# Propositions Output

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 "EX1A-6 MAT CTRCT 11 ark7\_ex6-10.htm is a location for the Rental Lease Agreement.",  
 "EXHIBIT 6.10 Exhibit 6.10 is a Residential Lease Agreement.",  
 "The Residential Lease Agreement is made and entered on January 1, 2025.",  
 "The Effective Date of the Residential Lease Agreement is January 1, 2025.",  
 "ARK7 PROPERTIES LLC is the Landlord.",  
 "John Doe, Jane Smith is the Tenant.",  
 "The Residential Lease Agreement is made and entered on January 1, 2025.",  
 "The parties agree to pay rent using personal check, money order, or cashier s check.",  
 "Make your check payable to ARK7 INC.",  
 "Mail your check to the company address listed below.",  
 "Pay your rent before the due date each month.",  
 "The address is 535 Mission St, 14th Floor, San Francisco, CA 94105.",  
 "If any payment is returned for non-sufficient funds or because Tenant stops payments, then Landlord may require Tenant to pay Rent in cash for three months.",  
 "After the return of a payment, Landlord may require Tenant to pay Rent by cashier s check or money order.",  
 "In the event of roommates, or another form of joint or multiple occupancy, Tenant will be responsible for collecting payment from all parties.",  
 "Tenant will submit a single payment to Landlord.",  
 "Tenant is responsible for any payment made by mail and not received by the due date stated herein.",  
 "Mailed lease payments must be received on or before the due date.",  
 "Lease payments for any partial month will be pro-rated at the rate of 1/30th of the monthly lease payment per day.",  
 "Landlord may apply any payment made by Tenant to any obligation owed by Tenant to Landlord.",  
 "The payment application is not affected by any dates or directions provided by the Tenant that accompanies a payment.",  
 "Landlord has full discretion to accept or reject payments from or written by third parties.",  
 "Landlord accepts a payment by a third party.",  
 "Landlord's acceptance of a payment by a third party does not override the previous statement.",  
 "Landlord has full discretion to accept or reject payments submitted or written by third parties.",  
 "Monthly lease payments received in prior months to which the payment is due will be held by the Landlord uncashed in a secured location.",  
 "The uncashed lease payments will be deposited on the first of the month.",  
 "Landlord may apply all or a portion of the Security Deposit as allowed by law.",  
 "The application of the Security Deposit may include Tenant's obligation to restore, replace or return personal property.",  
 "The application of the Security Deposit may also include cure Tenant's default in payment of Rent.",  
 "The payment of Rent includes late charges, non-sufficient funds or other amount due.",  
 "The application of the Security Deposit may include repair damage, excluding ordinary wear and tear.",  
 "The damage may be caused by Tenant or by a guest or licensee of Landlord.",  
 "The Rental Lease Agreement has a section 8.",  
 "Chunk 8 is about damages caused by the Tenant or by a guest or licensee of the Tenant.",  
 "Chunk 8 also discusses cleaning the Premises, if necessary, upon termination of the tenancy.",  
 "Landlord shall refund any balance after deductions to Tenant after Tenant has vacated the Premises.",  
 "The refund will be within the time period allotted by law.",  
 "Tenant will have vacated the Premises when Tenant returns all keys and garage door openers to Landlord.",  
 "Tenant has surrendered the Premises.",  
 "If required by law, Landlord shall pay to Tenant simple interest as directed by law on the amount held as a Security Deposit.",  
 "The payment shall be made by Landlord once a year.",  
 "Payment shall be made by Landlord once a year.",  
 "At the end of the Lease, Landlord may use any unpaid accrued interest to cover any amounts owing to the Tenant.",  
 "The amounts owing to the Tenant include restoration, repair, cleaning, or other amounts owing.",  
 "The balance of the Security Deposit and any unpaid accrued interest will be mailed to the Tenant at forwarding address provided to the Landlord.",  
 "If no forwarding address is provided, Landlord will mail to the Premises.",  
 "Landlord s check may be made to all Tenants regardless of Landlord s knowledge of which Tenant submitted the original Security Deposit.",  
