

RESIDENTIAL APARTMENT LEASE

This Lease ("Lease") is dated May 18, 2018 between David Kashi ("Landlord") and Kaumudi Vuppala, Mani Meenaja Baragada and Quamar Fatima ("Tenants").

Landlord and Tenants agree as follows:

PREMISES. Landlord leases to Tenants and Tenants leases from Landlord a 2 Bedroom apartment, Apartment number 3 and on 2 Floor ("Apartment") in the building located at 5737 Hobart Street, in City of Pittsburgh, State of PA Zip 15217 (the "Building").

LEASE TERM. The term of this Lease shall be for 12 months, beginning on August 1st, 2018 ("Commencement Date") and ending on the July 28th, 2019. No renewal of this Lease shall be effective unless the same shall be in writing, signed by the Landlord and Tenants

RENT. Tenants agrees to pay Landlord on the first day of each month the sum of (\$1175) as rent for the Apartment. Such payment shall be made by check or money order. All rent and notices shall be paid to David Kashi 1500 Valmont St., Pittsburgh, PA 15217 or such other address as Landlord may later designate in writing.

SECURITY DEPOSIT. Tenants has deposited with Landlord the sum of (\$1375) ("Security Deposit") for the purpose of insuring performance by Tenants of all obligations of tenants as provided in this Lease. Landlord may use the Security Deposit to cure any Tenants default by reason of Tenant's noncompliance with the terms of this Lease, including without limitation, failure to pay rent, noncompliance with any statutory or codified laws, ordinances or statutes, or the cost of cleaning, redecorating, or repairing damage to walls, floors, coverings, appliances and other appurtenances caused by Tenants or Tenant's agents, guests, or other persons for whom Tenants is responsible. Within ten days of the termination of this lease and Tenant's vacating the premises. Landlord shall conduct a walk through of the premises to determine any damage to the premises. On the last day of the lease tenants must be moved out by no later than 8pm. Within thirty days of the termination of the lease and tenants vacating the premises, landlord shall provide tenants with an accounting of any damages to the premises and a check in the amount of the security deposit less the cost to repair damage, if any. Within thirty (30) days after the later of (i) the expiration or earlier termination of this Lease, or (ii) the date Tenants vacates the Apartment, Landlord will refund the Security Deposit less any deductions authorized above. If the Apartment is rented by more than one person, Landlord may send the refunded Security Deposit to any Tenants identified herein, and Landlord shall not be liable for the division of the refund between the Tenants. If Landlord's damages exceed the amount of the Security Deposit, Tenants shall be liable for the excess. Tenant's failure to provide Landlord in writing with a new or forwarding address will relieve Landlord of the obligation to return the Security Deposit (less deductions, if any) within that thirty (30)-day period. The Security Deposit cannot be utilized by Tenants for payment of rent. Landlord may commingle the Security Deposit with other funds of Landlord. Mandatory fee of \$395.00 will be deducted from the security deposit for normal wear and tear.

LATE CHARGES. If a rental payment is not paid in full by the fifth (5th) day of the month, Tenants shall pay, as additional rent, a late charge of \$100.00 on the sixth (6th) day and \$3.00 per day thereafter for each day the rental payment is delinquent, or in an amount not to exceed the amount permitted under State law, whichever is less.

BAD CHECKS. If any check used by Tenants to pay rent is returned by the bank because of insufficient funds or otherwise not paid, Tenants shall pay Landlord a \$50.00 fee in addition to late charges as provided above. The check must be replaced by an official bank check or money order that shall include all additional fees and late charges. If two or more checks are returned by the bank during any twelve (12)-month period, Landlord may require Tenants to pay all future rent by official bank check or money order, and failure of Tenants to do so will be considered a default by Tenants under this Lease.

POSSESSION. Landlord shall deliver possession of the Apartment to Tenants on the Commencement Date. However, if Landlord is unable to do so, this Lease shall remain in full force and effect, but the monthly rent shall be abated on a per diem basis until possession of the Apartment is delivered to Tenants. Abatement of rent as provided above is Tenant's sole remedy for Landlord's failure to deliver possession of the Apartment on the Commencement Date, and under no circumstances may Landlord be held liable for any costs or liabilities Tenants may incur because of Landlord's failure to deliver possession of the Apartment on the Commencement Date.

