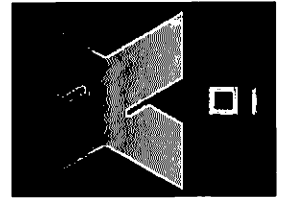


LEASE AGREEMENT

LZ Management Company, LLC
1022 W. Johnson Street, Suite 2
Madison, WI 53715



Lease of **1001 University Avenue #300**, Madison, WI 53715 (Premises) is entered into by and between the Landlord and the Tenant (referred to in the singular whether one or more) on the following terms and conditions:

LANDLORD: Tenoh 1, LLC d/b/a X01

AGENT FOR SERVICE OF PROCESS:

LZ Management Company, LLC
1022 West Johnson Street, Suite 2
Madison, WI 53715
Telephone: 608-441-3400 After hours Emergencies: 608-283-3112

AGENT FOR MAINTENANCE AND MANAGEMENT: Same **AGENT FOR COLLECTION OF RENTS:** Same

***TENANT:** Yang Zhang Zijie Zhang Yukun Fang

TERM: THIS LEASE SHALL BEGIN AT 2:00 PM ON 8/15/2020 AND CONTINUE TO 8/13/2021 AT 8:30 AM. NOTE: This is a fixed term lease and shall expire without further notice. If tenancy is to continue beyond this lease term, both parties must agree in writing in advance.

UTILITIES: Landlord Pays for the following Utilities: Gas, Water, Sewer, Cable T.V., and Internet Access. Additional upgraded services offered by vendors, are the responsibility of Tenant. Tenant agrees to promptly pay any utility bills for which Tenant is responsible. Landlord includes electricity, limited to \$1320.00 per year. Electrical limit has been determined based on historical usage of unit type. Electrical charges in excess of limit to be paid by Tenant within 5 business days of the termination of the lease.

RENT: Tenant agrees to pay rent of 3050.00 for the Premises on or before the **FIRST** day of each month, without demand, payable to Grand Central and delivered to 1022 W. Johnson St., Suite 2, Madison, WI 53715. Rent is due on or before the **FIRST** day of each month regardless of what day the first occurs, including weekends, days our office is closed, breaks or vacations, with no exceptions. If any portion of rent is received after the **FIRST** day of the month, Tenant agrees to pay a late fee equal to 5% of the total monthly rent. Payment may be made via online ACH debit, personal check, cashier's check, or money order payable to the Landlord named on the Lease agreement. Cash is not an accepted form of payment. Receipts are not provided for checks or money orders. **ALL TENANTS, IF MORE THAN ONE, ARE JOINTLY AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF ANY PAYMENTS DUE UNDER THIS LEASE.** August 2019 rent equals one half of the monthly rent. August 2020 rent equals one half of the monthly rent. All payments will be first applied to any outstanding portions of the Rent, late fees and other charges owed by Tenant and then applied to the monthly rent currently due.

RELEASE OF OWNER: Except to the extent of Liability (if any) for property damage or personal injury caused by negligent acts or omissions of Landlord: (a) Landlord is not responsible for any injury, property damage or loss sustained and/or caused by Tenant and/or Tenant's guests; and (b) Tenant expressly waives claims against Landlord for any such injury, damage or loss. Tenant agrees to release Landlord from responsibility and indemnify Landlord for any damage, loss or injury caused by any other person occupying the Unit, or by Landlord for damages which result from any Tenant acts of failure to act; provided, however, that the foregoing shall not be construed as imposing liability on Tenant for: (i) personal injury arising from causes clearly beyond Tenant's control, (ii) property damage caused by natural disasters, or by persons other than Tenant or Tenant's guests/invitees. Clauses (i) and (ii) in the immediately preceding sentence are not intended to affect ordinary maintenance obligations assumed by Tenant under this Lease.

SPECIAL CONDITIONS: The attached house rules addendum, non-standard rental provisions, drug free housing addendum, smoke alarm acknowledgement, security deposit payee designation, notice of domestic abuse protections, and notice of electronic delivery are hereby incorporated into this Lease Agreement.

OTHER LANDLORD OR TENANT OBLIGATIONS: This is a non-smoking building and premises, including interiors of the apartments, are all non-smoking.

SECURITY DEPOSIT: Upon signing this Lease, Tenant agrees to pay a security deposit in the amount of \$ 3050.00 to be held by the Landlord in the Landlord's operating account.

TIME IS OF THE ESSENCE as to all provisions set forth in this Lease Agreement and attached addenda. "Time is of the essence" means that a deadline must be strictly followed.

THIS LEASE INCLUDES THE PROVISIONS ON THE REVERSE HEREOF.
NOTE: SIGNING THIS LEASE CREATES LEGAL ENFORCEABLE RIGHTS.

IN WITNESS WHEREOF, the parties have executed this Lease on 10 / 22 / 19.

Tenant Signature(s) Yang Zhang Zijie Zhang
Yukun Fang

Landlord By [Signature]
Bradley S. Zellner (Nov 8, 2019)

11/08/2019

Lease Agreement (continued)

CONTROLLING LAW: Landlord and Tenant understand their rights and obligations under the lease are subject to and governed by, statutes, rules and ordinances, including Chapter 704, Wis. Statutes, Wis. Admin. Code Chapter Ag 134, applicable local ordinances, and common law. Both parties shall obey all governmental orders, rules and regulations related to the premises, including local housing codes.

POSSESSION/ABANDONMENT: Landlord shall give Tenant possession of the Premises as provided herein.

Until the expiration date specified in the lease, and so long as the Tenant is not in default, the Tenant has the right to exclusive possession of the premises, except as hereafter provided. Tenant shall vacate the Premises and return all of Landlord's property promptly upon the expiration of this Lease, including any extension or renewal, or its termination in accordance with its terms or the law. If Tenant abandons the premises before expiration or termination of this lease, its extension or renewal, or if the tenancy is terminated for Tenant's breach of lease, Landlord shall make reasonable efforts to re-rent the Premises and apply any rent received, less cost of re-renting, to Tenant's obligations under this lease. Tenant shall remain liable for any deficiency. If Tenant leaves personal property on the premises after Tenant vacates or abandons the Premises, Landlord shall dispose of the property as provided in Wis. Stat. 704.05(5). Unless agreed in writing, the Landlord will not store any items of personal property that the tenant leaves behind when the tenant removes or is evicted from the premises, except for prescription medication or prescription medical equipment, the latter of which will be retained by Landlord for 7 days from the date on which the Landlord discovers the property, after which time the Landlord will dispose of it. If the abandoned personal property is a titled vehicle, then before disposing of it, the Landlord shall give notice of its intent to dispose of the vehicle to the tenant and any secured party of which the Landlord has actual notice, personally or by regular or certified mail.

GUESTS: Tenant shall use the Premises for residential purposes only. Neither party may (1) make or knowingly permit use of the Premises for any unlawful purpose, (2) engage in activities which unduly disturb neighbors or Tenants in the building in which the Premises are located, or (3) do, use or keep in or about the Premises anything which would adversely affect coverage under a standard fire and extended insurance policy. Tenant may have no more than two overnight guests per night, and no guest may stay more than three consecutive nights without prior written Landlord approval. Tenant shall be liable for any property damage, waste or neglect caused to the Premises, building, or development in which they are located, by the Tenant or Tenant's guests. Tenant is responsible for the conduct of any guest, and financially responsible for any damages, cleaning charges or any other liability caused by the Tenant or Tenant's guests.

