**LEASE AGREEMENT**

This Lease Agreement (“Lease”) is entered by and between Property Name (“Landlord”) and Name (“Resident”) on Start Date. Landlord and Resident may collectively be referred to as the “Parties”. This Lease creates joint and several liabilities in the case of multiple Residents.

W I T N E S S E T H:

That in consideration of the mutual agreements herein contained, Landlord and Resident hereby agree and covenant to and with each other as follows:

**1. Leased Premises; Term of Lease; etc.**

**1.1 Leased Premises.** Landlord leases to Resident, and Resident rents from Landlord, the premises located at: Apartment Number, Address (the “Premises”). The Premises includes the non-exclusive right and obligation to use the common elements of the community.

**1.2 Original Term.** This Lease shall commence on Start date and, unless sooner terminated pursuant to law or pursuant to any of the terms hereof, shall expire on End Date (the “Lease Term”).

**1.3 Use of Premises.** Resident shall use the Premises as a residence only and for no other purpose. The Premises shall not be used to carry on any type of business or trade, unless Resident has received the prior written consent of the Landlord. Resident will comply with all laws, rules, ordinances, statutes and orders regarding the use of the Premises.

**1.4 Inspection of Premises**. Resident or Resident’s agent has inspected the Premises, the fixtures, the grounds, building and improvements and acknowledges that the Premises are in good and acceptable condition and are habitable. If, in Resident’s opinion, the condition of the Premises has changed at any time during the Lease Term, Resident shall promptly provide reasonable notice to Landlord.

**1.5 Occupants of Premises**. The apartment is leased to the Resident for occupancy solely by the following occupants:

a) Name

Each occupant and Resident further agrees not to sublet any portion of the apartment, keep any roomer, boarders, or in any other way increase the occupancy of the Premises beyond that specified herein. In the event of any change of occupancy Resident must have Landlord’s prior written approval. Any person residing at the Premises for a period longer than fourteen (14) days shall be considered an additional occupant and must comply with the requirements of the Lease Agreement and the Rules and Regulations. A guest is a person who has been invited onto the Premises by a Resident. Said Resident is totally responsible for his or her guests’ actions while on the Premise. Residents may have overnight guests without notice to or consent of Landlord. No person is permitted to occupy the premises unless authorized by Lease Agreement.

**1.6 Early Termination**. In the event Resident shall elect to terminate this Lease, or any renewal or extension thereof, prior to its expiration date, Landlord agrees to permit said early termination upon Resident giving to Landlord at least thirty (30) days prior written notice of Resident’s intent to terminate, with Resident agreeing, in writing, to pay Landlord an amount equal to two (2) additional month’s rent beyond the end of the month in which Resident elects to terminate this Lease. This offer is contingent upon Resident being current in the monthly rental and all other charges at the time Resident vacates, and with the Lease termination fee equal to two (2) additional month’s rent being paid prior to such termination date.

**2. Rent Payments; Late Fees.**

**2.1 Rent.** Resident shall pay to Landlord during the Lease Term as rent for the Premises the amount of Rent Amount (“Rent”) each month in advance on the first day of each month. If the Lease Term does not start on the first day of the month or end on the last day of a month, the Rent for the relevant month will be prorated accordingly based on a 30 day month.

**2.2 Manner of Payment**. The Rent, and all other sums payable by Resident to Landlord under this Lease, shall be payable in lawful money of the United States of America and shall be paid to Landlord at the following address:

Landlord Payment Address: Jefferson Advisors.

102 Burro Ave

Tonopah, NV 89049

or at any other address designated by Landlord.

**2.3 Payment of Rent**. Resident will pay the rent at the Landlord’s office, or at such other place as may be designated by the Landlord. Rent payments made within five (5) days of their due date must be made by personal check, certified check, cashier’s check or money order. Credit card payment will be accepted with an additional $45 convenience fee collected at the time of payment. Unless otherwise required by law, rent payments may not be made by cash and all payments made after five (5) days of their due date must be by certified check, cashier’s check or money order. Personal checks will not be accepted if tendered more than five (5) days after a payment due date, and will not be accepted if more than one (1) such checks presented by Resident in a twelve (12) month period are dishonored by Resident’s bank.

