APARTMENT LEASE

NOT FURNISHED

THIS LEASE AGREEMENT ("Lease") is made this day **05/24/2024** by and between  **Villages II LLC**  ("OWNER") and **Venkaiah Naidu Namburi, Gouthami Challa and Jamulla Jyothi swarrop** ("TENANT" or "TENANTS"). OWNER hereby leases to TENANT and TENANT hereby leases from OWNER the following premises: **1312 South Finley Road MAR3I Lombard IL 60148** (the “Apartment”) together with the fixtures and accessories belonging thereto, beginning on **07/01/2024** and ending on **06/30/2025.** (the "Term”), on the following terms, conditions, and covenants, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

|  |  |  |  |
| --- | --- | --- | --- |
| MONTHLY RENT | | SECURITY DEPOSIT\* | |
| Base Rent | $2,200.00 | Security Deposit | $2,200.00 |
| Parking | $0.00 |  |  |
| Pet Rent | $0.00 |  |  |
| Storage Rent | $0.00 |  |  |

\* IF NONE, WRITE "NONE", Paragraph 2 of Lease Agreements and Convents then INAPPLICABLE

# Concession Granted

\*$ 0.00 Recurring Concession Monthly,$ 500.00 Upfront Concession Authorized Occupants:

## **TENANT OWNER**

TENANT

Venkaiah Naidu Namburi, Gouthami Challa and Jamulla Jyothi Swaroop.

**Villages II LLC**

BUILDING Marseilles **1300 South Finley Rd**

APARTMENT ADDRESS 1312 South Finley Road MAR3I **Lombard, IL 60148**  Lombard, IL 60148

### RENT

1. TENANT shall on the first day of each month pay to OWNER or OWNER’S agent (if Lease executed by agent) in advance the rent set forth above as OWNER may direct. The time of each and every payment of rent is of the essence of the Lease.

### SECURITY DEPOSIT

2. TENANT has deposited with OWNER the security deposit set forth above for the performance of each and every covenant and agreement of this Lease. OWNER shall have the right, but not the obligation, to apply the security deposit in whole or in part in payment of any unpaid rent or other amount due because of an unperformed covenant or agreement by TENANT. OWNER’S right to possession of the premises for nonpayment of rent or for any other reason shall not be affected by the fact that OWNER holds security. TENANT’S liability is not limited to the amount of the security deposit. On termination of the Lease and full payment of all amounts due and performance of all TENANT’S covenants and agreements (including surrender of Apartment in accordance with paragraph 12), the security deposit or any portion thereof remaining unapplied shall be returned to TENANT without interest except as provided by law

### FALSE APPLICATION

3. The application for this Lease and all representations and promises contained therein are hereby made a part of this Lease. TENANT warrants that the information given by TENANT in the application is true. If such information is false, OWNER may at OWNER’S option terminate the Lease.

### CONDITION OF APARTMENT, UPKEEP

4. TENANT has examined the Apartment and acknowledges that, except for the work OWNER has agreed to do in the application or otherwise in writing, TENANT is satisfied with the present physical condition of the Apartment and that neither OWNER nor OWNER’S agent have made any representations nor promises concerning the physical condition except those specifically set forth in this Lease. OWNER hereby covenants that at the commencement and at all times during the continuation of the Term the Apartment is and shall be maintained in a condition reasonably and decently fit for human habitation and that the Building is not and shall not be in such condition as to endanger the life, health and safety of TENANT. In determining whether there has been a breach of this covenant, due weight shall be given to standards of construction, sanitation, maintenance, use, upkeep and the like established in any applicable building, dwelling or housing code and to any certificate of compliance issued with respect hereto. In any action against OWNER for breach of this covenant it shall be a sufficient defense that: (a) the conditions which constitute the breach were by TENANT or by guest or members of TENANT’S household or other person with TENANT’S consent; or (b) TENANT unreasonably refused entry to

