

OSU Properties, LLC

Privately Operated by George Kanellopoulos (Owner/President) and Alek Kanellopoulos (Vice President)

Hours: Monday - Friday | 9:00am - 5:00pm
Other Hours for Emergencies Only**Home Office:** 614-299-9940
Mobile: 614-546-9760**Email:** GeorgeK@OSUProperties.com
Website: OSUProperties.com**Lease Agreement**

This Lease Agreement is made and entered into on this date, _____, in Franklin County, Columbus, Ohio, by and between OSU Properties, LLC (hereinafter "LANDLORD", "We", "Us", or "Our Company") and the following tenant(s) (hereinafter "TENANT", "TENANTS", or "You"):

PRIMARY TENANT

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

LANDLORD, in consideration of the rents to be paid and the agreements to be performed by TENANT, has leased to TENANT **Unit** _____ of the property located at _____, **Columbus, Ohio** _____ (hereinafter "Premises"), for the Term beginning _____ (lease start date) and ending _____ (lease end date). TENANT is permitted to move in no earlier than the lease start date. The rent shall be paid in _____ **equal installments** of \$ _____, for a total annual rent of \$ _____ (**monthly rent subject to increase according to section #1 below**). Each installment shall be due on the 1st (first) day of each month in advance. TENANT and Guarantor(s) agree and covenant as follows:

1. If a/an _____ TENANT is added to this lease, any time between now and the end of the lease, the rent will increase to \$ _____ per month.
If a/an _____ TENANT is added to this lease, any time between now and the end of the lease, the rent will increase to \$ _____ per month.
If a/an _____ TENANT is added to this lease, any time between now and the end of the lease, the rent will increase to \$ _____ per month.
If a/an _____ TENANT is added to this lease, any time between now and the end of the lease, the rent will increase to \$ _____ per month.

2. UNIT-SPECIFIC PARKING TERMS

TENANT is allowed a maximum of _____ parking permits and will pay a yearly fee of \$ _____ per parking permit issued.

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3. Each TENANT sharing the unit shall be **JOINTLY AND SEVERALLY LIABLE** for the entire term of this Lease Agreement.

4. GUARANTOR REQUIREMENT

- 4.1. TENANT must have his or her GUARANTOR execute a Guaranty To Lease Agreement Form as part of the leasing process. GUARANTOR agrees to be responsible for [1 divided by the number of tenants on lease] of the lease obligations.
- 4.2. **INTERNATIONAL STUDENTS:** LANDLORD is unable to accept guaranty forms from persons living outside of the United States. In lieu of a guaranty, international students may prepay [1 divided by the number of tenants on lease] of three (3) months of the total monthly rent amount.

5. RENTERS INSURANCE

- 5.1. **INSURANCE REQUIREMENT:** Each TENANT shall obtain and continuously maintain renters insurance throughout the entire Lease Agreement term with personal liability coverage of not less than \$100,000 per occurrence. TENANT is responsible for selecting personal property and other coverage appropriate for TENANT's individual needs. LANDLORD shall be listed as an additional interest or interested party on the policy where permitted by the insurer.
- 5.2. **PROOF OF COVERAGE:** TENANT shall provide LANDLORD with proof of compliant insurance coverage prior to taking possession of the Unit and shall maintain current proof of coverage throughout the Lease Agreement term. Proof of coverage shall be submitted through TENANT's AppFolio Online Portal or by another method designated by LANDLORD. Each TENANT is individually responsible for satisfying this requirement unless the applicable policy expressly provides the required coverage for that TENANT at the Unit.
- 5.3. **FAILURE TO MAINTAIN COVERAGE:** Failure to obtain, maintain, or provide proof of the insurance required by this Section shall constitute a violation of this Lease Agreement and may be enforced in accordance with Section 20.
- 5.4. **LANDLORD'S INSURANCE:** LANDLORD's insurance policies do not insure TENANT, TENANT's guests, or TENANT's personal property. LANDLORD is not responsible for obtaining insurance for TENANT or for determining whether TENANT's insurance coverage is sufficient for TENANT's needs.