Should Landlord employ an Agent to institute proceedings for rent and/or repossession of the Premises for non-payment of any installment of rent and should such rent be due and owing as of the filing of said proceedings, Resident shall pay to Landlord the reasonable costs incurred by Landlord in utilizing the services of said Agent.

**2.4 Late Fees**. If Resident fails to pay any Rent or other charges to Landlord when due, Resident will be charged a late fee of $75. The imposition of said late fee shall not constitute a waiver of the Landlord's right to institute proceedings for rent, damages and/or repossession of the Premises for nonpayment of any amount due under the Lease.

**2.5 Returned or Rejected Payments**. If a check, credit or debit card is returned or rejected by a bank or other entity for any reason then Resident agrees to pay a fee of $50. This fee will be due along with the original amount and payable by certified funds within 24 hours of notification.

**3. Security Deposit**.

**3.1 Security Deposit**. On execution of this Lease, Resident shall deposit with Landlord a security deposit of $350 (the “Security Deposit”), as security for the performance of Resident’s obligations under this Lease. Landlord may (but shall have no obligation to) use the Security Deposit or any part thereof to cure any breach or default of Resident under this Lease, or to compensate Landlord for any damage as it incurs as a result of Resident’s failure to perform any of Resident’s obligations hereunder. Landlord is not limited to the Security Deposit to recoup damage costs, and Resident remains liable for any balance. Resident shall not apply or deduct any portion of the Security Deposit from any month’s rent, including the last month of the rental term. Resident shall not use or apply the Security Deposit in lieu of payment of Rent. If Resident breaches any terms or conditions of this Lease, Resident shall forfeit the Security Deposit, as permitted by law.

**3.2 Return of Security Deposit**. In the event that Resident shall fully and faithfully comply with all of the terms, provisions, covenants and conditions of this Lease, the Security Deposit shall be returned to Resident within the period defined by law after the termination of tenancy and delivery of entire possession of the Premises to Landlord.

**4. Default.**

**4.1 Event of Default**. Resident’s performance of each of Resident’s obligations under this Lease is a condition as well as a covenant. Resident’s right to continue in possession of the leased Premises is conditioned upon such performance. Time is of the essence in the performance of all covenants and conditions. In the event of default, all future rent owing under the Lease shall be immediately accelerated and shall be due and owing as of the date of the default. Resident shall be in material default under this Lease for any of the following circumstances:

I. If Resident abandons or vacates the Premise; or

II. If Resident fails to pay rent or any other charge required to be paid when due and the failure to pay continues for three (3) days after written notice has been given to Resident; or

III. If Resident fails to perform any of Resident’s non-monetary obligations under this Lease for a period of ten (10) days after written notice from Landlord; or

IV. If Resident fails to vacate after the expiration of any notice authorized Premises or any part or parts thereof; and/or V.

V. If Resident has supplied information to Landlord by means of a rental application or similar instrument, Resident covenants that all such information was given voluntarily and knowingly by Resident, and if such information proves to be false or misleading, Landlord shall have the right to terminate this Lease, in which event Resident shall immediately surrender the Premises.

**4.2 Physical Remedies**. If the notice provided for in Section 4.1 has been given, and the term shall expire as noted, or if Resident shall make default in the payment of Rent or other charges, then Landlord may without notice, as permitted by law, re-enter the Premises either by force or otherwise, dispossess Resident by summary proceedings or otherwise, and retake possession of the Premises.

Resident hereby waives the service of notice of intention to re-enter or institute legal proceedings to that end.

**4.3 Financial Remedies**. In the event of any default, re-entry, expiration and/or dispossession by summary proceedings or otherwise, (i) the Rent shall become due thereupon and be paid up to the time of such re-entry, dispossession or expiration, together with such expenses Landlord may incur for legal expenses, attorneys’ fees, brokerage, and/or putting the Premises in good order; (ii) Landlord may re-let the Premises or any part or parts thereof; and/or (iii) Resident shall also pay Landlord liquidated damages for his failure to observe and perform the covenants in this Lease. If Resident receives Landlord’s Special as discount off the rent, such Special shall be immediately terminated upon Resident’s default. Resident agrees to repay the Landlord the amount of any and all discounts without further notice from Landlord. Landlord may, at his sole option, hold Resident liable for any difference between the Rent payable under this Lease during the balance of the Lease Term, and any rent paid by a successive Resident if the Premises are re-let. In the event that after default by Resident Landlord is unable to re-let the Premises during any remaining term of this Lease, Landlord may at his option hold Resident liable for the balance of the unpaid Rent under the Lease for the remainder of the Lease Term.