 "Tenant may NOT apply any portion of the Security Deposit to the last month's rent.",  
 "If any portion of the Security Deposit is applied by Landlord to any obligations of Tenant at any time during the tenancy, Tenant must reinstate the Security Deposit to its full original amount upon 5 days written notice.",  
 "Landlord may increase the security deposit at any time without notice up to the maximum allowed by law.",  
 "Landlord and Tenant agree that the Security Deposit is not rent.",  
 "The Security Deposit is not subject to the Rent Ordinance.",  
 "Upon the vacating of the Premises for termination of the lease, Landlord shall have twenty-one (21) days to return the security deposit to Tenant.",  
 "The security deposit shall be returned minus any deductions for damages or other charges.",  
 "The security deposit shall be returned together with an itemized list of any such deductions.",  
 "No retail, commercial or professional use of the Premises is allowed unless the Tenant receives prior written consent of the Landlord.",  
 "The use of the Premises must conform to applicable zoning laws.",  
 "Landlord may require Tenant obtain liability insurance for the benefit of Landlord.",  
 "Landlord reserves the right to refuse to consent to such use in its sole and absolute discretion.",  
 "The growing, cultivation, sale, or use of marijuana is not permitted in or about the Premises at any time.",  
 "The prohibition applies to any purpose.",  
 "The prohibition applies to any tenant, guest, invitee, or friend.",  
 "The failure to abide by the provisions of this section shall constitute a material breach of this Agreement.",  
 "The failure to abide by the provisions of this section is a just cause for eviction.",  
 "The address of the Lease and occupancy of the Premises is 535 Mission St, 14th Floor, San Francisco, California 94105.",  
 "The telephone number for the Lease and occupancy of the Premises is +1 (415) 275-1103.",  
 "The email address for the Lease and occupancy of the Premises is residential@ark7.com.",  
 "The Lease and occupancy of the Premises is binding on each person(s) specifically named and who signs this Lease.",  
 "The binding of the Lease and occupancy of the Premises is not affected by the named person's occupancy of the Premises.",  
 "The Rental Lease Agreement has a section called Chunk 19.",  
 "John Doe Jane Smith is an authorized tenant.",  
 "John Doe Jane Smith may have guests on the Premises for not over 14 consecutive days or 30 days in a calendar year.",  
 "John Doe Jane Smith may have no more than two guests per bedroom at any one time.",  
 "Persons staying more than 14 consecutive days or more than 30 days in any calendar year shall NOT be considered original tenants of the Premises.",  
 "Tenant must obtain the prior written approval of Landlord if an invitee of Tenant will be present at the Premises for more than 14 consecutive days or 30 days in a calendar year.",  
 "Landlord is the landlord.",  
 "Tenant shall return all such items at the end of the lease term in a condition as good as existed at the beginning of the lease term.",  
 "Normal wear and tear is not included in the return of items.",  
 "All maintenance and repair requests must be made in writing, except in an emergency.",  
 "The maintenance and repair requests must be delivered to Landlord or its Agent.",  
 "A repair request will be deemed permission for the Landlord or its Agent to enter the Premises.",  
 "The Landlord or its Agent will perform maintenance or repairs in accordance with Civil Code Section 1954.",  
 "Access by Landlord to Premises is a provision in the Rental Lease Agreement.",  
 "Tenant may not request otherwise specific access or entry to the Premises in writing.",  
 "Tenant may not place unreasonable restrictions upon Landlords or Landlords' agents' access or entry.",  
 "Landlord shall have expectation that the Premises is in a safe and habitable condition upon entry.",  
 "Tenant acknowledges that the Premises and the building may require renovations or repairs from time to time.",  
 "Renovations or repairs are needed to keep the Premises and the building in good condition and repair.",  
 "Renovations or repairs may result in temporary loss of use for portions of the building or Premises.",  
