

RESIDENTIAL LEASE AGREEMENT

THIS LEASE AGREEMENT ("Agreement") made this 1st day of June, 2023, by and between Greenfield Properties LLC ("Landlord"), and Michael Johnson and Sarah Williams ("Tenant").

1. PROPERTY

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the residential property located at: 1234 Maple Avenue, Apt 302, Portland, OR 97205 ("Premises").

2. TERM

The term of this lease shall commence on June 15, 2023, and continue until June 14, 2024, at which time this lease shall terminate. After the initial term, this Agreement shall automatically convert to a month-to-month tenancy unless either party provides written notice of termination at least 30 days prior to the end of the term.

3. RENT

Tenant agrees to pay \$1,850.00 per month as rent, due on the 1st day of each month, payable to Greenfield Properties LLC. Payments may be made by check, electronic funds transfer, or through the tenant portal.

4. LATE CHARGES

If rent is not received by the 5th day of the month, Tenant shall pay a late fee of \$50. This fee will not be imposed until at least 72 hours after rent is due.

5. SECURITY DEPOSIT

Upon execution of this Agreement, Tenant shall deposit with Landlord the sum of \$1,850.00 as a security deposit. The security deposit shall be refunded within 30 days after Tenant vacates the premises, less any amounts reasonably necessary to cover damages beyond normal wear and tear.

6. UTILITIES AND SERVICES

Tenant shall be responsible for all utilities and services, except for water and trash collection which are provided by Landlord.

7. OCCUPANTS

The Premises shall be occupied solely by Tenant and the following persons: [None listed].

8. PETS

One cat or dog under 30 pounds is permitted with prior written approval and a pet deposit of \$300. No other animals are allowed without written permission from Landlord.

9. MAINTENANCE AND REPAIRS

Tenant shall maintain the Premises in a clean and sanitary condition. Tenant shall promptly notify Landlord of any damage or needed repairs. Landlord shall maintain the structural components, plumbing, heating, and electrical systems. Landlord shall make repairs within a reasonable time after receiving notice from Tenant.

10. RIGHT OF ENTRY

Landlord shall have the right to enter the Premises after providing at least 24 hours' notice to Tenant, except in cases of emergency, to inspect, make repairs, or show the Premises to prospective tenants or buyers.

11. ASSIGNMENT AND SUBLETTING

Tenant shall not assign this Agreement or sublet any part of the Premises without prior written consent of Landlord, which shall not be unreasonably withheld.

12. ALTERATIONS

Tenant shall not make alterations, additions, or improvements to the Premises without prior written consent of Landlord. All alterations become the property of Landlord unless otherwise agreed in writing.

13. TENANT'S OBLIGATIONS

Tenant shall:

- a) Keep the Premises clean and sanitary
- b) Dispose of garbage in appropriate receptacles
- c) Use appliances, fixtures, and systems in a reasonable manner
- d) Not disturb neighbors or other tenants
- e) Not damage or allow damage to the Premises

14. LANDLORD'S OBLIGATIONS

Landlord shall:

- a) Comply with applicable building and housing codes
- b) Make necessary repairs to keep the Premises habitable
- c) Maintain common areas
- d) Provide running water and reasonable heat
- e) Provide trash receptacles and arrange for removal

15. TERMINATION

Either party may terminate a month-to-month tenancy by giving written notice at least 30 days prior to the intended termination date.

16. ATTORNEY'S FEES

In any action to enforce this Agreement, the prevailing party shall be entitled to reasonable attorney's fees.

17. SEVERABILITY

If any provision of this Agreement is found to be invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

18. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between Landlord and Tenant. No modifications shall be valid unless in writing and signed by both parties.

Dated this 1st day of June, 2023.

Landlord

Tenant

Tenant