OWNER or OWNER’S agent to this Apartment or to the Building for the purpose of correcting such conditions, or OWNER has not had a reasonable opportunity to correct such conditions; or (c) the breach resulted from conditions beyond OWNER’S reasonable control; or (d) OWNER or OWNER’S agent did not have actual knowledge of the facts which constitute such breach; or (e) OWNER had otherwise exercised due care. Nothing herein contained shall in the event of fire, explosion, or other casualty impose on OWNER any obligation to make repairs greater or different from the provisions set forth in paragraph 10 of the Lease (Fire and Casualty). TENANT agrees that no warranties or covenants other than those contained in this paragraph 4 have been made to TENANT and hereby waives and disclaims any and all warranties or covenants, including implied warranties or covenants, other than those set forth in this paragraph 4. OWNER’S breach of the covenants set forth in this paragraph 4 shall not affect the obligation of TENANT to pay rent, and TENANT’S sole remedy therefore shall be recovery of damages from OWNER (it being expressly agreed that, without limiting the generality of the foregoing, TENANT’S damages for any such breach may not be set off for the purpose of determining whether any rent is due in a forcible detainer action for the Apartment brought on the basis of unpaid rent). In the event any repair or replacement is necessitated by negligence or willful act of TENANT, TENANT shall on demand reimburse OWNER for the cost thereof. TENANT shall comply with all the responsibilities imposed on tenants by the applicable Municipal Code and other regulations. TENANT shall not suffer or commit any waste in and about the Apartment or the Building and shall at TENANT’S expense keep the Apartment in good order and repair (except to the extent OWNER has in this Lease agreed to make repairs). Upon termination of the Lease TENANT shall return the Apartment to OWNER in like condition, reasonable wear excepted. If TENANT fails to keep the Apartment in such condition and repair OWNER or OWNER’S agent may enter and put the Apartment in good condition and repair. On demand TENANT shall pay OWNER the cost of such work.



### USE OF APARTMENT

5. The Apartment shall be occupied solely for residence purposes by TENANT, those other persons listed in the application for this Lease. Neither TENANT nor any of these persons shall perform or permit any practice that may damage the reputation of or otherwise by injurious to the Building or the neighborhood, or be disturbing to other tenants or increase the rate of insurance on the Building.

### ASSIGNMENT, SUBLETTING, ABANDONMENT, RELETTING, TERMINATION OF RIGHT OF POSSESSION, RE-ENTRY

6. TENANT shall neither sublet the Apartment or any part thereof nor assign this Lease nor permit by any act of default of him/herself or any person, any transfer of TENANT’S interest by operation of law, nor offer the Apartment or any part thereof for lease or sublease without, in each case, the written consent of OWNER. If TENANT vacates or abandons the apartment, TEN (10) days no occupancy being deemed an abandonment, or breaches any covenant of the LEASE, TENANT’S right to possession of the apartment shall immediate terminate. The mere retention of possession thereafter by TENANT shall constitute the basis for a forcible detainer and if the OWNER so elects, but not otherwise, this LEASE shall thereupon terminate, but this LEASE shall automatically terminate without need of an election by OWNER on a transfer of TENANT’S interest by operation of law such as TENANT’S bankruptcy or insolvency. In any such event the Apartment or any part of it may be relet by OWNER for such rent and such terms and such period as OWNER may elect without releasing TENANT from any liability under this Lease. On such termination TENANT shall surrender possession of the Apartment immediately and OWNER or OWNER’S agent shall have full and free license, with or without process of law, to enter and take possession of the Apartment and expel and remove TENANT or any other person who may occupying the Apartment and to repossess itself of the Apartment. Such entry by OWNER or OWNER’S agent shall not constitute trespass or forcible entry and detainer and shall not cause a forfeiture of rents due by virtue thereof nor

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a waiver of TENANT’S covenants or agreements in the Lease. OWNER may for any reason reject any prospective new tenant offered by TENANT or by others. OWNER may let other vacancies in the Building first before reletting or attempting to relet the Apartment. TENANT shall on demand pay all deficiencies if the rent on reletting is not sufficient to satisfy the rent provided in this Lease and in addition shall pay all expenses of reletting, including decoration, repairs, replacements and brokerage commissions at rates recommended by the Chicago Association of Realtors.

### ALTERATIONS, ADDITIONS, FIXTURES, APPLIANCES

7. TENANT shall make no alterations or additions nor install nor maintain in the Apartment or any part of the Building, interior or exterior, major appliances or devices of any kind without in each case written consent of OWNER and on the terms

and conditions specified in such written consent. All alterations, additions and fixtures (including locks and bolts) shall remain as part of the Apartment unless OWNER otherwise elects.