6. PAYMENT OF RENT

- 6.1. TENANT(s) shall make electronic rent payments via their AppFolio Online Portal. **TENANT(s) shall pay the rent JOINTLY in one transaction, totaling the amount due for rent per month.** AppFolio accepts debit card, credit card, and e-check/ACH payments, but only e-check/ACH payments have no processing fee. Debit and credit card payments include a processing fee charged by AppFolio, which can be verified before completing the transaction. LANDLORD may request that TENANT pay via a method other than their AppFolio Online Portal at any time.
- 6.2. Unless otherwise stipulated on page 1 of this Lease Agreement, each rent installment is due in full on the 1st of each month by 11:59 PM EST, including for any partial occupancy months. **There is no grace period** — rent is considered late at 12:00 AM EST on the 2nd. Late payments automatically incur a \$50 fee on the 2nd, plus an additional \$5 fee per day until the rent is paid in full. Late fees are applied daily at midnight. In the event LANDLORD elects to begin eviction proceedings for non-payment or breach of other condition(s) of this lease, LANDLORD may possess the Premises in accordance with Section 1923 of the Ohio Revised Code. Late fees under this Section apply only to monthly rent installments and do not apply to water and sewer utility charges billed under Section 9.2. Payments received from TENANT shall be applied first to the monthly rent installment then due before being applied to water and sewer utility charges or other amounts due under this Lease Agreement.
- 6.3. **HOW WE CALCULATE THE 12 FIXED RENT INSTALLMENTS:** Unless otherwise stipulated on page 1 of this Lease Agreement, TENANT's first installment due is a full payment at the rental rate listed. The value of any days in a partial month that TENANT is not permitted to occupy the Unit has already been prorated across the 12 installments. We determine this by: 1) taking the annual market rent for a unit and dividing that dollar amount by 365 days to get the daily market rent. 2) We then multiply the daily market rent by the number of any days in a partial month that TENANT is not permitted to occupy the unit to find the total value of those unoccupied days. 3) This number is then subtracted from the annual market rent to find the prorated annual rent. 4) Finally, we divide the prorated annual rent by 12 to determine the monthly installments set forth in the Lease Agreement.
- 6.4. If a payment is reversed for any reason within TENANT's control, a \$35 reversal fee will automatically apply, along with any late fees if the reversal occurs after the 1st. For example, if TENANT initiates a payment on August 1st and it is reversed due to insufficient funds (NSF) on August 5th, TENANT's rent is now 4 days late and subject to a \$35 reversal fee plus \$65 in late fees. The NSF will also be recorded on TENANT's rental history.

7. SECURITY DEPOSIT POLICY

- 7.1. TENANT will deposit with LANDLORD a sum equal to one month's rent as a security deposit to guarantee the return of the Premises in as good or better condition as when initially occupied, normal wear and tear excepted. TENANT agrees that the deposit is not an advance payment of rent and does not relieve the obligation to pay rent, including rent for the last month of occupancy.
- 7.2. The security deposit will be returned via electronic payment (ACH deposit or digital check), less any applicable charges, within 30 days after expiration of the lease term or after exclusive possession is returned to us, whichever is last to occur. By default, the **PRIMARY TENANT** listed on page 1 of this Lease Agreement will be the recipient of the total security deposit balance. If TENANTS wish to designate a different individual than the PRIMARY TENANT as the recipient of their security deposit balance, they can submit a Security Deposit Return Form no later than their lease end date (form to be provided by LANDLORD in the annual move-out packet).
- 7.3. If TENANT fails to comply with the conditions of this Lease Agreement, including the timely payment of rent, or otherwise breaches or violates this Lease Agreement, then the whole or a fractional part of the deposit may be retained by LANDLORD as partial liquidated damages without prejudice to the rights of LANDLORD to recover such damages as he may be entitled to. Any deductions from the security deposit shall be itemized and identified in writing by the LANDLORD during this same time period. This provision does not waive rights of the LANDLORD to seek damages in excess of the security deposit. The TENANT agrees to reimburse the LANDLORD for any rent, fees, utilities due and/or damages exceeding the security deposit. If a final water or sewer utility charge under Section 9.2 has not yet been determined when LANDLORD prepares TENANT's security deposit itemization, the charge may be billed separately after move-out when the applicable billing information becomes available and shall remain an obligation of TENANT under this Lease Agreement.
- 7.4. No part of the security deposit will be returned until all tenants (renewing, non-renewing, or new incoming) have vacated the Premises, the lease and any renewal term has expired, and exclusive possession of the Premises has been returned to LANDLORD, whichever is last to occur. Non-renewing tenants, renewing tenants, and new incoming tenants must negotiate between themselves how they wish to handle their respective security deposit shares and obligations. LANDLORD will not be involved in such process, but recommends that the parties reduce their agreement to writing.
- 7.5. In the event of a lease renewal with a monthly rent increase, TENANT does not have to pay any additional security deposit over the one-month's rent requirement for TENANT's first and original lease agreement. The first and original security deposit paid by TENANT will transfer and apply to any renewal lease term.
- 7.6. **POTENTIAL SECURITY DEPOSIT CHARGES:** The most common and easily avoidable itemized charges can be found in the table below. Remember, according to this Lease Agreement, an administrative cost of 10% is added to each item.

