleaning, carpet stains, damage to glass stovetops and damage to doors and cabinets. Your responsibility is to return the apartment in the same clean condition and good repair in which it was received by you, except for normal wear and tear. If you do not clean your unit in accordance with the move-out cleaning guidelines on page 3, you will be charged according to the list of charges contained herein beginning on page 4. If you damage the glass stovetop you will be charged. If you stain the carpet or we find pet urine odor in the pad you will be charged for replacement of the carpet and pad.

A schedule of the most common charges is listed beginning on page 4.

- You are responsible for any damages you caused, except for normal wear and tear.
- Normal wear and tear is the typical depreciation of the premises that occurs during normal conditions where the resident cleans regularly and reasonably cares for the premises.
- Typical deterioration and normal wear and tear might include: faded paint or carpet due to sunlight, picture nails or pin holes in walls (unless excessive, more than 10), broken plumbing caused by normal use and carpet wear caused by normal use.
- Items that might not be considered normal wear and tear might include: broken doors or windows, broken light fixtures, broken shelving or cabinets, scratches or damaged ceramic glass cooktops, scratches or dents in refrigerator, range or dishwasher, missing or torn screens, broken toilet seat or tank, writing on walls or excessive stains, damaged or dented baseboards, unapproved wall color or holes and carpets with stains, tears or burn marks.
- Final water/sewer/trash bill will be deducted from your deposit.

JOSEPH PROPERTY DEVELOPMENT

GENERAL MOVE OUT PROCEDURES

**** UNDER NO CIRCUMSTANCES CAN ANY MOVING VEHICLE OR TRAILER BE BROUGHT INTO ANY GARAGE****

Your deposit is not to be used as rent. Therefore, the last month's rent must be paid in full and you have no other outstanding charges.

REMEMBER TO:

1. Set up mail forwarding with USPS (www.usps.com) and contact other companies that send you mail and update them with your new address.
2. **ELECTRIC AND GAS MUST REMAIN IN YOUR NAME UNTIL YOUR LEASE EXPIRATION DATE.** Contact WE Energies to end your services or transfer them to your new home.
3. Cancel or transfer cable or WIFI or other related services.
4. If you've set up autopay on the tenant portal, please make sure to cancel it after your final payment.

FURNITURE DISPOSAL IS NOT FREE. If you need to get rid of larger furniture items contact your property's leasing office to arrange for a special pick up. Rates are set by the trash collection company.

THE DAY OF MOVE OUT:

1. **By 12 NOON on the day your lease expires**, return all keys, Fobs, parking permits, mailbox keys, storage keys, garage door openers, etc. to a JPD employee.
2. A JPD employee will pull your file and compare all the items you are returning to the original key receipt document. Any discrepancies or missing items may result in charges.
3. If you cannot arrange a check out with a JPD employee, place all items listed in step 1 above in an envelope and write your unit address on the envelope and leave in a kitchen drawer. Make sure you notify the office that you have left the items in the unit so that we can retrieve them immediately.

How Move out charges are determined 4 categories (paint/ flooring/cleaning/maintenance)

1. At the move out inspection, a JPD employee will assess and document all cleaning, painting, carpet and damage issues in the unit.
2. Any items deemed beyond normal wear and tear will be compared with the move in condition checklist that was completed at the time of move in.
3. The resident is responsible for any damage or cleaning that is not considered normal wear and tear that was not documented on the move-in checklist.
4. All deposit refunds will be mailed as provided in Wis. Stat. 704.28(4).

JOSEPH PROPERTY DEVELOPMENT

HOLDOVER CHARGES: If you remain in your unit for any reason beyond NOON on the date your Lease expires, we may recover as minimum damages twice the rental value apportioned on a daily basis for the time you remain in possession, as provided by law.

DEPOSIT RETURNS: Deposits will be returned in the names of all residents on the Lease as of the date of expiration. **You must provide JPD a forwarding address or we will mail your paperwork to your apartment address, which will delay your receipt.** We use the forwarding address to mail the security deposit refund check. In the case of multiple residents, deposits can only be mailed to one resident, but the check will be in the name of all residents on the Lease.