### ACCESS

8. OWNER, OWNER’S agent and any other person authorized by the same shall at any time have the right of free access during the Term to inspect, alter, or exhibit the Apartment for rent or sale, and at any time within sixty (60) days prior to the end of the Term to exhibit the Apartment for rent and to affix “For Rent” signs in such places as OWNER or OWNER’S agent shall determine, all without interference of any kind and regardless of consent by TENANT or others. TENANT shall pay OWNER one (1) month’s rent as liquidated damages for each interference with the rights set forth in this paragraph.

### UTILITIES

9. TENANT shall pay OWNER a pro rata share of utilities allocated to the Apartment that are provided by OWNER. A Utility Addendum to Lease Agreement is attached hereto and incorporated herein.

### FIRE AND CASUALTY

10. If the Apartment becomes untenantable by reason of fire, explosion or other casualty, OWNER may at its option terminate this Lease or repair the Apartment within one hundred twenty (120) days. If OWNER does not repair the Apartment, within this time, or if the Building is wholly destroyed, the Term hereby created shall cease and terminate. If OWNER elects to repair the Apartment, the rent shall be abated and prorated from the date of the fire, explosion or other casualty to the date of reoccupancy, provided that during repairs TENANT has vacated the Apartment, if required by OWNER. The date or reoccupancy shall be the date of notice to TENANT that the Apartment is ready for occupancy. OWNER has no liability to TENANT for TENANT’s belongings, or for any consequential damages, including alternative lodging.

### EMINENT DOMAIN

11. If the whole or any substantial part of the Building is taken or condemned by any competent authority for any public use or purpose, the Term of this Lease shall end upon, and not before, the date when possession of the part so taken shall be required for such use or purpose, and without apportionment of the award. Current rent shall be apportioned as of the date of such termination.

### SURRENDER OF APARTMENT

12. At the termination of this Lease by lapse of time or otherwise, TENANT shall yield up immediate possession to OWNER and deliver all keys to OWNER or OWNER’S agent at the place where rent is payable. If TENANT fails to do so, TENANT shall for each day TENANT continues to occupy the Apartment pay as liquidated damages a sum equal to the monthly rent provided for in this Lease divided by five (5).

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### WAIVERS BY TENANT

13. (a) TENANT’S obligation to pay rent during the Term or any extension thereof or any holdover tenancy shall not be waived, released or terminated by the service of any five-day notice, demand for possession, notice of termination of tenancy, institution of any action of forcible detainer ejectment or for any judgment for possession, or any other act or acts resulting in termination of TENANT’S right of possession.

1. The payment or receipt of rent due shall not waive or affect any such notice, demand, suit or judgment or in any manner waive, affect, change, modify or alter OWNER’S rights or remedies.
2. The acceptance of liquidated damages, pursuant to paragraph 12 shall not be a waiver by OWNERof the right of re-entry, nor shall any other act in the apparent affirmance of the tenancy at the termination of this Lease operate as a waiver of the right to terminate this Lease or operate as an extension thereof, nor shall the provisions of paragraph 12 affect OWNER’S right, at its election, to treat TENANT as a holdover tenant under the terms of this Lease.
3. TENANT hereby waives any and all notices, elections, demands and terminations by or from OWNER whether or not provided for by Illinois statue, except only if waiver is specifically prohibited by statute.
4. The acceptance by OWNER of rent after it falls due or after knowledge of any breach of this Lease by TENANT, or the giving of any notice or making of any demand or any other act or waiver by OWNER other than a specific written waiver or election, shall not be construed as a waiver of any rights of OWNER under this Lease or as an election not to proceed under provisions of this Lease.
5. OWNER’S rights and remedies under this Lease are cumulative. The use of one or more thereof shall not exclude or waive any other right or remedy.
6. Except only as otherwise specifically provided by Illinois statute, neither OWNER nor OWNER’S agents shall be

liable for damages to TENANT or to any persons claiming through TENANT (nor shall rent be abated) for damage to or loss of property wherever located from any cause whatever.

1. TENANT’S rights under this Lease and any extensions thereof shall be and are subordinated at all times to any present or future mortgages on the real estate (or any part of it) on which the Building is situated and to all advances upon the security of such mortgages. TENANT shall execute any further instruments required by OWNER to effect such subordination and hereby irrevocably appoints OWNER (and, if more than one person’s name appears as OWNER, any one of them) as attorney-in-fact to execute and deliver such instruments in TENANT’S name.