LANDLORD Action	Cost	Admin Fee	Total Charge
Removal of Furniture (Per Item)	\$ 50.00	10%	\$ 55.00
Replace Damaged/Broken/Dirty/Greasy Mini Blind (Per Blind)	\$ 25.00	10%	\$ 27.50
Replace Damaged Window Screen (Per Screen)	\$ 60.00	10%	\$ 66.00
Replace Dirty/Missing Stove Drip Pan (Per Pan)	\$ 10.00	10%	\$ 11.00
Replace LED or Compact Fluorescent Light Bulb (Per Bulb)	\$ 5.00	10%	\$ 5.50
Replace Vanity/Fluorescent Light Bulb (Per Bulb)	\$ 8.00	10%	\$ 8.80
Replace Discharged/Missing Fire Extinguisher (Per Extinguisher)	\$ 100.00	10%	\$ 110.00
Replace Battery for Smoke Detector (Per Detector)	\$ 8.00	10%	\$ 8.80
Replace Battery for Carbon Monoxide Detector (Per Detector)	\$ 8.00	10%	\$ 8.80
Replace Damaged Smoke Detector (Per Detector)	\$ 60.00	10%	\$ 66.00
Replace Damaged Carbon Monoxide Detector (Per Detector)	\$ 60.00	10%	\$ 66.00
Replace Damaged Interior Door (Per Door) - MINIMUM CHARGE	\$ 300.00	10%	\$ 330.00
Replace Damaged Exterior Door (Per Door) - MINIMUM CHARGE	\$ 800.00	10%	\$ 880.00
Replace Mailbox Lock Due to Damage or Missing Keys	\$ 50.00	10%	\$ 55.00
Replace Bedroom Lock Due to Damage or Missing Keys	\$ 50.00	10%	\$ 55.00
Replace Damaged Keypad Deadbolt Lock	\$ 200.00	10%	\$ 220.00

LANDLORD Action	Cost	Admin Fee	Total Charge
Replace Damaged/Missing Fire Escape Ladder	\$ 125.00	10%	\$ 137.50
Cleaning Dirty Oven and/or Stove	\$ 100.00	10%	\$ 110.00
Replace Carpet Damaged/Stained Beyond Normal Wear	Contractor Price + 10% Admin Fee		
Repair Damaged Landscaping/Grounds	Contractor Price + 10% Admin Fee		
Paint Beyond Normal Wear and Tear	Contractor Price + 10% Admin Fee		
Repair Damaged Drywall	Contractor Price + 10% Admin Fee		
Replace Damaged Hard Flooring (Hardwood, Tile, LVP/LVT)	Contractor Price + 10% Admin Fee		

8. TENANT MOVE-IN INSPECTION REPORT

- 8.1. TENANT, within 3 days from receiving the keypad code to the unit, will email LANDLORD, describing in detail the condition of the Premises at move-in time. Specific instructions will be provided to TENANT prior to move-in.
- 8.2. If TENANT does not notify LANDLORD as described above within 3 days from receiving the keypad code to the unit, describing in detail the condition of the Premises, the Premises will be considered to be with no problems or concerns and in excellent condition.

9. UTILITIES

- 9.1. **TENANT-ESTABLISHED UTILITIES:** The monthly rent DOES NOT INCLUDE gas, electric, cable, internet, water, or sewer services. TENANT is responsible for establishing accounts and making timely payments directly to utility providers for gas, electric, cable, and internet at the Premises. TENANT shall ensure that these utility services are registered and active in the name of one or more TENANTS as of the first day of the lease term (the lease start date). A \$50 administrative fee will be assessed for each utility bill received by LANDLORD due to TENANT's failure to register utilities in TENANT's name as required. Water and sewer utility service is maintained by LANDLORD and billed to TENANT separately as provided in Section 9.2.
- 9.2. **WATER AND SEWER UTILITY CHARGES:** Water and sewer utility service to the Unit is provided through an account maintained by LANDLORD. TENANT is not required to establish, transfer, or close this account and shall be responsible for all applicable water, sanitary sewer, stormwater, meter, service, and other charges attributable to the Unit.

Where the Unit is served by a public utility meter dedicated exclusively to the Unit, TENANT shall be responsible for the actual charges billed by the public utility provider for that account during TENANT's period of responsibility. Where the Unit is served through a shared or master meter and is equipped with a private submeter, consumption-based charges shall be determined from the actual consumption measured by the Unit's submeter, and fixed or non-usage charges shall be reasonably allocated among the Units served by the master meter in accordance with applicable law. LANDLORD shall not add any markup or profit to utility charges, and charges to TENANTS served by a shared or master meter shall not collectively exceed the applicable charges billed to LANDLORD.

LANDLORD may use a third-party metering or billing agent to read meters, calculate and allocate charges, issue statements, collect payments on LANDLORD's behalf, provide billing support, and perform related services. TENANT authorizes LANDLORD to provide such agent with information reasonably necessary to perform these services.

Water and sewer utility charges shall be billed periodically and shall constitute charges due under this Lease Agreement, but are not monthly rent installments and are not subject to the late fees in Section 6.2. Each billing statement shall provide the information required by applicable law. TENANTS are JOINTLY and SEVERALLY responsible for all charges attributable to the Unit.

LANDLORD shall maintain the utility account and shall not terminate water service because of nonpayment or any other alleged lease violation. TENANT shall promptly submit a maintenance request upon discovering any leaking toilet, faucet, fixture, pipe, water heater, or other condition causing unintended water consumption. TENANT remains responsible for utility charges resulting from water intentionally or negligently left running, a condition caused by TENANT or TENANT's guests, or a leaking or continuously running fixture that TENANT knew or reasonably should have known about but failed to report promptly.