HOLDOVER. If Tenants maintains possession of the Premises for any period after the termination of this Lease ("Holdover Period"), Tenants shall pay to Landlord lease payment(s) during the Holdover Period at a new rate that the landlord will

establish. Such holdover shall constitute a month-to-month extension of this Lease. Tenants have no right to remain in possession of the Premises for any period after the termination of this Lease unless tenants will have a written permission from landlord.

TERMINATION UPON SALE OF PREMISES. Notwithstanding any other provision of this Lease, Landlord may terminate this lease upon 30 days' written notice to Tenants that the Premises have been sold.

USE. The Apartment may be occupied only by 3 person(s) described in this Agreement as Tenants(s), solely for residence purposes. The Apartment may not be sublet in whole or in part nor this Lease assigned, without prior written consent of Landlord. Whether or not Landlord grants its consent, Tenants shall remain liable for all obligations on the part of Tenants as provided in this Lease. Tenants shall not conduct or permit any sales or auctions of any kind at or from the Apartment. Tenants will not sell or permit to be sold liquor, whether spirituous, vinous, or fermented, at or from the Apartment. Tenants will not sell, use or permit any controlled substance to be sold or used in violation of law at or from the Apartment or otherwise allow the Apartment to be used for any purpose in violation of any federal, state or municipal statute, ordinance, regulation, order or directive, engage in or permit any criminal or unlawful activity or do any act or permit others to act at the Apartment in any way that will injure the reputation of the Building or disturb or endanger other tenants or Landlord's agents and employees or other persons lawfully at the Apartment.

PETS. No pets shall be allowed on the Premises.

ABSENCES. Tenants shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

KEYS AND LOCKS. Tenants will be given 3 key(s) (or one set of keys) to the Apartment. All keys must be returned to Landlord upon Tenant's vacating the Apartment. Landlord may demand that Tenants sign an affidavit or other statement in form and substance satisfactory to Landlord as a condition to replacing any lost key(s). Moreover, Landlord may charge Tenants a fee of \$100.00 for the cost of replacing any lost key(s) or re-keying or replacing locks and all keys in connection therewith. Vacation of the Apartment shall not be complete until all keys are returned to Landlord. If Tenants fails to return all keys to Landlord, the cost of replacing all locks may be deducted from the Security Deposit. No additional locks, re-keying of existing locks or door fasteners are permitted without express written permission of Landlord. No key may be duplicated by Tenants.

PARKING- Tenants are permitted to park their vehicles on the street only

AMENITIES. Landlord is under no obligation to continue to provide any amenities currently available or later made available at the Apartment. The rent paid by Tenants under this Lease is for the occupancy of the Apartment and is in no way to be construed as payment for the use of any facilities owned or operated by Landlord. Landlord, to the extent permitted by law, will not be liable for any injury or claim for damages to property or persons arising from the use of those facilities by Tenants or by Tenant's guests or other persons for whom Tenants is responsible.

ALTERATIONS. Tenants shall not make any alterations or additions to the Apartment, without the written consent of Landlord. All such additions or alterations to the Apartment shall become the property of Landlord.

INSPECTION AND SECURITY. Tenants has inspected the Apartment and all common areas of or serving the same and is satisfied with their condition and appearance. Tenants agrees to accept possession thereof in their present "as is" condition, and acknowledges that the Premises are in a reasonable and acceptable condition of habitability for their intended use, and the agreed lease payments are fair and reasonable. Tenants acknowledge that no representations or promises were made by Landlord to persuade Tenants to sign this Lease, except those, if any, as provided in this Lease.