### LEGAL EXPENSES

14. TENANT shall pay OWNER all OWNER’S costs, expenses and attorney’s fees in and about the enforcement of covenants and agreements of this Lease.

### CRIME AND DRUG FREE HOUSING

15. (a) TENANT, any member of the TENANT’S household, or a guest or other person under the

TENANT’S control shall not engage in criminal activity, including drug-related criminal activity, in TENANT’S Apartment, Building or apartment community. “Drug Related Criminal Activity” means illegal manufacture, sale, distribution, delivery, production, use or possession of any controlled substance, as listed/defined in the Illinois Controlled Substances Act 720 ILCS 570.

1. TENANT or members of the TENANT’S household, or a guest or other person under the TENANT’Scontrol shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or guest.
2. TENANT or members of the household or a guest or other person under the TENANT’S control, willnot permit the Apartment, Building or apartment community to be used for, or to facilitate criminal activity, including drug-related activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

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1. TENANT or member of the household or a guest or other person under the TENANT’S control, will not engage in the manufacture, sale, possession or distribution of illegal drugs at any location, whether on or near TENANT’S Apartment, Building or apartment community.
2. TENANT, any member of the TENANT’S household, or a guest or other person under the TENANT’S control shall not engage in acts of violence or threats of violence, including but not limited to, the unlawful discharge of firearms, on or near TENANT’S Apartment, Building or apartment community.
3. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of this provision shall be deemed a serious violation and a material noncompliance with the Lease. It is understood and agreed that a single violation shall be a good cause for the termination of the Lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

RULES, REGULATIONS, POLICIES AND PROCEDURES

16. Tenant covenants and agrees to keep and observe the OWNER’S Rules, Regulations, Policies and Procedures and any and all standards and requirements in OWNER’S “Move In” package. TENANT also covenants and agrees to keep and observe such further reasonable rules and regulations and policies and procedures as may later be required by OWNER or OWNER’S agent for the necessary, proper and orderly care of the Building.

### (a) RULES AND REGULATIONS

i.) Rent: TENANT shall pay to OWNER in the manner OWNER may designate in writing, the monthly rent as set forth above on or before the first day of each month in advance. The time of each and every payment of rent is of the essence of this Lease. To cover OWNER’S added cost for late payment, the monthly rent set forth above shall be increased $50.00 if paid after the first of the month and $2.00 per day thereafter. Any rent not paid in full on the first of the month will only be accepted in guaranteed funds. Any payment returned by TENANT’S bank unpaid or NSF must be immediately made good by TENANT plus $35.00 extra handling charge and any applicable late payment charge. After two returned payments rent will only be accepted in guaranteed funds for the remainder of the Lease. ii.) TENANT has deposited, with the OWNER, a security deposit that cannot be used as the last month’s rent. Failure by TENANT to pay last month’s rent due, causes TENANT to owe additional amount equal to one month’s rent to OWNER. The security deposit will be returned to the TENANT less any applicable surrender fee, costs of cleanup or repairs and remaining rent charges and/or utility charges, after the Apartment is vacated and all keys have been returned to OWNER. iii.) At termination of the Lease by lapse of time or otherwise the TENANT shall be responsible to thoroughly clean and restore

the Apartment to excellent condition. Cleaning and minor repairs not done by TENANT, including but not limited to wall washing, cleaning kitchen appliances, bath fixtures, window, nail holes, cabinets, floors, etc. will be charged to TENANT at the rate of actual cost. Any costs incurred by the OWNER to prepare the Apartment for a new resident, reasonable wear and tear accepted, shall be paid by TENANT. TENANT shall be responsible for any damage to the hall during moving in or moving out. TENANT is required to give 60 days’ written notice of intent to vacate at the termination of their Lease. There is a $25 non-refundable apartment inspection/surrender fee. iv.) TENANT shall not alter, replace, or add locks, bolts or install any other attachments such as knockers upon any door interior or exterior without the written approval of the OWNER.

