

STANDARD FORM APARTMENT LEASE (FIXED TERM)

Date: April 13th 2011

Name: James Lin Address: PO BOX 825

City/State/Zip: Winchester Ma 01890 Phone Number: 617-281-8633

Lessor, hereby leases to (Name) Melissa ^{Kline} Klein (206-940-5801) & Benjamin Struhl (847-636-6255)

(Address/City/State/Zip) _____ (Phone Number) _____

Lessee, who hereby hires the following premises, viz (Apartment/Suite) #2

at (Street or Address) 31 Charnwood Rd Somerville, MA (Zip) 02144 (consisting of) _____

All rooms known and numbered as 31 Charnwood Rd #2 Somerville Ma 02144

for the term of 12 Months, beginning 6/1/2011

and terminating on 5/31/2012. The rent to be paid by the Lessee for the leased premises shall be as follows:

RENT:

TENANT:

This section governs rent payments. In some cases, rent payments may increase during the lease term. Please be sure that you carefully read and understand this section. Please initial here when you are certain that you understand and agree with this section.

Lessee's initials:

BKS
MEK

A: The term rent shall be \$ 21600.00, payable, except as herein otherwise provided, in installments of \$ 1,800.00, on the FIRST day of every month, in advance, so long as this lease is in force and effect;

B: However, if in any tax year commencing with the fiscal year N/A the real estate taxes on the land and buildings, of which the leased premises are a part, are in excess of the amount of the real estate taxes thereon for the fiscal year N/A, (herein called the "Base Year", and being the most recent year in which the Lessor has actually received a real estate tax bill for the leased premises) Lessee will pay to Lessor as additional rent hereunder, when and as designated by notice in writing by Lessor, N/A per cent of such excess that may occur in each year of the term of this Lease or any extension or renewal thereof and proportionately for any part of a fiscal year. The Lessor represents to the Lessee that the term rent set forth in the immediately preceding paragraph (A) does not reflect any real estate tax increase subsequent to the said Base Year. Notwithstanding anything contained herein to the contrary, the Lessee shall be obligated to pay only that proportion of such increased tax as the unit leased him bears to the whole of the real estate so taxed, and if the Lessor obtains an abatement of the real estate tax levied on the whole of the real estate of which the unit leased by Lessee is a part, a proportionate share of such abatement, less reasonable attorney's fees, if any, shall be refunded to said Lessee.

LESSOR AND LESSEE FURTHER COVENANT AND AGREE:

- 1) **MAINTENANCE-** For maintenance, if other than lessor, contact:

Name: James Lin Phone Number: 617-281-8633
Address: Same as above City/State/Zip: Same as above

- 2) **ADDITIONAL PROVISIONS -**

- 1) Apartment must be left in clean and broom swept condition at end of tenancy
- 2) Tenant must give landlord 60 days notice with intent to renew lease or vacate apartment Landlord and landlord agents have the right to show the apartment in the event of non-renewal
- 3) No smoking
- 4) Tenant has the right to park one (1) vehicle in the driveway
- 5) Tenants are responsible for their own snow removal of common areas and driveway
- 6) All utilities are included in the monthly rent

MEK

BKS