Any meter malfunction, unavailable or inaccurate reading, billing error, adjustment, credit, or correction shall be handled in accordance with applicable law and the procedures of the public utility provider or LANDLORD's billing agent. TENANT remains responsible for charges attributable to TENANT's occupancy through surrender of the Unit, and any final charge determined after move-out shall remain due under this Lease Agreement.

- 9.3. **CONTINUOUS SERVICE:** TENANT shall maintain all tenant-established utility services without interruption for the entire lease term through and including the lease end date. TENANT shall not allow such utilities to be disconnected by any means, including non-payment, until after the lease end date. Disconnection of any such utility service before the lease end date shall constitute a breach of this Lease Agreement. This Section does not apply to water and sewer utility service, which is maintained by LANDLORD under Section 9.2.
- 9.4. **WINTER HEATING AND GAS SERVICE:** To prevent damage from frozen water lines, TENANT is required to maintain continuous gas service (if applicable) and ensure the furnace thermostat is set no lower than 65° F during winter months. A failure to maintain service that requires LANDLORD intervention will result in TENANT being billed for all costs paid by LANDLORD, plus a \$50 administrative fee. Furthermore, TENANT shall be held fully liable for the entire cost of any and all repairs for damages to the Premises, including but not limited to frozen or burst water lines or fixtures, resulting from a failure to comply with this provision.
- 9.5. **UTILITY COMPANIES:** The following utility providers typically service the Premises (subject to change):
- Electric: AEP Ohio (1-800-672-2231) OR City of Columbus Division of Power (614-645-8276)
 - Gas: Columbia Gas of Ohio (1-800-344-4077)
 - Water and Sewer: City of Columbus Department of Public Utilities — account maintained pursuant to Section 9.2.
 - Cable and Internet: Spectrum or Breezeline (Direct Sales Contacts to be Provided Prior to Move-in)

LANDLORD may designate or change a third-party water and sewer metering or billing agent without amendment of this Lease Agreement.

- 9.6. **FINAL BILLS FOR TENANT-ESTABLISHED UTILITIES:** Prior to vacating the Premises at the end of the lease term, TENANT must notify all utility providers for utilities established in TENANT's name of the lease end date and provide a forwarding address for final bills. TENANT must not schedule utility disconnection for any date prior to the lease end date. TENANT remains responsible for all such utility charges through the lease end date. Water and sewer utility service is governed separately by Section 9.2.

10. MAINTENANCE AND UPKEEP

- 10.1. **MAINTENANCE REQUESTS:** TENANT will promptly notify LANDLORD of the need for repairs or maintenance by submitting a maintenance request via TENANT's AppFolio Online Portal. Any maintenance request submitted by TENANT shall be deemed a waiver of a 24-hour notice prior to entry by LANDLORD and/or his immediate maintenance team members. TENANT will be responsible for any damages caused by TENANT's negligence in reporting any repair or maintenance issues in a timely manner.
- 10.2. **EMERGENCY MAINTENANCE:** Emergency maintenance issues are those that require immediate attention in order to protect TENANT or TENANT's belongings and/or to prevent serious damage to the Unit. In the event of an emergency maintenance concern, call 614-299-9940 right away. If no one answers, LEAVE A VOICEMAIL — missed calls will not be returned!
- 10.3. **RESPONSE TIMELINE:** Regular (non-emergency) maintenance requests submitted through TENANT's AppFolio Online Portal on a weekday will be addressed within 24 hours. Emergency maintenance requests will be addressed immediately, 24 hours a day, 7 days a week.
- 10.4. **LAWN MAINTENANCE AND LANDSCAPING:** LANDLORD contracts a landscaping company that services each property weekly. TENANTS are neither required nor permitted to mow grass or perform any landscaping duties. However, TENANTS must keep the lawn free of trash and other debris so that landscaping can take place.
- 10.5. **SNOW AND ICE MANAGEMENT:** Responsibility for snow and ice removal is determined by the number of residential units in the building as follows: **(a) For buildings with four (4) or more units:** LANDLORD shall make timely and reasonable efforts to clear snow and ice from common areas (e.g., shared walkways, parking lots). TENANTS in these properties remain responsible for the immediate area in front of their individual unit's entrance. **(b) For buildings with less than four (4) units:** TENANTS are jointly responsible for the timely removal of all snow and ice from all areas of the Premises, including but not limited to, sidewalks, walkways, steps, and parking lots. Regardless of the number of units at the Premises, TENANT is responsible for removing snow and ice immediately surrounding TENANT's vehicle and from any area that cannot reasonably be cleared by LANDLORD or LANDLORD's snow-removal contractor due to the presence of a parked vehicle. LANDLORD and its contractors will not plow, shovel, salt, or otherwise perform snow or ice removal in close proximity to parked vehicles due to the risk of damage to such vehicles. In all cases, TENANT acknowledges that perfect, ice-free conditions are not possible during winter weather and agrees to exercise extreme caution. TENANT assumes all risk of damage to any vehicles parked on the Premises and agrees to hold LANDLORD harmless from any and all claims for such damage resulting from snow or ice conditions.