Move Out Cleaning Guidelines

KITCHEN

- All exhaust fans and vent covers should be in working order and clean of dust and grease. Filters may be washed in the dishwasher.
- Kitchen cabinets, shelves, and countertops must be washed inside and out.
- Refrigerator/freezer must be cleaned inside and out. Leave Refrigerator/freezer running; Do **not** turn off. In addition, if your refrigerator does not have an ice maker, you need to pull it out and clean behind.
- The oven should be run through a full clean cycle prior to vacating and then wiped clean. Depending on how soiled your oven is, you may need to do this twice. The ceramic glass cooktop needs to be returned without burn marks or scratches. It is extremely expensive to replace. The best product to use for the stove top is CeramaBryte Cooktop Cleaner: <http://www.ceramabryte.com/videoDetail.aspx?id=7>
- Dishwashers must be cleaned inside and outside, especially the inside lip of the door.
- All sinks and faucets must be wiped clean.
- Garbage disposals must be cleared and running freely.
- Kitchen walls and floors must be washed and free of stains, dust, dirt and grease.
- The grill/vent on the bottom front of the refrigerator must be cleaned.

BATHROOM

- All bathroom floors and walls must be cleaned with extra attention paid to the grout and caulking.
- All tubs, showers, sinks and commodes must be cleaned, disinfected and free of soap scum and cleanser residue.
- All medicine cabinets, vanities and drawers must be cleaned inside and outside.
- All mirrors and light fixtures should be wiped clean.

ALL ROOMS

- If you made any alterations to the apartment, including painting, you must restore it to its original condition unless otherwise agreed to in writing.
- All non-carpeted floors should be free of stains, dust, and debris.
- All windows, screens, and windowsills/tracks must be washed.
- All window treatments such as curtain rods, shades and blinds that were provided must be cleaned and left in good working order.

JOSEPH PROPERTY DEVELOPMENT

- Patio/balcony glass doors and windows must be cleaned and wiped inside and out including the tracks. Your patio or balcony must be swept and free of all debris and cobwebs.
- All walls, ceilings, and closet interiors must be free of smudges, grease and food stains. Light cleansers like “Magic Eraser” will remove black marks from walls.
- All woodwork, moldings, doors, baseboards, and trim must be free of dust, dirt & debris.
- All electrical outlets and switch plate covers must be free of dirt and smudges.
- All light bulbs must be in working order and light fixtures/fans cleaned inside and out.
- All smoke detectors and carbon monoxide detectors must be in working order.
- Laundry and utility rooms must be free of dust, dirt, and debris.
- Washing machine interior and exterior must be cleaned.
- Dryer exterior must be cleaned and the filter screen left free of lint.
- All carpeted areas must be vacuumed.

NOTE: Small nail holes in walls should only be spackled with lightweight spackle such as “Dap, Fast and Final” or “DuPont Lightweight Spackle”. More than ten new holes in any wall will be considered beyond normal wear and tear. If you made larger holes or molly bolt holes, it is considered beyond normal wear and tear and best to leave the repair to a professional. To bring the wall back to its original condition the minimum charge for any wall repair starts at \$75.

**DO NOT DUMP FURNITURE OR OTHER ITEMS BY THE TRASH AREA
OR YOU WILL BE CHARGED!!!**

SCHEDULE OF CLEANING AND REPAIR CHARGES

KITCHEN CLEANING

Stove and oven	\$75.00
Range hood, fan, filter	\$20.00
Microwave	\$25.00
Range top only	\$20.00
Refrigerator	\$50.00
Sinks and faucets	\$20.00
Countertops	\$10.00
Cupboards and Drawers	\$20.00
Contact Shelf Paper Removal	\$100.00
Light Fixture	\$10.00
LVT/Tile Floor	\$25.00

BATHROOM CLEANING

Cabinetry and Mirror	\$10.00
Light Fixture	\$10.00
Clean Floor	\$20.00
Sink and Faucet	\$15.00
Toilet	\$25.00
Shower Enclosure	\$100.00