 "Renovations or repairs may inconvenience Tenant.",  
 "Tenant agrees that any loss shall not constitute a reduction in housing services.",  
 "Tenant agrees that any loss shall not warrant a reduction in rent.",  
 "Tenant agrees that, subject to local law, Tenant agrees to temporarily vacate the Premises for a reasonable period.",  
 "Tenant agrees to allow fumigation or other methods to control wood destroying pests or organisms.",  
 "Tenant agrees to allow other repairs to the Premises.",  
 "Tenant agrees to comply with all instructions and requirements necessary to prepare Premises for pest control, fumigation or other work.",  
 "Preparation of Premises includes bagging or storage of food and medicine.",  
 "Preparation of Premises includes removal of perishables and valuables.",  
 "Tenant shall only be entitled to a credit of Rent equal to the per diem Rent for the period of time Tenant is required to vacate Premises.",  
 "Tenant agrees to cooperate in any efforts undertaken by Landlord to rid the Building and the Premises of pests of any kind.",  
 "Failure of Tenant to cooperate may be deemed an obstruction of the free use of property.",  
 "An obstruction of the free use of property may interfere with the comfortable enjoyment of life or property.",  
 "An obstruction of the free use of property may constitute a nuisance.",  
 "Tenant shall properly use, operate and safeguard the Premises.",  
 "The Premises include landscaping, furniture, furnishings, and appliances.",  
 "The Premises also include all mechanical, electrical, gas, and plumbing fixtures.",  
 "Tenant shall keep the Premises clean, sanitary, and well ventilated.",  
 "Tenant shall be responsible for checking and maintaining all smoke detectors.",  
 "Tenant shall be responsible for replacing burned out light bulbs.",  
 "Tenant shall immediately notify Landlord in writing of any problem, malfunction, or damage.",  
 "Tenant shall be charged for all repairs or replacements caused by Tenant, pets, guests, licensees or invitees of Tenant.",  
 "The charges for repairs or replacements are excluding ordinary wear and tear.",  
 "Tenant shall be charged for all damage to the Premises as a result of failure to report a problem in a timely manner.",  
 "Tenant shall be charged for the repair of drain blockages or stoppages.",  
 "Drain blockages or stoppages are not caused by defective plumbing parts or tree roots invading sewer lines.",  
 "Tenant should not hang any objects or signs in windows or on the exterior of the building at any time.",  
 "No BBQs shall be stored or maintained on the Premises.",  
 "Burning candles in the apartment is prohibited.",  
 "Tenant should not place any household items in front of the building.",  
 "Household items should not be placed for storage or for someone else to remove.",  
 "Tenant should not place any personal belongings to be left at or near the sidewalk.",  
 "Tenant agrees to place all trash inside trash containers.",  
 "Trash containers must be maintained properly.",  
 "All trash must be placed in plastic trash bags and tied.",  
 "If Tenant has an excessive amount of trash or large size items, it shall be Tenant's responsibility to dispose of said items off the property.",  
 "If trash is placed near the trash containers, management may assess a cleaning charge of $25.",  
 "The rental lease agreement has a chunk 32.",  
 "The size of the trash or discarded item(s) depends on the chunk 32.",  
 "Landlord shall be responsible for the following utilities and services in connection with the Premises.",  
 "Tenant shall be responsible for the following utilities and services in connection with the Premises.",  
 "As material consideration for Landlord entering into this lease, Tenant agrees to pay for their pro rata share of utilities used at the property.",  
 "The pro rata share of utilities is set forth in the lease.",  
 "Landlord shall allocate utility costs on the basis of ratio utility billing system (RUBs).",  
 "Landlord will divide the total utility bill received from the East Bay Municipal Utilities District by the number (total of 4).",  
 "The East Bay Municipal Utilities District is the successor in interest.",  
 "The Rental Lease Agreement has a chunk 35.",  
 "The chunk 35 is about the number of units sharing utilities on the property.",  