11. UNIT ENTRY AND INSPECTION

- 11.1. LANDLORD or his agent or employee may enter the leased unit in the event of an emergency or if TENANT has recently submitted a maintenance request. Without an emergency situation or maintenance request submitted by TENANT, a 24-hour notice shall be provided to TENANT prior to any entry of the leased unit by LANDLORD, his agent(s), or employee(s). A 24-hour notice is not required for inspection of the exterior of the Premises.
- 11.2. TENANT shall keep all bedroom doors unlocked during all inspections and showings to prospective tenants, or to insurance and mortgage agents.
- 11.3. LANDLORD or his agent or employee will perform 3-6 routine inspections of the Premises per year, as needed, to make sure TENANT is complying with this Lease Agreement. Any damages caused by TENANT or TENANT's guest(s) will be immediately repaired at TENANT's expense and TENANT will reimburse LANDLORD for said repairs within seven (7) days from demand for payment from LANDLORD. Failure to reimburse LANDLORD within seven (7) days of demand for payment from LANDLORD shall constitute a violation under this Lease Agreement and TENANT shall be subject to eviction.
- 11.4. All repairs made by TENANT anywhere on the Premises without written approval of LANDLORD will be reversed/undone and repaired by LANDLORD at TENANT's expense (e.g., drywall hole repaired by tenant will be cut out and redone by landlord in order to make sure that no plumbing, or electrical wires, or structural framing have been adversely affected by tenant's repair). There will be a 10% administrative cost added to the cost of all repairs/damages.

12. LOCKS AND KEYS

- 12.1. LANDLORD provides an electronic deadbolt with digital keypad code for every exterior door. Only TENANT(s) and GUARANTOR(s) shall be provided the keypad code. TENANT(s) and GUARANTOR(s) are not permitted to share the keypad code with any third parties without LANDLORD's prior written consent. If TENANT wants to have the keypad code changed for any reason, LANDLORD will charge a \$20 code changing fee.
- 12.2. LANDLORD provides a keyed lock for all bedrooms. Only **ONE** working key is guaranteed per lock. LANDLORD does not keep copies of bedroom keys. TENANTS are responsible for making and safely storing any copies of bedroom keys.
- 12.3. **BEDROOM LOCKOUT SERVICE:** Bedroom lockout service is available through LANDLORD between 8:00 AM and 4:00 PM, Monday-Friday **ONLY**, at a fee of \$50. LANDLORD does not provide lockout service before or after these hours, on weekends, or holidays — TENANT is responsible for calling a locksmith in these cases.
- 12.4. TENANT is responsible for his or her mail key. LANDLORD does not keep copies of mail keys. If TENANT loses his or her mail key, the fee to re-key the mailbox is \$50.
- 12.5. TENANT must leave all bedroom and mailbox keys behind before moving out, as instructed in the move-out packet for the particular move-out year. TENANT's security deposit will be charged \$50 for any bedroom or mailbox lock that does not have at least one working key present after TENANT's moving out.

13. PARKING PERMIT AND TOWING POLICIES

- 13.1. For units with paid parking, TENANT must pay the annual parking fee and fill out a Parking Permit Request Form before receiving a parking permit from LANDLORD.
- 13.2. TENANT must suspend their parking permit from the rear-view mirror of their vehicle. The parking permit must be visible at all times and not covered or obstructed by any other permit or object. LANDLORD's contracted towing company will tow away any vehicle that does not have a current and valid permit suspended from its rear-view mirror.
- 13.3. If a vehicle that does not have a parking permit is blocked by a vehicle that does have a permit, TENANT agrees to have the towing company temporarily remove the blocking vehicle so that the blocked vehicle can be towed away and the blocking vehicle be parked in the blocked vehicle's space.
- 13.4. A lost parking permit will cost \$50 to replace. Lost a second time, TENANT will lose his or her privilege to park in the parking lot. There will be a \$20 charge for each parking permit not returned at the end of TENANT's lease term.
- 13.5. **VISITOR PARKING:** Visitor parking is not available at units with paid, permitted parking lots. LANDLORD is not responsible for coordinating parking of any visitors.
- 13.6. **NON-TENANT PERMITS:** Only tenants are eligible for parking permits from LANDLORD. Parking permits will **NOT** be issued to non-tenants under any circumstances.

14. SUBLEASING

- 14.1. Subleasing is permitted under strict guidelines. TENANT shall not sublease the Premises without the express written consent of LANDLORD. LANDLORD shall not unduly withhold its consent to allow TENANT to sublease. TENANT requesting to sublease is wholly responsible for finding a sublessee. A prospective sublessee must complete a rental application and pay the required application fee. A prospective sublessee must have a parent or guardian sign a Guaranty to Lease Agreement form.
- 14.2. TENANT requesting to sublease, the prospective sublessee, and all TENANTS under this Lease Agreement must sign a Sublease Agreement, approving the sublessee and agreeing to the sublease terms. A sample Sublease Agreement can be viewed on our website.
- 14.3. TENANT requesting to sublease must pay a non-refundable sublease fee of \$300. LANDLORD strongly recommends that the TENANT requesting to sublease collect a security deposit from the prospective sublessee prior to his or her subtenancy.
- 14.4. TENANT requesting to sublease, the prospective sublessee, and all TENANTS under this Lease Agreement must receive a copy of the Sublease Agreement signed by LANDLORD prior to having the prospective sublessee occupy any part of the Premises. TENANT understands that an executed Sublease Agreement does not remove him or her from the obligations set forth in this Lease Agreement. All TENANTS understand that an executed Sublease Agreement does not alter the monthly amount due, the term of the original Lease Agreement, nor any other obligation set forth in this Lease Agreement.