v.) TENANT storage space is furnished upon the express condition that the OWNER shall not be held responsible for any loss or damage or injury to the personal property therein. The TENANT may furnish his or her own personal property insurance. Bicycles shall not be stored in the common areas of the building. Bicycles must be stored in designated areas. vi.) OWNER shall not be responsible for any articles delivered to or left with the OWNER’s employees.

vii.) TENANTS and their guests shall park their automobiles in designated parking areas. The parking area shall not be used to park or store disabled automobiles, or any boats, trucks, trailers, storage pods, campers, snowplows, work vehicles or other recreational vehicles. Illegally parked vehicles will be towed away at the vehicles owner’s expense. Vehicles shall not be cleaned or repaired on the property. There are no assigned parking spaces; parking is available on a first come, first served basis, unless TENANT has obtained a Parking Permit. Violation of any term or condition of the Parking Permit Addendum shall be a material violation of this LEASE and good cause for termination of tenancy. viii.) TENANTS who lose keys, for the apartment, front door, or mailbox, can obtain replacements by paying a $50.00 fee to OWNER. Mail will not be left out for TENANTS who have lost their keys. ix.) TENANTS are not permitted to apply paint, attach contact paper or wallpaper of any kind to the wall or ceiling of the apartment without the written approval of OWNER.

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x.) Wheel toys in the parking areas and courtyards is prohibited. xi.) Only those persons specifically listed on the Lease shall occupy the Apartment. Unless otherwise agreed in writing, guests of TENANT may occupy the Apartment in reasonable numbers for no more than three weeks each year of the term herein. xii.) TENANT acknowledges that sounds can be transmitted between apartments. No noise, music or other sounds shall be permitted at any time in such a manner as to disturb or annoy other occupants of the Building. Stereo systems may not be played loud and must be turned down after 10:00 P.M. daily and cannot be turned on until 8 A.M. Excessive noise allows OWNER to terminate a Lease after two written notices to TENANT in a twelve month period. xiii.) TENANT is responsible for making and paying for costs of any repair or service call caused by obstructions in toilet, sink, garbage disposal or dishwasher. xiv.) State of Illinois smoke detector law (425 ILCS 60/1) requires smoke detectors in all existing dwellings. This law assigns the duty of providing the detectors to the OWNER, and the duty of maintenance to the TENANT. xv.) TENANT agrees to use the blinds that are white facing the outside of the Apartment windows, or those provided by management. It shall be a violation of this Lease to use sheets, blankets, curtains, or any other material as a window treatment. xvi.) Balconies and patios are NOT to be used for storage. Only patio furniture and plants are permitted. Hanging laundry on a balcony is strictly prohibited. TENANT cannot “hoard” or store large quantities of personal property in TENANT’S Apartment. If OWNER determines that TENANT’s Apartment has become unsightly or unsafe due to the accumulation of personal property, OWNER may terminate TENANT’S Lease upon issuance of a ten-day written notice. xvii.) Nothing can be stored in the furnace closet. Storing items in the closet is a fire hazard. xviii.)Water beds are not allowed. xix.) Any additional sums or charges due from TENANT because of a breach or violation of this Lease shall be due as additional rent. Such additional sums or charges shall include, but are not limited to, damages exceeding normal wear and tear to the Apartment or to apartment community property when such damages are caused by TENANT or TENANT’S family, occupants, guests, or invitees.



(xx) Pursuant to the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/10.30(c), TENANT or TENANT’S guests or invitees are not allowed to use or possess cannabis in the Apartment, or in any of the common areas. Cannabis smoke and/or vapors are prohibited in the Apartment and in any of the common areas.

### (b) POLICIES & PROCEDURES

i.) No animals are permitted without written consent of OWNER or OWNER’S agent, which may be revoked at any time. No animal of any kind shall be raised, bred, or kept in the common area. Animals must be on a leash in any public area or building. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the community upon issuance of a ten-day written notice. The breeding or keeping of any animals for sale or profit is expressly prohibited. ii.) All common areas including passages, public halls, stairways, landings, elevators, and elevator vestibules shall not be obstructed or be used for play or for any other purposes than for ingress to and egress from the Building or apartments, . All personal possessions must be kept in the apartment, or in storage lockers. All personal property in violation of this rule shall result in the OWNER removing it from the buildings. TENANT may be fined per occurrence.