JOSEPH PROPERTY DEVELOPMENT

Shower Base/Tub Only	\$50.00
Mold/Mildew Removal from grout	\$100.00

MISCELLANEOUS/REPAIR CHARGES

Replace cabinet door	\$40.00
Replace drawer front	\$25.00
Replace false front	\$20.00
Clean washer/dryer	\$25.00
Replace Entry Door	\$300.00
Replace Interior Door	\$120.00
Replace bifold Door	\$75.00
Nail holes larger than a dime	\$10.00 per hole
Lost Key Charge	\$50.00
Lost or Damaged FOB Charge	\$75.00
Lost or Damaged Garage Remote	\$75.00
Light Bulb Replacement	\$5.00
Replace Screen	\$25.00
Refurbish water stain cabinet fronts	\$50.00 per door
Hauling Charges for debris removal from premises	\$200.00 plus dump fee (includes furniture left by dumpster)
Clean Blinds	\$10.00 each
Replace Blinds	\$100 per window/door
Carpet Stain Removal	\$50.00 per stain
Vacuum Carpet	\$25.00+
Repair baseboard	\$75 per hour plus cost of material
Carpet Removal (where applicable)	\$100.00/hour
Clean Uncarpeted Floors	\$25.00/room
Vinyl Planked Floor Replacement	\$50.00/hour
Vinyl Plank Material per plank including adhesive	\$5.00 per plank
Cleaning Charges for Woodwork/Walls/Windows	\$25.00/hour
Remove Pet Waste	\$100.00+
Deodorize Entire Unit	\$200.00 minimum
Ozone Machine	\$100.00
Replace Ceramic Glass Range Top	\$450.00
Replace Smoke/CO Sensor	\$35.00
Clean patio/balcony	\$25.00
Sweep Out Storage Unit	\$20.00
Clean Outlet/switch Plates, vents	\$5.00 each

Charges are estimated and will be based on current costs and material expense.

JOSEPH PROPERTY DEVELOPMENT

REPLACEMENTS

If something needs replacement due to your negligence or damage, you will be responsible for the remaining useful life of the replacement item. As an example: If a refrigerator needs to be replaced and it is 5 years old, you will be responsible for 71% of the cost. A refrigerator has a useful life of 17-years. The useful life of common replacement items are as follows:

Bath Fixtures (tub, shower, faucet)	15 years
Bathroom Exhaust Fan	20 Years
Closet Doors	30 years
Quartz Countertop	Lifetime
Formica Laminate Countertops	15 years
Dishwasher	10 years
Disposal	10 years
Doors	Lifetime
Washer / Dryer	14 years
Electric Fixtures	10 years
Furnace/Air Conditioning	18 Years
Interior Doors	30 years
Kitchen Cabinets	50 years
Bathroom Cabinets	Lifetime
Range/Oven Hoods	14 Years
Microwave	10 years
Carpet	10 years
LVT Planked flooring	25 years
Closet Shelving	Lifetime
Range/Oven	17 years
Refrigerator	17 years
Vanities (Wood)	20 years
Light switches and receptacles	10 years
Faucets-Kitchen	15 years
Faucets-bathrooms	20 years
Shower Doors	25 years

JOSEPH PROPERTY DEVELOPMENT

Showerheads	Lifetime
Toilets	Lifetime
Ceramic Tile Flooring	75 years
Linoleum Flooring	25 years
Roll vinyl Flooring	15 years
Water Heaters	10 years
Molding (baseboard and door trim)	Lifetime
Windows	20 years
Window Screen	15 years
Blinds	5 years

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X *Mansi Khanna*

Lessee IP Address: 24.62.178.56
08/29/2024 02:58pm CDT

X *Siddhant Khanna*

Lessee IP Address: 24.62.178.56
08/30/2024 10:23am CDT

29

Sign and Accept

29.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You may request a printed contract for your records.

X *Mansi Khanna*

Lessee IP Address: 24.62.178.56
08/29/2024 02:58pm CDT

X *Siddhant Khanna*

Lessee IP Address: 24.62.178.56
08/30/2024 10:24am CDT

X *Reginald L. Belanger*

Lessor IP Address: 166.180.88.142
08/30/2024 10:42am CDT