15. TENANT REPLACEMENT PROCEDURE

- 15.1. At any time before expiration of this Lease Agreement, if TENANT is unable to fulfill their lease obligations, they may request approval from LANDLORD to be formally replaced on this Lease Agreement by a replacement tenant. TENANT is wholly responsible for finding a replacement tenant. No TENANT may be removed from this Lease Agreement without a replacement tenant secured.
- 15.2. A prospective replacement tenant must complete a rental application and pay the required application fee. If approved, the prospective replacement tenant must pay a security deposit equal to the outgoing TENANT's individual security deposit contribution. The security deposit of the outgoing TENANT will be handled per the terms of the Tenant Replacement Addendum.
- 15.3. The prospective replacement tenant must have a GUARANTOR sign a Guaranty to Lease Agreement form. All TENANTS on this Lease Agreement, and the prospective replacement tenant, must sign a Tenant Replacement Addendum, and the outgoing TENANT must pay a non-refundable replacement fee of \$750.
- 15.4. TENANT shall not be formally replaced on this Lease Agreement until they receive the executed Tenant Replacement Addendum directly from LANDLORD, signed by all TENANTS on this Lease Agreement, the prospective replacement tenant, and LANDLORD.

16. LEASE RENEWAL POLICIES AND PROCEDURES

- 16.1. **LEASE END-DATE EXTENSION UPON RENEWAL:** For any Lease Agreement Term ending July 25th, in the event any TENANT executes a binding lease renewal agreement for a subsequent lease term at the Premises, the Term of this Lease Agreement shall be automatically extended to end at 11:59 PM on July 31st. This extension is contingent upon the full execution of the subsequent renewal lease and is provided to enable a seamless transition between this Term and the renewal term beginning on August 1st.
- 16.2. Renewing units will not be inspected or "turned over" by LANDLORD prior to the beginning of the renewed lease term, and cosmetic damages **will not** be repaired by LANDLORD until all tenants (renewing, non-renewing, or new incoming) have vacated the Premises, the lease and any renewal term has expired, and exclusive possession of the Premises has been returned to LANDLORD. New incoming tenants signing a renewed lease agreement must understand that they will be moving into a "lived-in" unit, and LANDLORD cannot guarantee the cosmetic condition of the unit at move-in.
- 16.3. No part of the security deposit will be returned until all tenants (renewing, non-renewing, or new incoming) have vacated the Premises, the lease and any renewal term has expired, and exclusive possession of the Premises has been returned to LANDLORD, whichever is last to occur. Non-renewing tenants, renewing tenants, and new incoming tenants must negotiate between themselves how they wish to handle their respective security deposit shares and obligations. LANDLORD will not be involved in such process, but recommends that the parties reduce their agreement to writing.
- 16.4. In the event of a partial lease renewal, all individual non-renewing tenants are responsible for having the carpet in their bedrooms and the exposed carpet (not covered by furniture) in any common areas, professionally cleaned. Common areas are any spaces shared by all tenants, including hallways, living and family rooms, dens, and stairs. To avoid disputes, renewing tenants must contribute toward the cost of cleaning the common areas.

17. MOVE-OUT POLICIES

- 17.1. No rebate will be made for vacating the unit prior to the end of the rent period. Residents remaining in the unit beyond the last day of their lease, without renewal or permission, will be charged the prorated rent per day plus an additional service charge of \$300 per day. In addition, LANDLORD may proceed with an eviction action and sue for damages arising out of the late move out.
- 17.2. TENANT shall not store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain on any part of the Premises, any belongings sold or provided to future tenants of the unit.

18. PROFESSIONAL CARPET CLEANING OBLIGATION

- 18.1. TENANT is responsible for having the carpet professionally cleaned at the end of TENANT's tenancy, at TENANT's own expense, and must provide LANDLORD with the original receipt for this service.
- 18.2. Before TENANT's professional carpet cleaning appointment, TENANT is responsible for ensuring the unit is **completely vacant** and all carpet scheduled to be cleaned has been **vacuumed thoroughly**. If the carpet cleaning service is completed before the unit is vacant or before the carpet has been vacuumed, the incomplete work will be obvious. LANDLORD will schedule a second cleaning on LANDLORD's time, the cost of which (the cleaning and LANDLORD's time) will be deducted from TENANT's security deposit.
- 18.3. In the event of a partial lease renewal, all individual non-renewing tenants are responsible for having the carpet in their bedrooms and the exposed carpet (not covered by furniture) in any common areas, professionally cleaned. Common areas are any spaces shared by all tenants, including hallways, living and family rooms, dens, and stairs. To avoid disputes, renewing tenants must contribute toward the cost of cleaning the common areas.
- 18.4. Professional carpet cleaning, per this Lease Agreement, means a full-service company with truck-mounted, commercial equipment that uses hot-water extraction (commercial steam cleaning) to clean. The use of consumer-brand or self-service machines by TENANT will not be considered professional — this means that the use of Bissell, RugDoctor, or Hoover vacuums will not satisfy the carpet cleaning requirement under this Lease Agreement, nor will the use of any rental vacuums found at department stores.