**5. Assignment and Subletting**.

**5.1 Assignment**. Resident expressly covenants that it shall not assign or sublease any interest in this Lease without prior written consent of the Landlord. Any assignment or sublease without Landlord’s prior written consent shall, at Landlord’s option, terminate this Lease. No assignment, underletting, occupancy or collection shall be deemed a waiver of the provisions of this Lease, the acceptance of the assignee, under Resident or occupant as Resident, or a release of Resident from the further performance by Resident of covenants on the part of Resident in this Lease.

**6. The Premises: Possession; Treatment; etc.**

**6.1 Possession and Surrender**. Resident shall be entitled to possession of the Premises on the first day of the Lease Term; and Resident shall not be obliged to accept possession of the Premises prior to the first day of the Lease Term. At the expiration of the Lease Term, Resident shall peaceably surrender the Premises to Landlord or Landlord’s agent in good condition, as it was at the commencement of the Lease, subject to ordinary wear and tear.

**6.2 Utilities and Services**. Resident will be responsible for all utilities and services required on the Premises and any pro-rata portion of the common elements as further defined in the Utilities Billing Addendum.

**6.3 Pets**. Resident is not permitted to keep any Pets on the Premises without the prior written consent of Landlord as further defined in the Pet Agreement Addendum.

**6.4 Dangerous Materials**. Resident shall not keep or have on or around the Premises any item of a dangerous, flammable or explosive nature that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company.

**6.5 Alterations and Improvements**. Resident agrees not to make any improvements or alterations to the Premises without the prior written consent of Landlord. If any alterations, improvements or changes are made to or built on or around the Premises, with the exception of fixtures and personal property that can be removed without damage to the Premises, they shall become the property of Landlord and shall remain at the expiration of the Lease, unless otherwise agreed in writing.

**6.6 Maintenance and Repair**. Resident will, at Resident's sole expense, keep and maintain the Premises in good, clean and sanitary condition and repair during the term of this Lease and any renewal thereof. Resident shall be responsible to make all repairs to the Premises and fixtures that may have been damaged by Resident's misuse, waste or neglect, or that of the Resident's family, agent or visitor. Resident shall promptly notify Landlord of any damage, defect or destruction of the Premises, or in the event of the failure of any of the appliances or equipment. Landlord will use his best efforts to repair or replace any such damaged or defective area, appliance or equipment.

**6.7 Damage to Premises**. In the event the Premises are destroyed or rendered wholly uninhabitable by fire, storm, earthquake or other casualty not caused by the negligence of Resident, this Lease shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The Rent provided for herein shall then be accounted for by and between Landlord and Resident up to the time of such injury or destruction of the Premises, Resident paying Rent up to such date and Landlord refunding Rent collected beyond such date. Should a portion of the Premises thereby be rendered uninhabitable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such uninhabitable portion, the Rent shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full Rent shall recommence and the Lease continue according to its terms.

**7. Inspection**.

**7.1 Inspection of Premises**. Landlord and Landlord’s agents shall have the right at all reasonable times during the term of this Lease and any renewal thereof to enter the Premises for the purpose of inspecting or showing the Premises and improvements thereon, and for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Resident agrees to make the Premises available to Landlord or Landlord’s agents to inspect, to make repairs or improvements, to supply agreed services, to show the Premises to prospective buyers or Residents, or to address an emergency. Except in an emergency situation, Landlord shall give Resident reasonable notice of intent to enter. For these purposes, forty-eight (48) hour notice for repairs or inspection, and twenty-four (24) hour notice for showing the unit to any prospective buyers or renters shall be deemed reasonable. Resident shall not, without Landlord’s prior written consent, add, alter or re-key any locks to the Premises. At all times Landlord shall be provided with a key or keys capable of unlocking all such locks and permitting entry. Resident further agrees to notify Landlord in writing if Resident installs any burglar alarm system, including instructions on how to disarm such alarm in case of emergency entry. Failure to allow or provide Landlord or Landlord’s agents access shall be a material violation of this Lease.