MAINTENANCE: Landlord, under section 704.07, shall keep the structure of the building in which the Premises are located and those portions of the building and equipment under Landlord's control in a reasonable state of repair. Tenant shall fully cooperate with Landlord's performance of maintenance. Tenant shall maintain the Premises under Tenant's control in a clean state. Tenant shall not commit waste, neglect the premises, nor damage the Premises during the Lease term, normal wear and tear excepted. Tenant shall not, without written approval of Landlord, physically alter or redecorate the Premises, cause any contractor's lien to attach to the Premises, or alter the appearance of the Premises or the property of which it is a part. Landlord shall keep heating equipment in a safe and operable condition. Whichever party is obligated to provide heat for the Premises, shall maintain a reasonable level of heating to prevent damage to the Premises and the building in which they are located. Landlord shall give Tenant written notice of the parties' responsibilities regarding the maintenance of smoke detectors required under the rules of the Department of Industry, Labor and Human Relations and any applicable local ordinances and each party shall fulfill its responsibility under those rules.

BREACH/TERMINATION: Failure of either party to comply substantially with any material provision hereof is a breach of the Lease. Should Tenant neglect or fail to perform and observe any of the terms of the Lease, Landlord shall give Tenant written notice of such breach requiring Tenant to remedy the breach or vacate the Premises on or before a date at least 5 days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare this tenancy terminated and institute action to expel Tenant from the leased Premises without limiting the liability of Tenant for the rent due or to become due under this Lease. If Tenant has been given such notice and has remedied the breach or been permitted to remain in the Premises, and within one year of such previous breach Tenant commits a similar breach, this tenancy may be terminated if, Landlord gives notice to Tenant to vacate on or before a date at least 14 days after the giving of the notice as provided in sect. 704.17, Wis. Stats. If Landlord commits a breach, Tenant has rights, under Chap. 704, Wisconsin Statutes including secs. 704.07(4) and under Wisconsin Administration Code Chap. Ag 134.

CODE VIOLATIONS/ADVERSE CONDITIONS: If the Premises or the common areas of the building are currently cited for uncorrected building or housing code violations, or Landlord has actual knowledge of conditions that present a significant threat to tenant's health or safety these conditions are listed under Special Provisions, or on a separate addendum to this Lease, which must be signed by Tenant before this Lease is signed or any deposit is accepted.

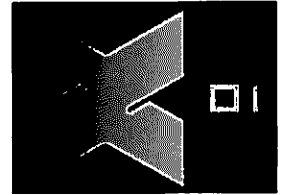
EFFECTIVE DATE/RIGHT OF REFUSAL: Tenant agrees that the terms of the Lease and accompanying addendums become effective as of the date Tenant signs the Lease. Until Landlord has executed this Lease, Landlord shall have the unrestricted right to refuse acceptance of Tenant for any reason. Such refusal shall not be based, however, on Tenant's race, religion, sex, national origin, or other protected class. If Landlord refuses to execute this Lease, Landlord shall refund to Tenant any security deposit and previously paid rent.

DAMAGE BY CASUALTY: If the Premises are partially damaged by fire, water, or other casualty, the Premises shall be repaired as soon as reasonably possible by Landlord, and rent abates to the extent the Tenant is deprived of the full normal use of the premises. If the damage is so extensive as to render the Premises untenantable, the rent shall abate until the repairs are made; or this Lease may be terminated by either Tenant or Landlord and the rent pro-rated to the date of damage unless Landlord proceeds promptly to repair or rebuild the premises. In the event that fire, water, or other casualty is caused by the Tenant, Tenant agrees to compensate Landlord for all costs incurred as a result of the damage, and rent shall not abate during the period of repair.

ENTRY: Tenant agrees to allow Landlord to enter the Premises at reasonable times for showings to prospective Tenants with 12 hours advance notice and showings to prospective purchasers, inspections, or to make repairs with 24 hours advance notice, or anytime when Landlord has reason to believe a health or safety emergency exists. Tenant agrees that Landlord may provide Notice of entry to Tenant by telephone, E-mail, or in writing. **TENANT AGREES THAT A REQUEST FOR MAINTENANCE BY TENANT GIVES LANDLORD PERMISSION TO ENTER THE PREMISES.** Landlord retains the right to enter the unit for any and all emergency situations without prior notice. Neither party shall add or change locks without providing the other party access to the Premises, except as provided in MGO s. 32.05(2). Improper denial of access to the Premises is a material breach of the Lease.

Initial YR ZZ YF

LZ Management Company, LLC
1022 W. Johnson St, Suite 2
Madison, WI 53715



HOUSE RULES ADDENDUM
ADDENDUM TO LEASE AGREEMENT - (HR)

This lease addendum is a permanent, legal addition to the Lease agreement. Failure to adhere to the terms of this addendum may be considered a breach of contract and grounds for legal action against Tenant.

1. **RENT:** Rent is due on or before the **FIRST** day of the month. Payment may be made via online ACH debit, personal check, cashier's check, or money order payable to the Landlord named on the Lease agreement. Cash is not an accepted form of payment.
 - a. A late fee equal to 5% of the total monthly rent will be imposed if any portion of rent is received after the **FIRST** day of the month. A late fee will be imposed for any month your account has an unpaid rent balance after the **FIRST** day of the month.
 - b. If a personal check is returned unpaid for any reason, the rent payment will be considered delinquent and the applicable late fee will apply, in addition to a \$35.00 returned check fee. After two returned checks, personal checks will no longer be accepted.
 2. **SECURITY DEPOSIT:** Tenant may not use the security deposit as payment of any month's rent without prior written landlord approval.
 - a. The security deposit, less any amounts properly withheld, will be sent to Tenant's last known address in accordance with applicable law. If any portion of the deposit is withheld, Landlord will provide an accompanying itemized statement specifically describing any damage and accounting for any amount properly withheld. The reasonable cost of repairing any waste, neglect or damages for which tenant is responsible, normal wear and tear excepted, may be deducted from the security deposit. Tenant has eight (8) days from the beginning of the Lease term to notify Landlord of any damages or defects existing prior to Tenant's occupancy and to make a written request for a list of physical damages charged to the previous Tenant's security deposit. No deduction shall be made for any damage or defect of which written notification is given within the time stated that is not repaired during the tenancy.
 - b. The security deposit refund will be mailed to tenant in the form of one check made payable to all Tenants who are parties to the Lease agreement, unless tenants designate a payee in writing. It is tenant's responsibility to leave a forwarding address prior to lease expiration or termination. Objections to security deposit deductions may be made in writing and mailed to the management office within 21 days of receipt. Tenant must provide Landlord with a forwarding address.
 3. **MOVE-IN:** Landlord agrees to deliver and maintain the leased premises in a fit and habitable condition in accordance with municipal codes.
 - a. In the event prior tenancy results in deterioration of the condition of the premises, Tenant hereby agrees to fully cooperate with Landlord in the facilitation of any repairs and/or cleaning required.
 - b. If Tenant believes additional cleaning is needed upon move-in, Tenant agrees to request Landlord to perform any additional cleaning within 24 hours of obtaining keys.
 - c. Landlord agrees to clean the leased premises and repair any damages caused by the prior Tenant within a reasonable time.
 - d. Landlord does not agree to any form of compensation for repairs or cleaning completed by Tenant unless written permission is first given by Landlord for the work prior to Tenant commencing any such work.
 4. Tenant agrees that no improvements or repairs to the leased premises have been promised unless they are specifically outlined in writing.
 5. Any person of legal age who resides in the leased premises must be a signed party to the Lease. Tenant may not add new residents without prior written Landlord approval. If additional residents are approved, Landlord reserves the right to adjust the monthly rent.
 6. **DISTURBANCES:** Tenant agrees to maintain a reasonable level of noise at all times of the day and night, so as not to disturb or disrupt neighboring apartments or houses. Tenant shall fully cooperate with all other Tenants in the building in an effort to maintain a peaceful atmosphere at all times. Tenant agrees not to create and/or maintain a nuisance or other disturbance that infringes upon the comfortable living conditions or privacy of other residents. Tenant further agrees not to engage in any retaliatory behavior against any neighbor who makes any complaint about the Tenant. Tenant further agrees that behavior on the part of the Tenant that violates any term of the house rules or any lease document is grounds for the fees as stated in the non-standard rental provision (NSRP) and/or termination of the tenancy and/or by Landlord, as permitted by the Wisconsin Statutes.
 7. **GUESTS:** Tenant is responsible for the conduct and actions of Tenant's guests and invitees while such guests and invitees are present at or in the building. Tenant is permitted to have guests under the following conditions:
 - a. No more than two overnight guests per night.
 - b. No guest may stay overnight more than three consecutive nights without prior written Landlord approval.
 - c. Social gatherings/guests shall be confined inside the leased premises. Social gatherings may not occur in any common areas.
- Unauthorized occupancy by any person(s) not named in the Lease shall be considered an unauthorized sublet and subject to such fees as set forth in the Lease documents and may be considered a breach of Lease.
8. **FURNITURE:** Tenant agrees that appliances and furniture owned solely by Landlord shall remain in the interior of the leased premises at all times. Damage caused by furniture being taken or placed outside will be the responsibility of the Tenant.
 9. Outdoor balconies and terraces adjacent to the building are not a part of this Lease agreement. Any furniture placed on porches, patios, or balconies must be appropriate outdoor furniture and Tenant may not store personal items on the balcony. Gas and charcoal grills are prohibited on porches and balconies. This provision even applies where a sprinkler system is present on the porch or balcony.
 10. **CLEANLINESS:** Tenant shall maintain the premises in a clean and sanitary condition, free from debris, garbage and physical hazards. Tenant agrees to perform routine cleaning throughout the leased premises on a regular basis. Routine cleaning includes, but is not limited to vacuuming the carpeting, sweeping and washing floors, scrubbing the tub/shower, scrubbing the toilet and sinks, dusting, washing dishes, discarding and removing trash, and cleaning the interior and exterior of all appliances.