If there is any furniture or items remaining over by the last tenants that the NEW tenants may be able to use (with the landlords approval), the new tenants will take full ownership of the items and remove them with the rest of his/her belongings at the end of the lease agreement. If the new tenants does not want any of the remaining items from the previous tenants, new tenants must inform the landlord before they move in or within 10 days after they move into the apartment and the landlord will remove them in a timely manner. Moreover, Tenants acknowledges and agrees that local law enforcement agencies, rather than Landlord, are responsible for security. Tenants understands that crimes against persons and property are prevalent and agrees that any protective devices provided or steps taken by Landlord are neither a guarantee nor warranty that there will be no criminal acts at the Apartment nor that Tenants will be free from theft, burglary or the violent acts of third persons. Tenants acknowledges and agree that Tenants personally and local law enforcement agencies, rather than Landlord, are responsible for Tenant's security.

MAINTENANCE AND REPAIRS.

1. Tenants shall keep the Apartment in a clean, slightly and healthy condition and maintain all appliances and fixtures in good working order and condition and perform all other obligations required on the part of Tenants as provided by law. Upon the expiration or earlier termination of this Lease, Tenants shall return the Apartment back to Landlord in the same condition of cleanliness, repair and sightlines as at the move-in date, reasonable wear and tear excepted. Tenants may be charged for all necessary repairs and restoration of walls, ceilings, floors, carpeting, woodwork, paint, plastering, plumbing, pipes, fixtures and furnishings in or upon the Apartment or Building damaged by Tenants, Tenant's agents, guests, or other persons for whom Tenants is responsible. Tenants likewise may be charged for replacement or worn out parts of kitchen appliances, appurtenances thereto when the same shall have been lost or broken or misused by Tenants, Tenant's agents, guests, or other persons for whom Tenants is responsible. If the Apartment is not kept in the condition required by this Lease, Landlord may enter the Apartment without causing or constituting a termination of this Lease or an interference with Tenant's possession of the Apartment, and place the Apartment in the same condition as existed at the move-in date, and in such event, Tenants agrees to pay Landlord, on demand, in addition to the rent, the expense of Landlord in thus placing the Apartment in that condition. Tenants shall not cause or permit waste or misuse of water, gas or electricity.
2. The Tenants is responsible to keep the apartment clean at all times. If for any reason the owner feels that the property is not being maintained in a cleanly manner then he observes the right to inspect the property on a monthly basis. The tenants are not allowed to wait until the end of the lease to clean the apartment, that would be unacceptable and a breach of the lease agreement. Tenants who use grease to cook with MUST wash the appliances, the walls, the floors and the stove -weekly. While cooking a window must be left open in the kitchen area in order to ventilate the premises even during the winter months. An inspection of the premises may occur 2 months prior to the lease termination in order to make sure that the property is presentable for showing to prospective tenants. At that point in time the apartment must be as clean as it was prior to the tenants moving in. In the case that the apartment is not in proper showing condition then funds will be used from the security deposit to pay for professional cleaners in order to make the apartment look presentable.
3. The tenants are responsible for the proper disposal of garbage from their individual unit on a weekly basis. No trash shall be left in or around the individual's unit or the building. The proper location and the day for weekly city garbage pickup will be explained to you by the landlord. A trash can or proper trash receptacle will need to be purchased by the tenants and the location for where the trash can/receptacle can be maintained around the building will be explained by the landlord. The tenants will be responsible to take their trash and the trash can to the curb the night before and return it to the proper location after the pickup. The tenants will be charged for the correction of any problems that result from improper disposal of refuse, such as roaches or rodents. Snow maintenance is also responsibility of the tenants. Snow must be shoveled immediately and salted. The entrance, sidewalk, and public common sidewalk are all the responsibility of the tenants. Tenants will take full responsibility if it is not properly shoveled. Tenants also agree not to throw anything but toilet paper to the toilet. Tenants will be responsible if anything but toilet paper gets clogged in the sewer line. If tenants have an incinerator, do not throw anything in there, but just small pieces of food.
4. At the expiration of the term, Tenants shall remove its goods and effects, the apartment must be cleaned and no trash shall be left in or around the building, all carpets must be cleaned especially if there are stains and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenants, ordinary wear and tear excepted.