 "The number of units sharing utilities on the property is a total of 4.",  
 "The size of the units sharing utilities on the property is the same as the square footage.",  
 "The chunk 35 calculates the pro rata share of units sharing utilities on the property.",  
 "The tenant is billed for their pro rata share.",  
 "Twenty-five percent (25%) of the utility costs are calculated using a formula.",  
 "The bill shall be due and payable as rent at the first of the month following Tenant's receipt of an invoice from Landlord.",  
 "The invoice can be received via electronic mail, hand delivery, or U.S. Postal Service.",  
 "Utilities are billed on a bi-monthly basis.",  
 "The Rental Lease Agreement has a Chunk 37.",  
 "Invoices to Tenant will be for two (2) months of utility services at a time.",  
 "EBUMD bills Landlord for 2 months of utilities at the property.",  
 "The total bill for the utilities is $750.00.",  
 "Tenant's prorated portion of the bill is 25% of the total bill.",  
 "The prorated portion is equal to 4 units of equal square footage.",  
 "The prorated portion is equal to $187.",  
 "The payment of.50 will be due on the 1st day of the month following Tenant's receipt of an invoice from Landlord.",  
 "The invoice can be received via electronic mail, hand delivery, or U.S. Postal Service.",  
 "The Rental Lease Agreement has a section 39 called.S. Postal Service.",  
 "In the event that Landlord elects to install submeters at the property, the water service portion of the RUBs formula shall no longer be used.",  
 "Tenant shall pay for the water service it uses as determined by readings of the submeter.",  
 "The payment shall be made on a monthly or bi-monthly basis.",  
 "The payment shall be made every two months.",  
 "The tenant shall remain responsible for twenty-five percent (25%) of the waste water and sewer service at the property.",  
 "The waste water and sewer service shall continue to be billed on a bi-monthly basis.",  
 "The bi-monthly basis is every two months.",  
 "The RUBs formula becomes obsolete or is invalidated in whole or in part.",  
 "Landlord has the right to institute any other lawful RUBs program for reimbursement or recovery of Tenant's utility usage at the property.",  
 "The RUBs program is for reimbursement or recovery of Tenant's utility usage at the property.",  
 "Tenant agrees to comply with any environmental, waste management, recycling, energy conservation, or water conservation programs implemented by Landlord.",  
 "Tenant shall provide Landlord with proof of accounts established in Tenant's name.",  
 "The accounts are for all utilities to be paid by Tenant.",  
 "Utilities at Premises are metered by one or more Master Meters.",  
 "Landlord reserves the right to measure Tenant's utility consumption through one or more sub-meters.",  
 "Landlord can bill Tenant for utility use either directly or through a third party.",  
 "Tenant understands that the rent paid by all residents is partially determined by the cost of utilities.",  
 "Nothing contained herein prevents Landlord from passing through to Tenant utility costs as provided by law.",  
 "Landlord shall provide one working telephone line and one working telephone jack into the Premises if required by local regulations or state law.",  
 "Tenant shall be responsible for any repairs required or charges for service calls on any utility line, accessory or fixture.",  
 "Tenant acknowledges that Landlord has fully explained to Tenant the utility rates, charges, and services.",  
 "Tenant will be required to pay (if any) for the utility rates, charges, and services.",  
 "The utility rates, charges, and services are to be paid directly to the utility company furnishing the service.",  
 "Landlord shall not be liable to Tenant or to any other person in damages or otherwise.",  
 "Landlord shall not be considered a default under this Lease for any interruption or reduction of utilities or services caused by someone other than Landlord.",  
 "Landlord shall not be considered a default under this Lease for any interruption or reduction of utilities or services caused by Landlord due to circumstances beyond Landlord's reasonable control.",  
 "Real Estate Taxes are not included in the Lease.",  
 "Landlord shall pay all real estate taxes and assessments for the Premises.",  