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House Rules Addendum (continued)

11. TRASH POLICY: All trash must be bagged, kept in tightly sealed containers. If a dumpster is provided, trash must be placed inside the dumpster. Trash is to be properly placed by the street for pick-up on appropriate day of the week, or inside dumpsters provided on the property, whichever is applicable. Tenant is responsible for knowing the correct trash pick-up day.

- a. Tenant agrees to follow municipal recycling ordinances with regards to recyclable materials.
- b. Tenant will be responsible for cleaning/removal charges of \$75 for each item of improperly placed trash.
- c. Tenant agrees to pay any fines assessed for violation of municipal trash codes in regards to improperly placed trash.

12. Tenant is not permitted to place trash or personal belongings in any common areas, basements, or attics. Landlord is not responsible for tenant belongings kept outside the confines of the Leased Premises. Landlord cannot and does not guarantee dryness in any basement.

13. LAWN CARE: Tenant agrees to allow Landlord, without interference, to engage in chemical and mechanical lawn and/or grounds control measures within the Premises, building and/or grounds wherein the building is located. Tenant agrees to be responsible for any and all lawn maintenance, if applicable, as set forth on the front of the Lease Agreement.

14. Smoking and/or consumption of alcohol in the building common areas are prohibited at all times.

15. Tenant is responsible for purchasing and replacing light bulbs within the leased premises as necessary and in accordance with law. All light bulbs must be in working order upon vacating the leased premises.

16. PERSONAL PROPERTY: Landlord shall not be responsible for damage to Tenant's personal property by theft, fire, water, sewer backup, mechanical failure, weather or other casualty loss, except when caused by the negligent acts or omissions of the Landlord. It is Tenant's responsibility to obtain renter's insurance to insure liability and personal property from loss. **Proof of renter's insurance is required during the entire course of the Lease term.** The policy shall be issued by a company licensed to do business in Wisconsin and shall have a minimum limit of liability for bodily injury and property damage of \$100,000. Tenant agrees that any personal property remaining at the premises after the expiration or termination of the lease will be deemed abandoned by Landlord and will not be stored for any period of time.

17. Air conditioners, space heaters, waterbeds, dartboards, or extra refrigerators are not permitted within the leased premises, nor may Tenant attach or affix any wiring of any sort, advertising banners or signage, antennas, satellite dishes, or other electrical connections on or to the building, including but not limited to balconies and porches, without prior written Landlord approval. Any violation of this provision may be subject to a \$100.00 fee per occurrence. Landlord reserves the right to remove any such objects or items.

18. LAUNDRY: Laundry machines are provided in the building. Tenant agrees to properly use laundry machines. Use is restricted to the hours between 8:00 a.m. and 10:00 p.m. No personal machines are permitted. Landlord will not be responsible for damage to personal property due to laundry machine failure.

19. Tenant is allowed to use only small nails or tacks to hang pictures. Poster putty, two-sided tape and screws are not permitted. Tenant is prohibited from installing a television wall mount on the walls or ceiling of the premises.

20. DAMAGES: Whenever damage is caused by the Tenant or Tenant's guests or invitees, Tenant agrees to pay for the cost of all repairs and labor within 30 days of Landlord's demand for payment. Physical damage includes, but is not limited to:

- a. Painting or wallpapering walls, or driving screws, brackets, or large nails into walls.
- b. Fire or water damage, broken doors, cracked windows, holes in walls or screens, etc.
- c. Damage to the garbage disposal due to placing improper items down the drain, such as bones, glass, grease, coins, utensils, popcorn kernels, paper, tin foil, bottle caps, twist-ties, plastic, gravel, cigarette butts, etc.
- d. Damage resulting from the plugging of any free-flowing drains due to placing of tampons, sanitary napkins, or other inappropriate items in toilets or other plumbing fixtures. Damage includes water damage to walls, floors, or ceilings, etc. due to overflow.
- e. Damage to carpet or other flooring as a result of using tape or any other adhesive or chewing gum being stuck to the carpet.
- f. The cost for repair of any damage to the Leased premises or building will be charged to the Tenant at professional rates for supplies and labor. Landlord may require payment at any time, including advance payment for repairs for which Tenant is liable. Any delay in Landlord's demand for payment does not constitute a waiver.

21. Tenant agrees to immediately inform Landlord of any hazardous or potentially hazardous condition that may develop or has developed in, near, or around the leased premises and/or building which may cause injury to persons or damage to the building.

22. MAINTENANCE: Non-emergency maintenance requests should be made in writing and mailed or delivered to the management office. Emergency requests should be called in to the management office (608) 441-3400 between the hours of 8:00 a.m. and 4:30 p.m. Monday - Friday, or to the after hours number of 608-283-3112 during non-business hours. Landlord is not responsible for completing repairs by a specific date when unusual circumstances, or acts of the Tenant, prevent such completion. Tenant shall not alter, redecorate, cause any contractor's lien to attach to Premises, or paint any portion of the Premises without prior written consent of the Landlord.

23. APPLIANCE REPAIR: If the refrigerator and/or freezer quit working, Tenant agrees to notify Landlord immediately. Tenant agrees to keep their food from spoiling until such time as the appliance can be repaired. Landlord will not be responsible for the loss of food.