1. Strollers, skateboards, scooters, bicycles, sleds, or the like shall not be allowed in the lobbies, public halls, passageways courts, or elevators of the building, but are to be stored only in places designated for their storage by the OWNER or OWNER’S agent.
2. Laundry and drying apparatus shall be used in such a manner and at such times as the OWNER or OWNER’Sagent may direct. Clothes washers and dryers, unless installed by OWNER shall not be kept in the apartment. Please be courteous of your neighbors and promptly remove items from machines. When using dryers, remove any accumulated lint after use.
3. The use of garbage receptacles or incinerators shall be in accordance with posted signs and only garbage andrefuse wrapped in small, tight parcels may be placed in garbage receptacles. Please promptly remove garbage from the apartments. Please do not leave garbage from apartments in laundry rooms or hallways. The covers of garbage receptacles must be closed after refuse has been deposited. Failure to deposit garbage in the garbage receptacles will result in a $50 fine. vi.) No sign, signal, illumination advertisement, notice or any other lettering, or equipment shall be exhibited, inscribed, painted, affixed, or exposed on or at any window or on any part of the outside or inside of the apartment or the building without prior consent of the OWNER. vii.) No awnings or other projections including air conditioners, television or radio antennas or wiring shall be attached to or extend from or beyond the outside wall of the building. No satellite dish is allowed on the property without OWNER’S approval.
4. No waste receptacles, supplies, footwear, umbrella, or other articles shall be placed in the halls, on the staircases, landings, nor shall anything be hung or shaken from the windows or balconies, or placed upon the outside of windowsills.
5. Running extension cord wiring for electrical appliances or fixtures in violation of the municipal code is prohibited.
6. No spikes or hooks shall be driven into the walls and/or no nails in woodwork of the Apartment without first obtaining the written consent of the OWNER or OWNER’S agent. xi.) TENANT agrees to accept liability for any damages resulting from use of barbeque grills or similar equipment. xii.) No rocks or obstructions shall be used to prop security doors open. Any TENANT found violating this rule would be fined per occurrence; any TENANT found damaging security systems would be responsible for the cost of repairs.

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xiii.) Lock outs- If a TENANT is locked out of his/her apartment during our business hours, TENANT many come to the business office and show I.D. for maintenance to allow access. There is no charge during regular business hours. OWNER does not offer lock out services after hours. Please contact your local locksmith in case of a lock out after business hours. xiv.) Management shall designate the doors permitted for moving in and out of the Building.



### MOISTURE AND MOLD

17. (a) TENANT agrees it is necessary for TENANT to take the appropriate steps to prevent excess moisture, mold and mildew from accumulating in the Apartment. TENANT agrees to notify OWNER immediately of any condition in the Apartment that may be evidence of water, moisture, mold or mildew problems in the Apartment. TENANT agrees to:

1. Utilize proper ventilation and dehumidification of the Apartment to prevent the growth of mold.
2. Allow HVAC systems to maintain a level of comfortable humidity to prevent the growth of mold and work effectively. iii.) Use exhaust fans before and during cooking, dishwashing and cleaning in food service areas.
3. Use ventilation systems before and during the use of the bathrooms, where applicable - clothes washers/dryers, and other moisture generating systems. The presence of moisture is to be wiped and doors are to be opened to help ventilate the area.
4. Keep the Apartment in clean condition. Beverage spills; pet urine and/or insufficient drying of carpets can be a breeding ground for mold. Clean and thoroughly dry all absorbent materials.
5. If small areas of mold have occurred on non-porous surfaces (such as ceramic tile, Formica, vinyl flooring, metal, wood or plastic) the Environmental Protection Agency (EPA) recommends that you first clean the area with soap (or detergent) and water, let the surface dry and then within 24 hours apply a pre-mixed, spray-on-type household biocide, such as Lysol®, Pine-Sol® (original pine scent), Tilex Mildew Remover®, or Clorox Cleanup®. (Note: Only a few of the common household cleaners actually kill mold.) Tilex® or Clorox Clean-up® contain bleach which can discolor or stain. Always follow the instructions on the container. Always clean an area 5-6 times larger than any visible mold as mold may be adjacent in quantities not visible to the human eye. DO NOT CLEAN OR APPLY BIOCIDES TO visible mold on porous surfaces, such as sheetrock walls or ceiling or large visible areas of mold on porous surfaces. Instead, notify management in writing so appropriate action can be taken.