 "Personnel Property Taxes: Landlord shall pay all personal property taxes and any other charges levied against the Premises.",  
 "The charges are attributable to Tenant's use of the Premises.",  
 "Landlord shall pay all sales and/or use taxes that may be due in connection with lease payments.",  
 "Tenant's or guest's personal property and vehicles are not insured by Landlord, manager, or HOA.",  
 "Landlord, manager, or HOA may be responsible for loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause.",  
 "Tenant shall comply with any reasonable and customary requirement imposed on Tenant by Landlord's Insurer.",  
 "The requirement is to avoid an increase in Landlord's insurance premium.",  
 "Tenant shall pay for the increase in premium.",  
 "Tenant shall avoid loss of insurance.",  
 "Tenant has a grace period until the end of the 10th day of the month in which the rent is due.",  
 "Landlord and Tenant agree that these charges represent a fair and reasonable estimate of the costs Landlord may incur by reason of Tenant's late or NSF payment.",  
 "Any Late Charge or NSF fee due shall be paid with the current installment of Rent.",  
 "Landlord's acceptance of any Late Charge or NSF fee shall not constitute a waiver as to any default of Tenant.",  
 "Landlord's right to collect a Late Charge or NSF fee shall not be deemed an extension of the date Rent is due under paragraph 3.",  
 "Landlord's right to collect a Late Charge or NSF fee shall not prevent Landlord from exercising any other rights and remedies under this Agreement and as provided by law.",  
 "Landlord reserves the right to demand future rent payments by cashier s check, money order or certified funds.",  
 "The demand for rent payments can occur in the event a check is returned for insufficient funds.",  
 "Nothing in this paragraph limits other remedies available to the Landlord as a payee of a dishonored check.",  
 "Landlord and Tenant agree that three (3) returned checks in any 12 month period constitutes frequent return of checks due to insufficient funds.",  
 "Frequent return of checks due to insufficient funds may be considered a just cause for eviction.",  
 "All alterations/improvements made by or caused to be made by Tenant become the property of Landlord upon termination.",  
 "Tenant's alterations/improvements may be made with or without Landlord's consent.",  
 "Landlord may charge Tenant for restoration of the Premises to the condition it was in prior to any alterations/improvements.",  
 "The alterations/improvements must be not approved by the Landlord.",  
 "Tenant has the right to Pre-Move-Out Inspection and Repairs.",  
 "The right to Pre-Move-Out Inspection and Repairs is applicable after giving or receiving notice of termination of a tenancy.",  
 "The Rental Lease Agreement has a section 55.",  
 "In Chunk 55, Tenant has the right to request an inspection of the Premises before the end of a lease.",  
 "The inspection request can be made before the end of a lease or before the end of a lease.",  
 "The inspection request can be made using C.A.R. Form NRI.",  
 "If Tenant requests an inspection, Tenant shall be given an opportunity to remedy identified deficiencies prior to termination.",  
 "The opportunity to remedy deficiencies is consistent with the terms of the Rental Lease Agreement.",  
 "Any repairs or alterations made to the Premises as a result of this inspection shall be made at Tenant's expense.",  
 "Repairs may be performed by Tenant or through others.",  
 "The repair personnel must have adequate insurance and licenses.",  
 "The repair personnel must be approved by Landlord.",  
 "The work shall comply with applicable law.",  
 "The work shall comply with governmental permit, inspection, and approval requirements.",  
 "Repairs shall be performed in a good, skillful manner.",  
 "Repairs shall use materials of quality and appearance comparable to existing materials.",  
 "It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible.",  
 "The Rental Lease Agreement has a section called Chunk 58.",  
 "Tenant shall obtain receipts for Repairs performed by others.",  
 "Tenant shall prepare a written statement indicating the Repairs performed by Tenant and the date of such Repairs.",  
 "Tenant shall provide copies of receipts and statements to Landlord prior to termination.",  
 "The Premises are partially destroyed by fire or other casualty.",  