24. PEST CONTROL: Landlord provides pest control service if problems with pests arise. Tenant agrees to allow Landlord, without interference, to engage in chemical and mechanical pest control measures within the Premises and the building and grounds wherein the building is located. Landlord makes no guarantee to provide Tenant with alternative housing due to pest control issues as long as the issue is resolved within a reasonable time.

- a. Tenant shall receive at least 24 hours prior written notice with instructions for preparing the leased premises for spraying.
- b. Tenant agrees to fully cooperate with Landlord and pest control service, and properly prepare the leased premises as necessary.
- c. If the leased premises are not ready and a re-spray is necessary, or management or pest control personnel must prepare the unit for spraying, a \$35 per hour preparation fee will be assessed to Tenant for failure to properly prepare.
- d. If the premises are damaged by an infestation of insects or other pests, due to the acts or inaction of the Tenant, the Tenant must reimburse the Landlord for the reasonable cost of remediation.

25. SIGNS: Tenant may not hang, post, display or exhibit banners or signs on the exterior door or the exterior of the building. Tenant shall not place anything whatsoever on the outer windowsills or ledges, or display, post or erect anything in or on the windows themselves or about the Premises or in the building except for designated areas.

26. Window screens may not be removed under any circumstances. Any Tenant who throws any object, fluid or liquid from a window, balcony and/or roof may be subject to a \$300.00 fee, eviction by judicial process, civil and/or criminal prosecution.

27. Landlord reserves the right to post "For Rent" signs on the premises at the Landlord's sole discretion.

28. FALSE ALARMS: In the event a false fire alarm/fire extinguisher discharge is determined to have originated from the leased premises, tenant will be assessed a fee equal to \$500.00 per occurrence, in addition to any fine levied by the civil authorities, and will be prosecuted to the fullest extent of the law.

29. KEG POLICY: Kegs and/or barrels of beer are prohibited in the leased premises and the building. Tenant will be assessed a fee equal to \$500.00 per occurrence for possessing a keg or barrel of beer in the leased premises or building. Smoking and/or consumption of alcohol in the building common areas are prohibited at all times.

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HR X01 Page 2/3

House Rules Addendum (continued)

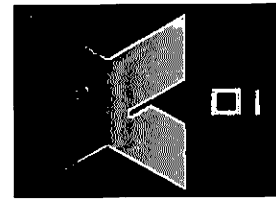
30. **PET POLICY:** The only pets permitted in the building are fish in a 20-gallon or smaller tank. Any unauthorized pet will result in a \$250.00 pet charge to Tenant, and \$20.00 per day until removed from the building. The imposition or payment of these fees does not prevent Landlord from proceeding with legal action to terminate the tenancy, as permitted by the Wisconsin Statutes.
31. **SUBLEASING:** The following terms and conditions apply in regards to subleasing:
- a. Tenant may not assign or sublease this lease without prior Landlord approval. Consent shall not be unreasonably withheld.
 - b. Tenant agrees to pay a \$150.00 administrative fee to management. This fee is due when the sublet authorization is completed.
 - c. The prospective sub-lessee(s) must complete an application, and Landlord must approve the application.
 - d. All Tenants, the sub-lessee(s) and the Landlord must sign the sublet agreement before the sublease becomes a legal amendment.
 - e. Tenant agrees to pay a \$500.00 fee for unauthorized subleasing, without affecting Landlord's right to proceed against Tenant for having an unauthorized Tenant.
32. Any person of legal age who resides in the leased premises must be a signed party to the Lease. Tenant may not add new residents without prior written Landlord approval. Landlord reserves the right to adjust the monthly rent based on the number of occupants of legal age. After 45 days prior to Lease commencement Tenant agrees to pay a \$50.00 administrative fee in order to add Tenant names to the Lease.
33. **RE-RENTAL:** Tenant agrees to pay a \$200 administrative fee in the event that the leased premises need to be re-marketed due to Tenant breaching this Lease agreement prior to its commencement. The administrative fee is in addition to any other costs or losses associated with re-renting the leased premises.
34. Tenant agrees to reimburse Landlord for any municipal fines assessed to Landlord for Tenant's violation of any municipal ordinance.
35. Appropriate window coverings, such as blinds and curtains, must be used to cover windows.
36. **UTILITIES:** When Tenant is responsible for payment of utilities, Tenant shall notify the utility company regarding connection and discontinuation of utility service, and Tenant agrees to maintain service concurrent with the Lease term.
37. **SMOKE ALARMS:** Tenant agrees that they are responsible for maintaining and testing smoke alarms that are within the leased premises, in accordance with the manufacturer's instructions. Tenant agrees that they will notify Landlord in writing if a smoke alarm becomes inoperable. Landlord shall have five days from receipt of such written notice to repair and replace the inoperable alarm(s).
38. **SECURITY:** Notwithstanding any security measures at the property, Landlord is not responsible for providing security relative to Tenant, Tenant's guests or the leased premises. Tenant agrees not to prop exterior doors open or to allow any unauthorized individuals into the building. Tenant also agrees to keep tenant's leased premises door locked at all times, except when entering and leaving. Tenant agrees to hold the Landlord harmless for the bad acts of third parties, except when caused by the negligent acts or omissions of the Landlord.
39. **CHECK-IN/CHECK-OUT:** Tenant shall within eight (8) days of occupancy of the Premises, inspect the Premises and have returned to Landlord a completed Check-in/Check-Out form, detailing any defects or repairs needed within the Premises. The consequence of not timely returning the Check-In/Check-Out form is that the Landlord will then assume that there were no deficiencies in the Premises at the time of occupancy. Tenant agrees not to vacate the Premises without first contacting Landlord.
40. The Department of Revenue does not require Landlords/agents to complete homestead tax credit forms for Tenants. Please keep your receipts and/or copies of canceled checks, as you feel appropriate.
41. The terms "Landlord" and "Tenant" when used herein shall be taken to mean singular or plural, masculine or feminine, as the case may be, and the provisions of this document shall bind the parties, their agents, their estate, and their successors and assigns subject to the provisions of Wis. Stat. s. 704.165.
42. **NOTICE:** You may obtain information about the sex offender registry and persons registered with the registry by contacting Wisconsin's Department of Corrections at <http://offender.doc.state.wi.us/public> or at 1-877-234-0085.
43. **SEVERABILITY:** If any provision or clause in the Lease or any addendums, or any remedy herein provided, is determined by a court of law to be invalid, then such provisions or clauses shall be deemed automatically adjusted to conform to the requirements for validity as declared at such time and, so adjusted, shall be deemed a provision or clause of this Lease as though originally included herein. In the event the provision or clause invalidated is of such a nature that it cannot be adjusted, such provision shall be invalid and deemed omitted from this Lease. The remaining provisions of this Lease shall remain in full force and effect.
44. **PARKING:** Automobile parking is not included with the lease and is not guaranteed. A separate parking contract must be entered into between Landlord and Tenant before automobile parking is allowed on the property.
- a. No vehicles or mopeds may be parked on the lawn or outside of designated areas at any time without prior Landlord approval.
 - b. No inoperative vehicles (including vehicles with flat tires, non-current license plates, or abandoned), are permitted on the property at any time.
 - c. Failure to remove such vehicle after notice may be deemed a material breach of the Lease agreement. There is also a \$25 daily charge from date of notification until such vehicle, boat, or trailer is removed from the property.
 - d. Temporary parking permits are available for \$10.00 per day, subject to availability and with prior Landlord approval.
 - e. City parking permits will not be granted to any Tenants of the building. For information pertaining to street parking, please go to <http://cityofmadison.com/parking>.
45. **BICYCLE/MOPED PARKING:** Bicycle and moped parking, where applicable, is available in designated areas. Bicycle parking/storage is prohibited in the leased premises. Landlord may remove bicycles or moped parked in unauthorized areas at Landlord's discretion.