LANDLORD'S ACCESS. Landlord shall have access to the Apartment for all purposes permitted by law with reasonable notice, except, in the case of an emergency, where no notice shall be required. Tenant's request for service shall be deemed Tenant's permission for Landlord to enter the Apartment for the requested service. The landlord and or service personnel also has the right to have complete access on an as needed basis for the appliances in the basement or Apartment that directly affect the operation of the building that include but are not limited to the following: electric box, water tank, furnace, washer and dryer, gas meter, water meter and electric meter or anything else that may need serviced.

Tenant must let the Landlord know 3 months in advance if he is staying for additional year or not. Tenant will give the Landlord an access to show the place to future tenants in order to rent the place.

Tenant is responsible to clean and organize the place before showing.

UTILITIES. Tenants shall promptly pay all charges incurred in connection with the following utilities servicing the Apartment:

GAS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
WATER\SEWER	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$25.00 per person X 3= \$75 - Have to be paid by the 5 th of the month with rent
ELECTRIC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
LAUNDRY	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$15.00 per person X 3 = \$45.00 - Have to be paid by the 5 th the with rent
TRASH	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$5.00 per person X 3= \$15.00 Have to be paid by the 5 th the with rent

Each utility service not provided at the expense of Landlord shall be provided to the Apartment at Tenant's expense on a separate metering and/or billing basis either directly from the utility provider or on a sub metering billing or percentage of the bill basis by Landlord. Tenants agrees to pay all utility charges (including utility deposits) assessed by utility companies (or Landlord in the case of utilities billed to Tenants by Landlord) in connection with the use of all utility services provided to the Apartment which are separately metered and/or billed to Tenants during the term of this Lease, as such term may be extended, or the period of occupancy of the premises by the Tenants, whichever is longer. If Tenants fails to pay all utility charges assessed by utility companies in connection with the use of utility services for which Tenants has herein agreed to pay, then Landlord may pay these utility assessments to such utility company and subtract a like amount from Tenant's Security Deposit upon termination of this Lease, if Tenants has not reimbursed Landlord for these charges.

1. Tenants is responsible to let landlord know if there is any kind of water leaks or if water is running or dripping in the toilets or sinks or shower. If tenants will not notify landlord about any of the water leaks, and the monthly bill will exceed the average monthly amount, tenants will be charge for the full difference.
2. Landlord is not responsible for maintaining or repairing or installing any of the phone lines or cable lines. Landlord is not responsible to change light bulbs. Landlord is not responsible to pay for used utilities left on after tenants move out.
3. In case of trouble with gas\water\sewer\electric lines tenants must 1st call the landlord for repairs. If tenants will call any of the utilities companies prior to notifying the landlord 1st and the utility companies require extra maintenance or repairs which will extend beyond the normal time frame for which the original problem could have been fixed, the landlord is not responsible for any additional costs incurred to the tenants as a result of them contacting the utilities for any problems that may occur; including but not limited to relocation costs(hotel), additional heaters, water supply, etc. Landlord is not responsible for how long it would take to fix and do repairs.

HEAT RESPONSIBILITY - Tenants is responsible to maintain the heating temperature in the winter months when the temperature drops to 40 degrees or below. Temperature in the premises must be no less than 60 degrees. In an event that tenants does not keep the proper heat temperature, tenants will be responsible for any water pipes that will break in the result of freezing, and any damage that will be caused to the apartment or any apartments below. Tenants is also responsible to let the landlord know when the gas is schedule to be shut off at the end of the Lease, so the landlord will have time to turn it under his name.

DISHWASHER, AIR CONDITIONING, GARBAGE DISPOSAL AND LAUNDRY MACHINE – all of the above items are the responsibility of the tenants, to take care of, and maintain. If any of the above items happen to break it is the responsibility of the tenants to fix it and take care of it and return back to the landlord in the proper form that it was given, in working condition.