 "The destruction prevents the conducting of Tenant's use of the Premises in a normal manner.",  
 "The damage is reasonably repairable within sixty days after the occurrence of the destruction.",  
 "The cost of repair is less than $10,000.",  
 "Landlord shall repair the Premises.",  
 "A just proportion of the lease payments shall abate during the period of the repair.",  
 "The abatement is according to the extent to which the Premises have been rendered untenantable.",  
 "If the damage is not repairable within sixty days, or if the cost of repair is $10,000.",  
 "The Rental Lease Agreement has a Chunk 61.",  
 "The Chunk 61 is about the payment of rent.",  
 "The payment of rent is not specified in the Chunk 61.",  
 "Landlord is prohibited from repairing the damage by forces beyond Landlord's control.",  
 "The property is condemned.",  
 "The Lease shall terminate upon twenty days written notice of such event or condition by either party.",  
 "Any unearned rent paid in advance by Tenant shall be apportioned and refunded to Tenant.",  
 "Tenant shall give Landlord immediate notice of any damage to the Premises.",  
 "Upon prior written consent of Landlord, Tenant may install satellite dishes within the Premises.",  
 "If allowed, the Satellite Dish must be installed within the exterior boundaries of the Premises.",  
 "If allowed, the Satellite Dish must be installed inside balcony railings or window.",  
 "The Satellite Dish must be mounted so as to not be visible from the street.",  
 "The Satellite Dish must not negatively impact the outward appearance of the building.",  
 "The Satellite Dish must be securely and properly mounted in a workman-like manner by a licensed contractor.",  
 "Installation and maintenance of the Satellite Dish must not damage the Premises or its walls in any way.",  
 "The Tenant remains strictly liable for any injury or damage to persons or property caused by the satellite dish.",  
 "The Tenant MUST maintain sufficient liability coverage against any such injury or damage.",  
 "Proof of such insurance must be provided to Landlord.",  
 "Landlord must be listed as an additional insured.",  
 "Proof of insurance must be provided prior to approval of installation.",  
 "Proof of insurance must be provided upon each renewal of coverage.",  
 "Damaging or disturbing the surface of asbestos-containing materials may increase the risk of exposure.",  
 "Tenant and Tenant's guests, contractors or invitees shall not allow any action which may disturb asbestos-containing materials.",  
 "Tenant and Tenant's guests, contractors or invitees shall not allow any action which may disturb any part of the Premises that may contain asbestos or asbestos-containing materials.",  
 "Tenant shall notify Landlord immediately if Tenant knows or suspects that an asbestos-containing material has been disturbed.",  
 "Tenant shall notify Landlord if Tenant becomes aware of any asbestos-containing material that is showing signs of deterioration.",  
 "The landlord is ARK7 PROPERTIES LLC.",  
 "The landlord's address is 535 Mission St, 14th Floor, San Francisco, California 94105.",  
 "The tenant's address is 535 Mission St, 14th Floor, San Francisco, California 94105.",  
 "The landlord and tenant may change their addresses from time to time.",  
 "The landlord and tenant must provide notice for changing their addresses.",  
 "Any controversies or disputes arising out of or relating to this Agreement will be submitted to mediation.",  
 "The mediation will be in accordance with any statutory rules of mediation for the State of California.",  
 "The exceptions to the mediation will be those excepted above.",  
 "If mediation does not successfully resolve the dispute, the parties may proceed to seek an alternative form of resolution.",  
 "The parties may seek an alternative form of resolution in accordance with any other rights and remedies afforded to them by law.",  
 "The Landlord and Tenant have executed the Agreement in the manner prescribed by law as of the Effective Date.",  
 "The landlord is Ark7 Properties LLC.",  
 "The landlord's name is \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.",  
 "The landlord's date is \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.",  
 "The tenants are Ark7 Properties LLC."  
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