Tenant Yang Zhang Date 10/22/19
Tenant Yukun Fang Date 10/22/19

Tenant Date

Tenant Zijie Zhang Date 10/22/19

Tenant Date



NON-STANDARD RENTAL PROVISIONS (HR)
THIS DOCUMENT IS HEREBY INCORPORATED INTO AND
MADE PART OF THE ACCOMPANYING LEASE AGREEMENT

- YF
(Initial) YB, ZT 1. Tenant agrees to place the residence in as overall clean condition at move-out, excepting ordinary wear and tear, as when the tenancy commenced or as subsequently improved by Landlord, Landlord's agents or Tenant. If the residence is not clean when Tenant vacates, management's employees or an independent cleaning company will undertake the work, and the wage rate assessed to Tenant shall be \$39.50 per hour. Tenant is not required to professionally clean carpets, unless there is unusual damage caused by Tenant abuse.
- YF
(Initial) YB, ZT 2. All windows, storm windows, screens, and blinds must be in place or present at check-out time and in good condition, normal wear and tear excepted. In the event windows, screens or blinds are broken, damaged, or missing, Tenant agrees to pay as follows: damage to screen mesh interior – actual cost; if screen is missing or frame damaged – actual cost; blinds – actual cost; window glass/frame damaged or replaced – actual cost.
- YF
(Initial) YB, ZT 3. All costs related to wall repairs, including but not limited to wall repair and painting as a result of damage caused by Tenant, and all costs related to returning wall material and paint to the same overall condition as when the tenancy commenced or as subsequently improved by Landlord, Landlord's agents or Tenant will be billed to Tenant at a rate of minimum labor rate of \$49.50 per hour plus actual materials costs. This damage may include, but is not limited to, drywall damage due to holes, nicks, scrapes; paint repair and prep due to the use of adhesives that cause damage; if the paint color was changed by Tenant, the costs to return the paint to the original color; and any other damage to the walls beyond normal wear and tear caused during the term of the Lease.
- YF
(Initial) YB, ZT 4. Tenant agrees that if the number of keys returned at or before the time of check-out at the end of the Lease term is not equal to the number of keys issued during the course of the Lease, the locks will be re-keyed. Re-key charges, either during the course of the Lease or at Lease end, will be equal to the actual cost to re-key the locks including labor at a minimum rate of \$49.50 per hour. Mailbox re-keys will be billed at \$25.00 each. Individual laundry or security door keys will be billed at the rate of \$30.00 each. Laundry cards will be billed at the rate of \$10.00 each. Time is of the essence in regards to key return by the Tenant. All apartment and other keys must be delivered together to Landlord at or before the check-out time.
- YF
(Initial) YB, ZT 5. Tenant may not change or re-key door locks or install additional locks on any exterior or interior doors Landlord may, without notice or liability, remove any unauthorized locks and make necessary repairs at Tenant's expense. Unauthorized copying of keys is prohibited. No person other than a named Tenant shall be issued a key or access card to the Premises unless authorized by Landlord. Neither party shall add or change locks without providing the other party access to the Premises, as provided in MGO 32.05 (2).
- YF
(Initial) YB, ZT 6. Lease maturity date and time is of the essence. A fee of \$200.00 will be assessed if an occupant or occupant's possessions are not completely removed from the premises by the Lease maturity date and time. An additional use and occupancy charge of \$25.00 per hour will be assessed for each hour any Tenant remains in occupancy past the Lease maturity date and time. In the event the Lease does not state a specific time, the maturity time of the Lease shall be at noon on the Lease maturity date. Imposition of the charges specified in this paragraph is not permission for the Tenant to remain in possession of the premises after the lease term expires.
- YF
(Initial) YB, ZT 7. Tenant agrees that any unpaid late fees, returned check fees, utility costs for which Tenant is responsible, and/or mitigation costs allowable under Wis. Stat. 704, such as advertising expenses, in case you breach your Lease (or any extension) may be deducted from the security deposit.
- YF
(Initial) YB, ZT 8. In the event Tenant requests Landlord to unlock an apartment or other door for any reason, Tenant agrees to pay a service charge of \$50.00 during normal business hours (8:00 a.m. through 4:30 p.m. Monday through Friday), and \$100.00 during non-business hours. In the event Tenant requests door locks to be re-keyed, Tenant agrees to pay the actual cost to re-key the locks including labor at a minimum rate of \$49.50 per hour.
- YF
(Initial) YB, ZT 9. In the event a personal check is returned unpaid for any reason, Tenant agrees to pay a \$35.00 administrative fee, plus applicable late fees. This fee is due at the time the check is paid with replacement funds. Post-dated and NSF checks are considered non-payment and, as such, are subject to handling fees as set forth in the Lease. Tenant agrees that unpaid fees and charges will be deducted from the security deposit. Landlord takes no responsibility for processing post-dated checks or for any fees to Tenant that may be caused by processing post-dated checks.
- YF
(Initial) YB, ZT 10. Tenant may not have any pets on the premises at any time without Landlord's prior written consent. If a pet is acquired without prior written approval from Landlord, or if Tenant boards someone else's pet, Tenant will be assessed a fee of \$250.00, and \$20.00 will be assessed each day that the pet remains on the premises. This provision does not grant permission to keep an unauthorized pet in the apartment.
- YF
(Initial) YB, ZT 11. In the event Tenant desires to sublease, Tenant agrees to pay a \$150.00 administrative fee to management. This fee is due and payable at or before the time the sublet agreement is signed at the management office. Subleases are an uninterrupted continuation of the term of the Lease; as a condition of a sublease, no assessments or inspections by Landlord shall be made, no changes to any furniture provided by Landlord shall be made, nor any cleaning or promises to improve or repair shall be made by Landlord. Tenant agrees to pay a \$500.00 fee for unauthorized subleasing, without affecting Landlord's right to proceed against Tenant for having an unauthorized Tenant.

NSRP X01 (continued)

(Initial) YB, ZH YF 12. In the event that Tenant wants to breach this Lease agreement prior to its commencement and have the premises placed back on the rental market, Tenant agrees to pay a \$150.00 administrative fee. The administrative fee is in addition to any other costs or losses associated with re-renting the premises. Payment of this fee does not release the tenant from their continuing liability per the lease, subject to the landlord's statutory duty to attempt to mitigate damages.

(Initial) YB, ZH YF 13. In the event that Tenant vacates the premises prior to the Lease end date as listed in the Lease Agreement or any extensions thereof, whether or not advance notice is provided, Tenant agrees to pay \$300.00 to Landlord as the cost for Landlord to fulfill its duty to mitigate the damages to Tenant by attempting to re-rent the premises. The administrative fee is in addition to any other costs or losses associated with re-renting the premises. Payment of this fee does not release the tenant from their continuing liability per the lease, subject to the landlord's statutory duty to attempt to mitigate damages.

(Initial) YB, ZH YF 14. Tenant agrees to report any problems with the heating system to Landlord immediately. When Tenant controls the thermostat on the premises, Tenant agrees to maintain a temperature of at least 67 degrees. If the thermostat is turned off or set at a temperature below 67 degrees, Tenant will be assessed a \$50.00 fee for each instance. In addition to the \$50.00 charge, Tenant will be responsible for all damages on the premises, other residential units and common areas, caused by the heat being insufficient, including but not limited to damages caused by frozen water pipes. Landlord may adjust the heat at any time if it is determined that the heat is not set at a level sufficient to protect water pipes from freezing; this includes during winter break and weekends when no one appears to be present at the apartment.