**8. Abandonment**.

**8.1 Abandonment**. If at any time during the term of this Lease Resident abandons the Premises or any part thereof, Landlord may at his option obtain possession of the Premises by any legal means without liability to Resident and may, at Landlord’s option, terminate the Lease. Abandonment is defined as absence of the Resident from the Premises for at least 30 consecutive days without notice to Landlord. If Resident abandons the Premises while the Rent is outstanding for more than 15 days and there is no reasonable evidence, other than the presence of Resident’s personal property, that Resident is occupying the unit, Landlord may at Landlord’s option terminate this Lease and regain possession of the Premises in the manner prescribed by law. If Landlord's right of reentry is exercised following abandonment of the Premises by Resident, then Landlord shall consider any personal property belonging to Resident and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.

**9. Insurance**.

**9.1 Insurance**. During the term of this Lease, and any renewal or extension thereof, Resident shall, at Resident's sole cost and expense, purchase renter's form homeowner's insurance coverage providing for personal liability coverage with a limit of not less than $100,000 per occurrence. Each person occupying the Premises must be listed on the policy and the Resident is responsible to provide proof of coverage to Landlord at the commencement of the tenancy and upon written request of the Landlord. Landlord’s insurance does not protect Resident, occupants or Resident’s guests against loss or damage to personal property or belongings or cover Resident’s liability. Resident is encouraged to obtain a policy of Renter’s Insurance protecting Resident’s household goods and personal property in addition to liability insurance.

**10. Limitation on Liability**.

**10.1 Limitation on Landlord Liability**. In the event of injury, loss or damage to Resident or related parties on the Premises, Landlord shall not be liable; excluding in the event of its willful misconduct, gross negligence or fraud. Resident hereby agrees to indemnify and hold Landlord harmless from all liability for any such injury, loss or damage.

**10.2 Security**. It is understood that no promise of Resident’s personal security has been made. Regardless of any preventative measures provided by Landlord, no guarantee can be made of security. If security systems, security devices, or walk-through/drive-through services are employed at this community, no representation is being made that they will be effective in preventing criminal activity. Landlord reserves the right to reduce, modify or eliminate any security system, security devices, or services at any time; and Resident agrees that such action shall not be a breach of any obligation or warranty on the part of Landlord. Resident agrees to hold Landlord harmless from claims arising out of criminal acts of other residents or third parties. Resident understands that the protective steps Landlord has taken are neither a guarantee nor warranty that there will be no criminal acts. Personal safety is each Resident’s individual responsibility.

**10.3 Environmental Indemnification**. To the extent allowed by law, Resident expressly assumes and accepts any and all risks involved or related to the presence in the community of any and all health affecting substances, and any power lines in the vicinity of the Premises. Resident waives all claims and causes of action of any kind or nature, at law or in equity, against Landlord and its agents with respect to any health hazard occurring in connection with the presence in the community of materials containing potentially health affecting substance. Resident agrees to defend, indemnify and hold harmless the Landlord and its agents against and from any and all actions, claims, liabilities, damages and expenses of whatsoever kind.

**11. No Other Representations; Construction; Governing Law; Consents**.

**11.1 No Other Representations**. Resident expressly acknowledges and agrees that Landlord has not made and is not making, and Resident, in executing and delivering this Lease, is not relying upon, any warranties, representations, promises or statements, except to the extent that they are expressly set forth in this Lease. It is understood and agreed that all understandings and agreements heretofore had between the parties are merged into this Lease, which alone fully and completely expresses their agreements.

**11.2 Construction and Severability**. If any of the provisions of this Lease, or the application thereof to any person or circumstances, shall, to any extent, be held invalid or unenforceable for any reason, the remainder of this Lease, or the application of such provision or provisions to persons or circumstances other than those as to whom or which it is held invalid or unenforceable shall not be affected thereby, and every provision of this Lease shall be valid and enforceable to the fullest extent permitted by law. If any provision of this Lease is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

**11.3 Governing Law**. This Lease shall be governed in all respects by, and construed in accordance with, the laws of the State of Washington.