TENANT'S PERSONAL PROPERTY. Tenants shall be responsible and shall pay for all loss or damage to Tenant's personal property or automobile. Moreover, to the extent permitted by law, Tenants releases Landlord, its agents and employees from all claims and liability commonly insurable by that insurance, irrespective of whether the loss is actually insured. Tenants are responsible for maintaining, for their own interests, personal property insurance, casualty insurance and dwelling. Therefore renter must receive renters insurance in order to insure their own interests to the underlying property

APPLICATION OF PAYMENTS. Money paid by Tenants to Landlord shall be applied to Tenant's account in the following order. First, to outstanding late fees and dishonored check charges; second, to outstanding court costs legally chargeable to Tenants; third, to outstanding utility bills; fourth, to damages to Apartment and/or Building; and fifth, to other rent.

SUBORDINATION. Landlord reserves the right to subordinate this Lease to the lien of any mortgage or mortgages now or hereafter placed upon the Building. Tenants agrees to sign and deliver upon demand such further instrument or instruments subordinating this Lease to the lien of any such mortgage(s) as may be desired by Landlord or any mortgagees or proposed mortgagees and hereby irrevocably appoints Landlord attorney-in-fact of Tenants to execute and deliver any instrument or instruments for and in the name of Tenants in order to accomplish that subordination.

DEFAULT. If Tenants fails to pay rent when due or fails to observe, perform or comply with any provision, rule or regulation, then Landlord may terminate this Lease and Tenant's right to possession of the Apartment. No election by Landlord to terminate this Lease or Tenant's right to possession of the Apartment, or summary proceedings, or Tenant's abandonment of the Apartment will relieve Tenants of Tenant's liability for rent and all other obligations under this Lease, which will survive and remain in full force and effect. Upon any default as provided above, Landlord will have the following rights:

Landlord may evict Tenants from the Apartment by summary proceedings;

Landlord may bring one or more actions against Tenants and any guarantor of this Lease for all obligations owing by Tenants for the remaining term of this Lease or what would have been the remaining term of this Lease in the absence of any such termination, including without limitation:

- (i) the rent or the equivalent of the amount of rent (if such claim is considered to be damages for breach of contract rather than rent) which would be payable under this Lease by Tenants for the remaining term of the Lease or what would have been the remaining term of this Lease if this Lease were still in effect;
- (ii) All costs of making the Apartment market ready for re-letting to another tenants; and
- (iii) All other rent and damages for which Tenants is responsible as provided in this case.

In addition, Landlord shall have the right to exercise all other rights and remedies available to Landlord at law or in equity by reason of Tenant's default. If Tenants abandons the Apartment prior to the institution of or completion of eviction summary proceedings, Landlord may remove any personal property left by Tenants in the Apartment, in order to allow Landlord to make the Apartment market ready for re-letting to another tenants. If Tenants fails to claim that personal property within thirty (30) days after its removal, Tenants shall be deemed to have abandoned same and Landlord may dispose of that property free of any claim of Tenants.

Joint and Several Liability. All persons executing this Lease as Tenants shall be jointly and severally liable for the performance of each and every obligation of Tenants as provided in this Lease. The payment of the rent in its entirety is due on the specified date by whoever the occupant is at that time. In the case where the unit is shared by two or more people that move in together and for whatever reason one of the tenants moves out, the person who remains is responsible for the full amount of the rent due. If another person would like to move into the unit, a lease would need to be established for that person along with the approval of the landlord.

RENT RESPONSIBILITY-

If the tenants want to move before the end of the lease term, the tenants must find a new tenants and take the responsibility of showing the apartment. Tenants is responsible to put an advertisement in the paper to find a new tenants and pay for advertisement costs in order to find a new tenants who will assume the remainder of the lease, under the same lease terms and sign the lease contract, otherwise the rent due each month remains the tenants responsibility until the end of the term. If the tenants break the lease before the end of the lease he will pay a fine of \$3000.00 or whatever the total rent amount due for all the remaining months of the lease, whichever is greater, to the landlord.