(Initial) YB, ZH YF 15. Excessive noise and/or disturbance charges: as full use and enjoyment of the Premise is an essential element to this Lease agreement, Tenant agrees that Landlord may assess the following non-rent charges to Tenant for each noise complaint and/or disturbance reported by Landlord, neighbors or law enforcement officers. This shall include all noise disturbances caused by persons residing in the Premise, as well as Tenant's guests and invitees. 1st noise complaint - Warning and/or a 5 day notice; 2nd noise complaint - \$100.00 and / or a notice of default; 3rd noise complaint and subsequent noise complaint - \$150.00 and / or a notice of default. The imposition and/or payment of these fees do not prevent Landlord from proceeding with legal action to terminate the tenancy, as permitted by the Wisconsin Statutes.

(Initial) YB, ZH YF 16. Tenant agrees to not flush ANY items down the toilet that could cause it to become stopped up and agrees to supply a toilet plunger for the apartment. In the event that it becomes necessary for Landlord to unplug Tenant's toilet, Tenant will be charged for the service call at a rate of \$49.50 per hour.

(Initial) YB, ZH YF 17. In the event a false fire alarm/fire extinguisher discharge is determined to have originated from a specific Tenant's apartment or their guests, Tenant agrees to pay a fee of \$500.00 per occurrence, in addition to any fine levied by the civil authorities.

(Initial) YB, ZH YF 18. Tenant agrees to not tamper with or manipulate any of the security cameras or other similar devices in the building. Tenant will be assessed a fee of \$250.00 per occurrence for tampering with or manipulating any of the security cameras or other similar devices in the building. Tenant will be responsible for the cost to repair the security cameras or similar devices in the building that were damaged.

(Initial) YB, ZH YF 19. Tenant grants Landlord (or Landlord's agents) permission to enter the premise at reasonable times when Tenant has made a verbal or written maintenance request without giving Tenant additional notice. Tenant agrees that Landlord may enter without advance notice if (a) any of the Tenants request or consent entry, (b) a health or safety emergency exists, or (c) Tenant is absent and Landlord reasonably believes entry is necessary to protect Premises from damage.

(Initial) YB, ZH YF 20. Advance notification to residents for Landlord entry to show the premises to prospective tenants or purchasers, inspect the premises, or make repairs not requested by residents may provide Notice of entry by telephone, E-mail or in writing.

(Initial) YB, ZH YF 21. Tenant hereby agrees to give consent and authorization to Landlord (or its agents) to have access to any and all utility account information during the course of the Lease, renewals and for 30 days thereafter.

(Initial) YB, ZH YF 22. Tenant hereby agrees that all costs associated with the storing and/or disposing of personal property left behind by Tenant(s) after the Tenant(s) vacates or is evicted from the premises, may be deducted from the security deposit, if not paid by Tenant(s) by the end of the tenancy.

(Initial) YB, ZH YF 23. Tenant hereby agrees that all costs associated due to holdover damages as a result of the Tenant(s) failure to vacate, after the expiration of the lease or termination of tenancy by notice, may be deducted from the security deposit.

(Initial) YB, ZH YF 24. Tenant hereby agrees that any cost incurred by Landlord as a result of Tenant(s) violation of Carbon Monoxide Detector Addendum and/or the Smoke Alarm Addendum.

I HAVE READ THE "NON-STANDARD RENTAL PROVISIONS" AND ACKNOWLEDGE THIS POTENTIAL FINANCIAL LIABILITY. By initialing, I acknowledge that the Landlord has identified each provision with me. I understand that any of the above-referenced items and any charges identified in the House Rules Addendum may be deducted from my security deposit at the termination of my tenancy if not paid. If any of the above charges are not deducted from the security deposit, Landlord shall send a statement to Tenant, which Tenant agrees to pay upon receipt.

TENANT(s) Signatures

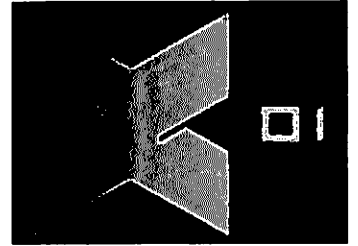
Yang Zhang
Yukun Fang

Zijie Zhang

Landlord by:

Bradley S Zellner
Bradley S Zellner (Nov 8, 2019)

LZ Management Company, LLC
1022 W. Johnson St, Suite 2
Madison, WI 53715



LEASE ADDENDUM FOR DRUG FREE HOUSING

THIS FORM IS ATTACHED TO AND MADE PART OF THE LEASE DRAWN BETWEEN THE PARTIES:

Address: 1001 University Ave

Apt. # 300

"ANTI-DRUG RULES"

Residents shall not, in the leased unit, hallways, elevators, parking garages, parking lots, maintenance areas, laundry room, pools, recreational facilities, lobbies, all exterior areas of the building, and all other common and/or public areas of the building (the foregoing are collectively referred to as the "Premises") engage in or permit any drug related criminal activity or engage in or permit any criminal activity or other activity that endangers the health or safety of other residents, in the Owner's sole discretion, or engage in or permit any activity that is, in the Landlords's sole discretion, otherwise injurious to the Community or its reputation.

Instances of such conduct shall include, but not be limited to, Residents permitting Co-Resident, Occupant, member of Resident's Household or Family, Guest, Invitee, or other persons Resident permits to occupy or use the Premises, to keep, use, manufacture, purchase, sell, possess, or otherwise distribute controlled substances (as defined in section 102 of the Controlled Substance Act, 21 U.S.C. Section 802) or drug-related paraphernalia in or about the premises.

Resident further agrees that if controlled substances are found in the leased premises during the period of tenancy, except such controlled substances as have been dispensed to the person in possession of the same pursuant to a lawfully issued prescription (it being the burden of the tenant to establish that all elements of the foregoing exceptions apply), the existence of such controlled substances shall constitute a material non-compliance by the Tenant of this lease agreement. The restrictions contained hereunder are material obligations under the lease. It is fully understood that a single violation of any of the provisions of this addendum shall be deemed a material violation of the lease, and good cause for termination of the tenancy and good cause for termination of the tenancy, as permitted by the Wisconsin Statutes.

IN WITNESS WHEREOF, the parties have executed this "Anti-drug rules addendum" on 10/22, 20 19.

TENANT(s)

Yang Zhang
Yukun Fang


Zigie Zhang

Bradley S Zellner
Bradley S Zellner (Nov 8, 2019)

Landlord

11/08/2019

Date



THIS FORM IS ATTACHED TO AND MADE PART OF THE LEASE DRAWN BETWEEN THE PARTIES:

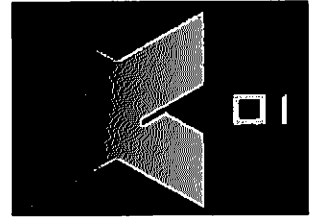
____ (please print)

_____ TBD

_____ J

Date _____

LZ Management Company, LLC
1022 W. Johnson St, Suite 2
Madison, WI 53715



NOTICE OF DOMESTIC ABUSE PROTECTIONS

THIS FORM IS ATTACHED TO AND MADE PART OF THE LEASE DRAWN BETWEEN THE PARTIES:

1. As provided in section 106.50 (5m) (dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault or stalking committed by either of the following:
 - (a) A person who was not the tenant's invited guest.
 - (b) A person who was the tenant's invited guest, but the tenant has done either of the following:
 1. Sought an injunction barring the person from the premises.
 2. Provided a written statement to the landlord stating that person will no longer be an invited guest of the tenant and the tenant has not subsequently invited the person to be the tenant's guest.
2. A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in section 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.
3. A tenant is advised that this notice is only a summary of the tenant's rights and the specific language of the statutes governs in all instances.

