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Article 1 ■ Parties

(1) Landlord: Evergreen Realty LLC

(2) Tenant: John Smith

Article 2 ■ Premises

The property at 45 Oak Avenue, Boston MA02101

is leased for residential use only.

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Article 3 ■ Rent

(1) Monthly rent USD 2,200 due on the 1st

(2) Grace period: 5 calendar days.

Article 4 ■ Termination

(1) Either party may terminate with 60-day notice.