**12. Parties Bound**.

**12.1 Binding Effect**. The covenants and conditions contained in the Lease shall apply to and bind the Parties and the heirs, legal representatives, successors and permitted assigns of the Parties.

**12.2 Exception**. The obligations of Landlord under this Lease shall not be binding upon Landlord named herein with respect to any period subsequent to the transfer of his interest in the Premises as owner, and in event of such transfer said obligations shall thereafter be binding upon each transferee of the interest of Landlord.

**13. Miscellaneous**.

**13.1 Entire Agreement**. This Lease contains all of the understandings relating to the leasing of the Premises and the Landlord’s obligations in connection therewith and neither the Landlord nor any agent or representative of the Landlord has made or is making, and the Resident in executing and delivering this Lease is not relying upon, any warranties, representations, promises or statements whatsoever, except to the extent expressly set forth in this Lease. All understandings and agreements, if any, heretofore had between the parties are merged in this Lease, which alone fully and completely expresses the agreement of the parties. This Lease may be modified in writing and must be signed by both Landlord and Resident.

**13.2 No Waiver**. The failure of either party to insist in any instance upon the strict keeping, observance or performance of any provision of this Lease or to exercise any election in this Lease shall not be construed as a waiver or relinquishment for the future of such provision, but the same shall continue and remain in full force and effect. No waiver or modification by either party of any provision of this Lease shall be deemed to have been made unless expressed in writing and signed by the party to be charged. The receipt and retention by the Landlord of Rent with knowledge of the breach of any provision of this Lease shall not be deemed a waiver of such breach.

**13.3 Cumulative Rights**. Landlord’s and Resident’s rights under this Lease are cumulative, and shall not be construed as exclusive of each other unless otherwise required by law.

**13.4 Notice**. All notices from Resident to Landlord shall be sent by first class mail and addressed to Landlord at the Address provided below. All notices from Landlord to Resident shall be delivered personally or to the Premises, or sent by first class mail, addressed to Resident at the Premises. If more than one person shall be Resident hereunder, notice given to or by any one of them shall bind all.

Landlord Notice Address: Redmond Square L.L.C.

c/o Cosmos Management Corp.

11747 NE First Street, Suite 300

Bellevue, WA 98005

**13.5 Headings**. The headings of the sections of this Lease are for convenience only and are not to be considered in construing said sections.

**13.6 Holdover**. If Resident shall continue to occupy the Premises after the expiration of this Lease Agreement, or any renewal or extension thereof, and if the Landlord shall have consented to such continuation of occupancy, such occupancy shall (unless the parties hereto shall otherwise agree in writing) be deemed to be under a month to month tenancy, at 120% of the rental payable hereunder just prior to the Resident holding over, which shall continue until either party shall deliver notice to the other (pursuant to Section 13.4 of this Lease) at least two (2) months prior to the end of any calendar month, that the party giving such notice elects to terminate such tenancy at the end of such calendar month, in which event such tenancy shall so terminate. As long as the Resident is in possession of the Premises, all of the obligations of the Resident and all rights of the Landlord applicable during the term of this Lease shall be equally applicable during such period of subsequent occupancy.

**13.7 Parking**. Resident may be entitled to use one (1) parking space for the parking of motor vehicle(s). Additional parking stalls may be available for rent on a first come first available basis as further defined in the Parking and Storage Fee Addendum. Resident’s guests must use the designated visitor parking area.

**13.8 Cleaning Fee**. A one-time non-refundable cleaning fee in the amount of $350 will be collected prior to occupancy. Resident agrees that this fee is non-refundable and will not be returned or credited against any amount that the Resident owes the Landlord. Resident further agrees that cleaning costs exceeding said non-refundable fee will be charged to the Security Deposit.