Yang Zhang 10/22/19
Tenant Date

Yukun Fang 10/22/19
Tenant Date

Tenant Date

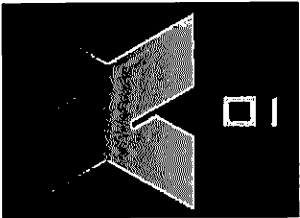
Zijie Zhang 10/22/19
Tenant Date

Tenant Date

Tenant Date

Bradley S Zellner 11/08/2019
Bradley S Zellner (Nov 8, 2019)
Landlord Date

LZ Management Company, LLC
1022 W. Johnson St, Suite 2
Madison, WI 53715



NOTICE OF ELECTRONIC DELIVERY

THIS FORM IS ATTACHED TO AND MADE PART OF THE LEASE DRAWN BETWEEN THE PARTIES:

Lessor and Lessee agree that Lessor may provide any of the following documents to Lessee by electronic means:

- 1. A copy of the rental agreement and any document related to the rental agreement.
- 2. A security deposit and any documents related to the accounting and disposition of the security deposit and security deposit refund.
- 3. A promise made before the initial rental agreement to clean, repair, or otherwise improve any portion of the premises.
- 4. Advance notice of entry under 704.05(2).

Yang Zhang 10/22/19
Tenant Date

Yukun Fang 10/22/19
Tenant Date

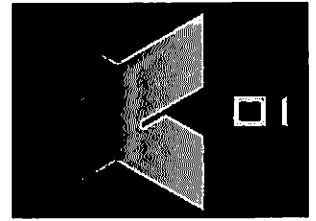
Tenant Date

Zijie Zhang 10/22/19
Tenant Date

Tenant Date

Tenant Date

Bradley S Zellner 11/08/2019
Bradley S Zellner (Nov 8, 2019)
Landlord Date



Furniture Addendum To Lease Agreement

GrandCentralApartments•1022WestJohnsonStreet•Apartment# 300 The tenant acknowledges that the apartment is furnished with the following furniture:

Efficiency and One Bedrooms

One full size bed per bedroom (double room occupancy, two singles), One desk per bedroom, One desk chair per bedroom, One table package, One couch, Two bar stools

Two through Five Bedrooms

One full size bed per bedroom (double room occupancy, two singles), One desk per bedroom, One desk chair per bedroom, One table package, One couch, Three bar stools

1. Tenant agrees that the furniture is owned solely by the Landlord and shall remain on the premises at all times. In the event any furnishings are not on the premises, or have been damaged by Tenant, replacement cost shall be paid for by Tenant, or deducted from the Tenant's security deposit.
2. In the event of damage to any of the above-listed items beyond normal wear and tear, Tenant shall be responsible for repair or replacement costs.
3. Tenant may not remove any unwanted furniture from the apartment without Landlord's prior written consent.
4. Tenant also agrees to pay a removal fee of \$30 per item for any unwanted furniture. Removal requests will be taken after move-in, not before.
5. Replacement costs: Residents are responsible for actual cost of furniture replacement.

Resident Signature: Yang Zhang Date: 10/22/19

Resident Signature: Zijie Zhang Date: 10/22/19

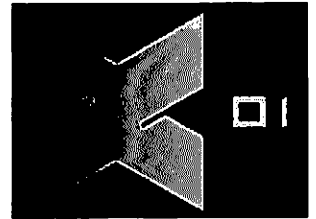
Resident Signature: Yukun Fang Date: 10/22/19

Resident Signature: _____ Date: _____

Resident Signature: _____ Date: _____

LZ-Management:  Date: 11/08/2019
Bradley S Zellner (Nov 8, 2019)

LZ Management Company, LLC
1022 W. Johnson St, Suite 2
Madison, WI 53715



Site Unseen Agreement

I have been given the opportunity by LZ Management Company, LLC to view the premises at 1022 West Johnson Street, Apartment # 300 prior to signing the Lease Agreement. I have chosen NOT to view the premises before signing and agree to the terms of the Lease.

Resident Signature: Yang Zhang Date: 10/22/19

Resident Signature: Zijie Zhang Date: 10/22/19

Resident Signature: Yukun Fang Date: 10/22/19

Resident Signature: _____ Date: _____

Resident Signature: _____ Date: _____

Resident Signature: _____ Date: _____



City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com



SMOKE ALARM REQUIREMENTS FOR OWNERS & TENANTS

Madison General Ordinance (MGO) 34.907 (3) Maintenance of Smoke Alarms establishes the following requirements for property owners and tenants relative to the maintenance of smoke alarms:

1) The owner of any residential building shall:

- a) Install a smoke alarm with two (2) independent power sources consisting of a primary source that uses commercial light and power and a secondary source that consists of a non-rechargeable or rechargeable battery, OR
- b) Install a smoke alarm which is powered by a non-replaceable, non-removable battery that is capable of powering the smoke alarm for a minimum of ten years.
- c) Replace the battery for a secondary power supply in all smoke alarms each time the lease is renewed or once each year, whichever time period is shorter, or as recommended by the manufacturer.
- d) Replace non-operational, damaged, or missing smoke alarms with smoke alarms meeting the requirements of MGO 34.907
- e) Provide all tenants with the manufacturer's maintenance and testing instructions.
- f) Upon each new lease and at least once every 12 months for every continuing tenant, provide tenants with fire safety educational materials as prescribed by the Fire Chief. Materials are available at www.madisonfire.org.
- g) Upon each new lease and once every 12 months for every continuing tenant, complete and sign this document as prescribed in MGO 32.907(4).

1) The tenant shall be responsible for:

- a) Maintaining and testing, in accordance with the manufacturer's instructions, smoke alarms that are within the dwelling unit during the term of the tenancy.
- b) Notifying the owner in writing if a smoke alarm becomes inoperable. The owner shall have five days from receipt of such written notice to repair and replace the inoperable alarm(s). Any smoke alarms which are powered with standard batteries which are found to be inoperable shall be replaced by the owner with smoke alarms meeting the requirements of MGO 34.907
- c) Completing and signing this document as prescribed in MGO 32.06(4).
- 2) No person, including tenants or occupants, shall tamper with, remove, alter, damage or otherwise render any smoke alarm inoperable - MGO 34.907(3)(e)
- 3) Where smoke alarms powered solely by commercial light and power have been installed and maintained in accordance with this chapter, such smoke alarms shall continue to be used and maintained in accordance with the manufacturer's instructions.
- 4) No smoke alarm may remain in service for more than ten years unless the manufacturer specifies a different service life.

ANY PERSON WHO VIOLATES ANY PROVISION OF SEC. 34.907 SHALL BE SUBJECT TO MAXIMUM FORFEITURE OF \$172 FOR THE FIRST VIOLATION AS SPECIFIED IN SEC. 34.01 14

NO DWELLING UNIT OR PREMISES MAY BE OCCUPIED, USED, OR RENTED WHICH DOES NOT COMPLY WITH THIS ORDINANCE.

TENANT(S)

By signing this I state that I have read this document and understand.

1. That the required alarms are installed and operating in accordance with this section.
2. It is a violation to tamper with, remove, alter, damage or otherwise render any smoke alarm inoperable.
3. My responsibilities for the maintenance and testing of smoke alarms as outlined in MGO 34.42.
4. The penalties for rendering smoke alarms inoperable or otherwise affecting the performance of the alarm.