(b) TENANT agrees to immediately report to the management office in writing:

1. any evidence of a water leak or excessive moisture in the Apartment, as well as any storage room, garage or other common area;
2. any evidence of mold or mildew-like growth that cannot be removed simply by applying a common household cleaner and wiping the area: iii.) any failure or malfunction of heating, ventilation, air-conditioning or laundry systems in the Apartment and; (iv) any inoperable doors or windows. TENANT further agrees that TENANT shall be responsible for damage to the Apartment and TENANT’S property as well as injury or health problems to TENANT and Occupants resulting from TENANT’S failure to comply with the terms of this Lease Addendum.

**BINDING ON HEIRS, ETC.**

18. All covenants and agreements on this Lease shall be binding upon and inure to the benefit of the heirs, executors, administrators successors, and assigns of OWNER and TENANT, subject to the restrictions set forth in paragraph 6 hereof.

### SEVERABILITY

19. If any clause, provision or portion of this Lease shall be ruled invalid or unenforceable, said decision shall not invalidate nor render unenforceable the remainder of this Lease.

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### NOTICES

20. If OWNER or its agents elect to serve any demand or notice, including those provided by statute, such demand or notice may be served in any one of the following methods: (i) service by regular mail to the Apartment; (ii) by certified mail, return receipt requested; and (iii) by personal delivery to any named TENANT or listed occupant, in which event service upon any one TENANT or occupant shall be deemed to be service upon all TENANTS and occupants; (iv) personal delivery to the Apartment to any occupant thirteen years of age or older; (v) and if no one answers the door by posting the notice to the main entry door of the Apartment. If OWNER elects to serve by either regular mail or certified mail as set forth above, the date of mailing shall be deemed the date of delivery. OWNER shall receive notices at 6401 N. Lincoln Avenue 2nd Floor, Linconlwood, IL 60712, ATTENTION: Briarwood Lakes Limited Partnership. Notices may be delivered by certified mail, return receipt requested, or overnight delivery, by any reputable overnight delivery service.

### LEASE ADDENDUM

21. TENANT acknowledges receipt of any of the Attachments or Addenda checked below and understands and agrees that they are incorporated herein to this Lease. To the extent that any provisions of the Addenda conflict with provisions of the Lease, the terms of the Addenda shall prevail.

 Pet Addendum

 Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards Addendum

 Utility Addendum

 Other Addendum



**SIGNATURES**

|  |  |
| --- | --- |
| **TENANT(S)** | **OWNER** |
|  |  |
| Signature | Owner |
|  |  |
| Signature | Agent Signature |