NOISE- The level of noise, in and around the building, should be considerate of the tenants in the building at all times. Noise includes but is not limited to: any sound that can be heard, from any source, i.e. stereo, TV, video games, musical instruments etc. The hours between 5pm till 11am -Monday thru Friday and during the weekends Saturday and Sunday at all hours, the level of volume should be contained to that which only you (not the other building occupants) can hear. This is to be respectful to the other tenants in the building during those hours. Failed to comply will result in lease termination.

GENERAL PROVISIONS. For the Purpose of this Lease:

EMINENT DOMAIN. Tenants waive all claims to any condemnation award for any taking, in whole or in part, of the Building or the property of which the Building forms a part.

PRELIMINARY DOCUMENTS. Tenants agree that all information contained in the rental application (if any) signed by Tenants prior to signing this Lease is true and correct. Tenants understands and acknowledges that Landlord relied upon the information contained in the rental application in making this Lease and that if any information contained in the rental application proves untrue or incorrect in any material respect, then Landlord may terminate Tenant's right to possession of the Apartment, with the same force and effect as if such untrue statement constituted failure of Tenants to perform any covenant of this Lease.

Waiver; Remedies. No waiver of any default as provided in this Lease or delay or omission in exercising any right or power of Landlord will be considered a waiver of any other default as provided in this Lease. No exercise or failure to exercise any right or power of Landlord as provided in this Lease will be considered to exhaust that right or power. The exercise of or failure to exercise any one of the rights and remedies of Landlord as provided in this Lease will not be deemed to be instead of, or a waiver of, any other right or remedy as provided in this Lease.

Modification. This Lease and any term as provided in this Lease may be modified, amended, discharged, changed, or waived only in writing signed by the party against which enforcement of the modification, amendment, discharge, change, or waiver is sought.

Binding Effect. This Lease is binding upon, and inures to the benefit of, Landlord and Tenants, their successors, assigns, heirs and personal representatives, as the case may be. No rights, however, shall inure to the benefit of any assignee or sublessee of Tenants unless the assignment or sublease is approved by Landlord, in writing, as provided elsewhere in this Lease.

Entire Agreement. This Lease (along with the Rules and Regulations attached hereto, the terms of which are incorporated herein by reference and are part of this Lease) constitutes the entire agreement of Landlord and Tenants and supersedes all previous agreements, written or oral, between Landlord and Tenants. No statement, promise or inducement made by Landlord, or any agent of Landlord, either written or oral, which is not provided in this Lease, is binding upon Landlord.

Headings and Use of Terms. The section headings of this Lease are for convenience and reference only. The words as provided in the section headings will not be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the terms of this Lease.

Partial Invalidity. If any term of this Lease, or the application of the term to any person or circumstance is, to any extent, invalid or unenforceable, the remainder of this Lease, or the application of the term to persons or circumstances other than those as to which the term is held invalid or unenforceable, will not be affected by the application, and each term of this Lease will be valid and will be enforced to the fullest extent permitted by law.

Addendum:

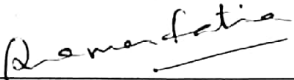
Garbage and Pest Control: Landlord delivers this premises free and clear of any debris and no pests, insects, or bed bugs. If there are any pests that come in to the apartment, it will be the responsibility of the tenant to seek their own pest control. If their pests or bed bugs does not get solved, and becomes a recurring issue. Landlord, will then go ahead to clean pest however necessary, and tenant will be responsible to pay whatever the cost is.

IN WITNESS WHEREOF, Landlord and Tenants have signed this Lease as of the day and year first above written:

SIGNED IN THE PRESENCE OF:

Signature of Tenants – Kaumudi Vuppala Date

Signature of Tenants – Mani Meenaja Baragada Date

 07-JUNE-2018

Signature of Tenants – Quamar Fatima Date

Signature of Landlord – David Kashi Date
(or By its authorized representative)

Utilities Information

<http://peoples-gas.com> Call 1.800.764.0111
Customer Service Center Hours: Monday - Friday, 8:00 AM - 5:30 PM

Duquesne Light www.duquesnelight.com

412-393-7100 1-888-393-7100