5. RESTRICTIONS, USE, AND MISUSE OF PREMISES

- 5.1. **PETS AND ANIMALS RESTRICTION:** TENANT and/or TENANT's guests or visitors **ARE NOT** permitted to bring any pets or animals anywhere on the Premises, for any amount of time. Effective the day of witnessing a pet or animal on the Premises, the rent will increase by \$350 per monthly installment for the remainder of this Lease Agreement term, including the month during which the pet or animal was witnessed, even if the pet or animal is subsequently removed from the Premises. TENANT will also be responsible for the full cost of the following: professional cleaning, pest control, odor remediation, replacement of carpet and pad throughout unit, and any damages incurred by the pet. Furthermore, violation of this section shall entitle LANDLORD, at its option, to begin eviction proceedings in accordance with procedures defined in this Lease Agreement, and sue for breach of contract. A fish in a bowl/tank of capacity of no greater than one gallon of water is allowed.
- 5.2. **SMOKING RESTRICTION:** Smoking of any kind by TENANT or TENANT's guests is **STRICTLY FORBIDDEN** anywhere on the Premises, and TENANT shall not use, store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain anywhere on the Premises, any smoking materials or smoking paraphernalia. For the purposes of this provision, "smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, including hookahs and marijuana, whether natural or synthetic, in any manner or in any form. This provision also restricts the use of any electronic smoking device which creates an aerosol or vapor, in any manner or in any form, such as a "vape" or electronic cigarette. TENANT will be charged a \$1,000 fine for any instance where they or their guests are witnessed smoking on the Premises, or for any smoking evidence, materials, or paraphernalia witnessed on the Premises. TENANT will also be responsible for the full cost of any professional cleaning, odor remediation, flooring repair and/or replacement, re-priming and/or re-painting, and any other incidental work required due to TENANT's violation of this provision of the Lease Agreement.
- 5.3. **GRILLS, OPEN FLAMES, AND HAZARDOUS MATERIALS:** TENANT shall not use, store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain anywhere on the Premises, any grills (of any make or function, even electric), open flames, open-flame materials, or hazardous materials. For the purposes of this provision, open flames and open-flame materials are any devices or activities producing a spark or flame, and include, but are not limited to, grills, barbecues, candles, tiki torches, oil lanterns and lamps, butane burners, gas torches, incense, campfires, bonfires, fire pits, and fireworks. For the purposes of this provision, hazardous materials are any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Premises, or that might be considered hazardous or extra hazardous by any responsible insurance company, and include, but are not limited to, explosives, any solid, liquid, or gas fuel source, and gunpowder. TENANT will be charged a \$300 fine per grill, open flame, open-flame material, and/or hazardous material witnessed on the Premises. If a fireplace exists on the Premises, TENANT is not allowed to use it.