1.Gouthami Chall. 3.Venky Namburi. 6.Jamula Jyothi Swaroop. 19. Claudio Ruig

## Apartment Lease

### Signature Details

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Signer** | **IP Address** | **Date Signed** |
| **1** | **Gouthami Challa**  Co-Applicant (13385198) | 73.110.210.181 | 05/24/2024 02:14:28 PM |
| **2** | **Gouthami Challa**  Co-Applicant (13385198) | 73.110.210.181 | 05/24/2024 02:14:28 PM |
| **3** | **Gouthami Challa**  Co-Applicant (13385198) | 73.110.210.181 | 05/24/2024 02:14:28 PM |
| **4** | **Gouthami Challa**  Co-Applicant (13385198) | 73.110.210.181 | 05/24/2024 02:14:28 PM |
| **5** | **Gouthami Challa**  Co-Applicant (13385198) | 73.110.210.181 | 05/24/2024 02:14:28 PM |
| **6** | **Gouthami Challa**  Co-Applicant (13385198) | 73.110.210.181 | 05/24/2024 02:14:28 PM |
| **7** | **Gouthami Challa**  Co-Applicant (13385198) | 73.110.210.181 | 05/24/2024 02:14:28 PM |
| **8** | **Gouthami Challa**  Co-Applicant (13385198) | 73.110.210.181 | 05/24/2024 02:14:28 PM |
| **9** | **Gouthami Challa**  Co-Applicant (13385198) | 73.110.210.181 | 05/24/2024 02:14:28 PM |
| **10** | **Venkaiah Naidu Namburi** Primary (13385190) | 2607:fb90:a190:df:ad3:c | 05/24/2024 02:32:43 PM |
| **11** | **Venkaiah Naidu Namburi** Primary (13385190) | 2607:fb90:a190:df:ad3:c | 05/24/2024 02:32:43 PM |
| **12** | **Venkaiah Naidu Namburi** Primary (13385190) | 2607:fb90:a190:df:ad3:c | 05/24/2024 02:32:43 PM |
| **13** | **Venkaiah Naidu Namburi** Primary (13385190) | 2607:fb90:a190:df:ad3:c | 05/24/2024 02:32:43 PM |
| **14** | **Venkaiah Naidu Namburi** Primary (13385190) | 2607:fb90:a190:df:ad3:c | 05/24/2024 02:32:43 PM |
| **15** | **Venkaiah Naidu Namburi** Primary (13385190) | 2607:fb90:a190:df:ad3:c | 05/24/2024 02:32:43 PM |
| **16** | **Venkaiah Naidu Namburi** Primary (13385190) | 2607:fb90:a190:df:ad3:c | 05/24/2024 02:32:43 PM |
| **17** | **Venkaiah Naidu Namburi** Primary (13385190) | 2607:fb90:a190:df:ad3:c | 05/24/2024 02:32:43 PM |
| **18** | **Venkaiah Naidu Namburi** Primary (13385190) | 2607:fb90:a190:df:ad3:c | 05/24/2024 02:32:43 PM |
| **19** | **Jamulla Jyothi Swaroop** | 2607:fb90:18dd:85e2:4c7 | 05/24/2024 03:11:16 PM |

Co-Applicant (13385196)

|  |  |  |  |
| --- | --- | --- | --- |
| **20** | **Jamulla Jyothi Swaroop**  Co-Applicant (13385196) | 2607:fb90:18dd:85e2:4c7 | 05/24/2024 03:11:16 PM |
| **21** | **Jamulla Jyothi Swaroop**  Co-Applicant (13385196) | 2607:fb90:18dd:85e2:4c7 | 05/24/2024 03:11:16 PM |
| **22** | **Jamulla Jyothi Swaroop**  Co-Applicant (13385196) | 2607:fb90:18dd:85e2:4c7 | 05/24/2024 03:11:16 PM |
| **23** | **Jamulla Jyothi Swaroop**  Co-Applicant (13385196) | 2607:fb90:18dd:85e2:4c7 | 05/24/2024 03:11:16 PM |
| **24** | Venu babu Ravuri  Co-Applicant (13385196) | 2607:fb90:18dd:85e2:4c7 | 05/24/2024 03:11:16 PM |
| **25** | **Venu babu Ravuri**  Co-Applicant (13385196) | 2607:fb90:18dd:85e2:4c7 | 05/24/2024 03:11:16 PM |
| **26** | **Venu babu Ravuri**  Co-Applicant (13385196) | 2607:fb90:18dd:85e2:4c7 | 05/24/2024 03:11:16 PM |
| **27** | **Venu babu Ravuri**  Co-Applicant (13385196) | 2607:fb90:18dd:85e2:4c7 | 05/24/2024 03:11:16 PM |
| **28** | **Claudio Ruiz** Owner/Manager | 50.249.210.113 | 06/30/2024 08:21:03 AM |
| **29** | **Claudio Ruiz** Owner/Manager | 50.249.210.113 | 06/30/2024 08:21:03 AM |
| **30** | **Claudio Ruiz** Owner/Manager | 50.249.210.113 | 06/30/2024 08:21:03 AM |
| **31** | **Claudio Ruiz** Owner/Manager | 50.249.210.113 | 06/30/2024 08:21:03 AM |
| **32** | **Claudio Ruiz** Owner/Manager | 50.249.210.113 | 06/30/2024 08:21:03 AM |
| **33** | **Claudio Ruiz** Owner/Manager | 50.249.210.113 | 06/30/2024 08:21:03 AM |
| **34** | **Claudio Ruiz** Owner/Manager | 50.249.210.113 | 06/30/2024 08:21:03 AM |
| **35** | **Claudio Ruiz** Owner/Manager | 50.249.210.113 | 06/30/2024 08:21:03 AM |
| **36** | **Claudio Ruiz** Owner/Manager | 50.249.210.113 | 06/30/2024 08:21:03 AM |