Address: 1001 University Ave., Madison, WI 53715

Signature: Yang Zhang

Signature: Yukun Fang

Signature: _____

Date: 10/22/19

Signature: Zijie Zhang

Signature: _____

OWNER

By signing this I state that I have read this document and understand:

1. That the required alarms are installed and operating in accordance with this section.
2. It is a violation to tamper with, remove, alter, damage or otherwise render any smoke alarm inoperable.
3. My responsibilities for the installation of smoke alarms as outlined in MGO 34.42.
4. The penalties for rendering smoke alarms inoperable or otherwise affecting the performance of the alarm.

Owner Name: Bradley S Zellner

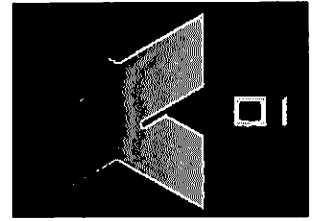
Signature: Bradley S Zellner

Address: 1001 University Ave., Madison, WI 53715

Date: 11/08/2019

Questions concerning placement and maintenance of smoke alarms should be directed to the Fire Prevention Unit of the Madison Fire Department at (608) 266-4484

LZ Management Company, LLC
1022 W. Johnson St, Suite 2
Madison, WI 53715



Security Deposit Payment Agreement

This document is hereby incorporated into and made part of the accompanying lease agreement

Apartment Address: 1001 University Ave., Unit # 300

Landlord agrees to accept and Tenant agrees to deliver payment in full in the amount of \$ 3050 for the security deposit by 10/29/19 at 3:00pm.

Please make checks payable to: (X01)

If payment in full is not made as outlined above, Landlord may consider this a breach of the lease agreement and the apartment may be placed back on the rental market. Tenants understand that they will remain responsible for all of the obligations of the lease agreement until the apartment is re-rented or the lease agreement expires, whichever comes first.

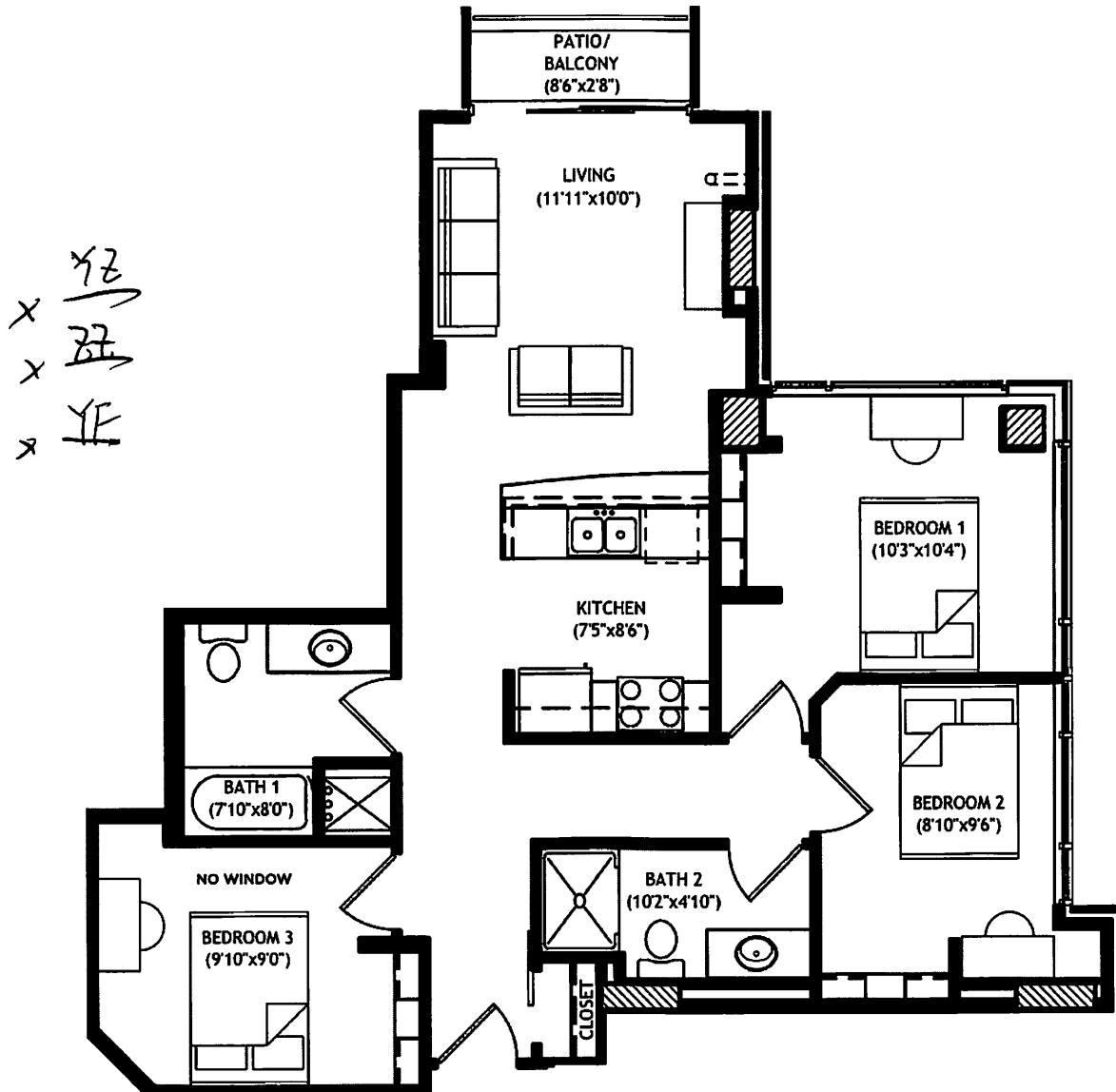
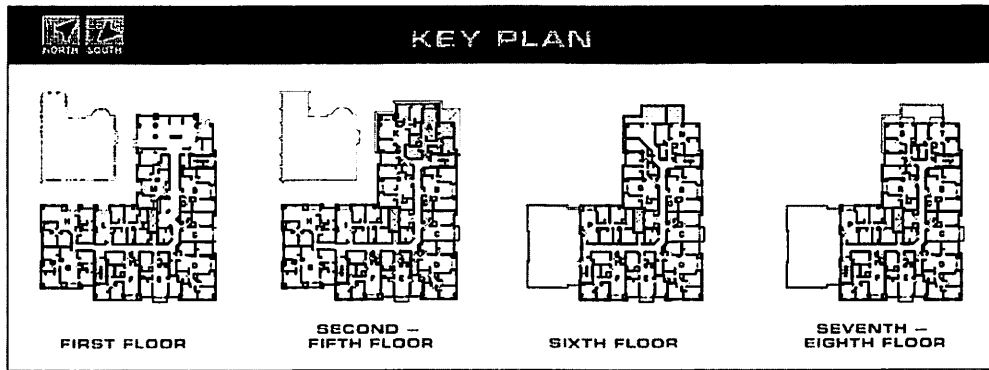
Resident Signature: Yang Zhang Date: 10/22/19

Resident Signature: Zijie Zhang Date: 10/22/19

Resident Signature: Yukun Fang Date: 10/22/19

Resident Signature: _____ Date: _____

Resident Signature: _____ Date: _____



300

UNITS:
200, 300, 400, 500
1001 University Ave.

UNIT TYPE A
3 Bedrooms
2 Bathrooms
946 sf