**13.9 Keys and Access Devices**. Resident will be given the numbers of key(s) to the Premises and the numbers of access device(s) for the building entrance and garage gate (if applicable) up to the equivalence of Resident’s bedroom number(s) in the Premises, plus 2 mailbox keys at no cost to use during his or her tenancy. Resident agrees to pay $100 to Landlord as Keys and Access Devices Deposit. All keys and access devices must be returned to the Landlord at the time of move-out in good working condition. Any damage to or unreturned keys and access devices will result in forfeiture of said deposit and a $100 charge will be assessed for changing each lock for which keys are not returned. Resident further agrees not to duplicate keys without Landlord’s written consent. Additional, lost, or damaged/unturned keys and access devices will be charged to Resident according to the schedule of charges detailed in the Key and Access Control Addendum.

**13.10 Administrative and Attorney Fees**. In the event Resident, Resident’s family, agents, employees or guests violate any term or provision of this Lease, or the rules and regulations thereof, Resident shall pay to Landlord, in addition to any other damages and expenses incurred by Landlord as a result thereof, an Administrative Fee in the amount of $250 per occurrence to help defray Landlord’s cost incurred in connection with having Resident remedy such Lease violation. Should Landlord employ an attorney because of any such violation, the Resident shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by the Landlord. Resident shall be liable for such attorney fees whether or not Landlord institutes legal proceedings.

**13.11 Display of Signs**. Landlord or Landlord’s agent may display “For Sale”, “For Rent”, “Vacancy” or similar signs on or about the Premises, and may enter the Premises for the purpose of showing the property to prospective Residents during the last sixty (60) days of this Lease. Resident agrees that no signs shall be placed on the Premises without the prior written consent of Landlord.

**13.12 Interruption of Service**. The Resident will receive no rent reduction, nor will Landlord be liable to Resident, due to repairs or interruption of services to utilities, appliances or equipment in or about the Premises or due to defects in the Premises not caused by Landlord’s fault, omission, negligence or other misconduct; or due to the inability of Landlord to obtain proper fuel, utilities, or repair/replacement parts. In case it shall become necessary at any time, from accident or repairs, or to improve the condition or operations of the Premises, or any equipment or utilities appertaining thereto, for Landlord to stop or curtail the operation of said equipment or utilities, Landlord may do so, but in such case due diligence shall be used to complete the work.

**13.13 Compliance with Community Rules and Regulations**. The Resident, Resident’s family, employees, agents and guests, will observe and comply with the rules and regulations set forth in this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Landlord may adopt. It is further agreed that the Landlord may modify these rules and regulations and that any violation of the rules and regulations is a default under this lease.

**13.14 Noise and Behavior**. Resident will not make or permit any unseemly or disturbing noises or conduct by the Resident, Resident’s family, employees, agents or guests; nor do or permit any illegal or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other Residents or Landlord. Resident will not knowingly permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. Resident further agrees not to conduct, give or permit vocal or instrumental instruction or practice.

**13.15 Smoking Policy**. Smoking is prohibited throughout the entire building and grounds, including but not limited to, inside the Premises, hallways, stairways, foyers, common rooms and facilities, decks, patios, exterior landings, front steps, entrance ways, storage areas, parking garages, driveways, walkways and landscaped area. Smoking is defined as the inhaling, exhaling, breathing, carrying, or possession of any lighted cigarette, cigar, pipe, other product containing any amount of tobacco, or other similar inhaled product.

**14. Addendums**.

**14.1 Addendums**. The following Required Addendums and certain Optional Addendums if marked “Yes” are made part of this Lease, and the terms thereof shall control over any inconsistent provisions in the sections of the Lease:

Required Addendums

Utility Billing Addendum

Key and Access Control Addendum

Community Rules and Regulations Addendum

Fire Safety and Protection Addendum

Crime Free/Drug Free Addendum

Mold Notification Addendum

Bedbug Addendum

Optional Addendum

Pet Agreement Addendum

Parking and Storage Fee Addendum

Credit Enhancement Addendum

**15. Entire Agreement**.

**15.1 Entire Agreement**. This Lease contains all the covenants and agreements between Landlord and Resident relating to the Premises. No prior or contemporaneous agreements or understandings pertaining to the Lease shall be valid or of any force or effect and the covenants and agreements of this Lease shall not be altered, modified or amended except in writing, signed by Landlord and Resident.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed the day and year first above written.

Signature