- 5.4. **RESTRICTED FURNITURE AND USE:** TENANT shall not use, store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain anywhere on the Premises, any waterbeds, drinking bars, bar tops, drinking game tables, beer pong tables, ping pong tables, or makeshift tables. For the purposes of this provision, a makeshift table is any table constructed of raw materials such as treated or untreated lumber, MDF, HDF, composite materials, or PVC. TENANT will be charged a \$300 fine per restricted item of this provision witnessed on the Premises.
- 5.5. **NO UPHOLSTERED FURNITURE ON EXTERIOR OF PREMISES:** TENANT shall not store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain on any porch, balcony, roof, or in a yard except in a completely enclosed building or structure, any upholstered furniture, mattresses, materials and other similar products not designed, built and manufactured for outdoor use unless such is in an enclosed porch or balcony. For purposes of this section an enclosed porch or balcony shall mean a platform located at and attached to or abutting against the entrance to a building, completely covered by a roof and completely enclosed by fully intact glass and/or fully intact screens. Screens are framed wire mesh or framed plastic mesh used to keep out insects and permit airflow. TENANT will be charged a \$300 fine per violation of this provision, plus the cost of all applicable City of Columbus fines and any damage to the building resulting from TENANT's violation.
- 5.6. **NO FURNITURE OF ANY KIND ON GRASS:** TENANT shall not use, store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain anywhere on the grass, lawn, or other landscaped portion of the Premises, any furniture of any type. TENANT will be charged a \$300 fine per violation of this provision, plus the cost of labor and material needed to repair or restore damage to the Premises caused by TENANT's violation of this provision.
- 5.7. **NO BEER KEGS OR BEER KEG REFRIGERATORS:** No beer kegs or beer keg refrigerators (kegerators) are allowed anywhere on the Premises. TENANT will be charged a \$150 fine per restricted item of this provision witnessed on the Premises.
- 5.8. **NO UNAUTHORIZED OCCUPANTS:** TENANT agrees that the Premises shall be used for residential purposes only and occupied only by persons who are parties to this Lease Agreement, or by a subtenant or replacement tenant approved in writing by LANDLORD pursuant to Sections 14 or 15. No other person may reside at or establish the Premises as their residence without LANDLORD's prior written approval. Any unauthorized occupancy shall constitute a Default under this Lease Agreement. LANDLORD may exercise any remedies available under Section 20 and, where applicable, increase the monthly rent to the amount specified in Section 1 for the actual number of TENANTS occupying the Unit, retroactive to the date the unauthorized occupancy began. TENANT will also be charged a \$1,000 fine for each unauthorized resident.
- 5.9. **KEEPING THE PREMISES CLEAN:** TENANT shall, at all times, keep the Premises orderly, safe and free from rubbish, debris, litter and dirt and shall store all trash and garbage within ample and appropriate containers so that such trash and garbage can be picked up by the appropriate government authority, or private contractor designated to perform such function. TENANT will be charged a \$150 fine for each violation of this provision.
- 5.10. **NO POOLS OR OTHER WATER FEATURES:** TENANT shall not use, store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain anywhere on the Premises, any pools, hot tubs, slip-and-slides, soaking tubs, water troughs, fountains, or any other type of water feature. TENANT will be charged a \$150 fine per violation of this provision.
- 5.11. **NO MODIFICATIONS TO PREMISES:** TENANT shall not perform repairs, make alterations, additions, or improvements to the Premises — this includes painting. TENANT will be charged a \$150 fine per alteration, addition, or improvement made to the Premises. TENANT will also be responsible for all applicable City of Columbus fines, the cost of any damage to the Premises resulting from violation of this provision, and the cost of labor and material to remove or reverse any alterations, additions, or improvements made by TENANT.
- 5.12. **RESTRICTED APPLIANCES:** TENANT shall not use, store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain anywhere on the Premises, any window AC units, freestanding AC units, space heaters, major appliances, mini refrigerators, or any high-amperage or high-wattage tools or equipment, including, but not limited to, welding equipment, lathes, CNC machines, home-lab servers, or transformers. TENANT will be charged a \$150 fine per restricted item of this provision witnessed on the Premises. In the event of inadequate or non-functioning cooling or heating, LANDLORD can temporarily provide and/or install portable AC units and space heaters where applicable.
- 5.13. **NO HANGING HAMMOCKS:** No hammocks are allowed to be mounted to, tied to, suspended from, or hung from any part of the Premises. Any evidence of violation of this provision is just cause for LANDLORD to hire licensed contractors and/or engineers to inspect for damages, and the cost of said inspection and repairs, if any, will be paid for by TENANT. Additionally, violation of this provision will subject TENANT to a \$150 fine, plus the cost of any fines levied by the City of Columbus, if applicable.
- 5.14. **NO ROOF ACCESS:** TENANT is not allowed on any roof structure of the Premises for any reason, except in the event of an emergency. Any evidence of violation of this provision is just cause for LANDLORD to hire licensed contractors and/or engineers to inspect for damages, and the cost of said inspection and repairs, if any, will be paid for by TENANT. Additionally, violation of this provision will subject TENANT to a \$300 fine, plus the cost of any fines levied by the City of Columbus, if applicable.
- 5.15. TENANT shall not string, lay, place, mount, tape, hang, or run any wire or cable, of any type, on, around, or across the floor, walls, ceiling, or anywhere else on the Premises.

- 5.16. Extension cords are not permitted anywhere on the Premises. Only power strips equipped with circuit protection are permitted. Any appliance or device connected to a power strip must be plugged directly into that power strip.
- 5.17. Mini blinds are installed throughout the Unit as a courtesy for TENANT. TENANT is responsible for replacing any damaged, broken, dirty, or greasy mini blinds at the end of the lease term.
- 5.18. No holes, stickers, screws or nails of any kind are allowed inside or outside the Unit. No adhesive-back hangers or sticky substances are allowed anywhere on the Premises which, when removed, damage or peel the surface on which they were used, except for 3M Command Strips. TENANT will be charged for any wall damage caused by the improper removal of the 3M Command Strips.
- 5.19. At move-in, LANDLORD shall furnish fluorescent, compact fluorescent (CFL) or LED light bulbs for fixtures provided by LANDLORD; thereafter, light bulbs of the same kind (fluorescent, compact fluorescent or LED) and of the same wattage shall be replaced at TENANT's expense. TENANT is also responsible for replacing the batteries in a digital thermostat as required.
- 5.20. TENANT shall keep all smoke and carbon monoxide detectors in good working order, including by maintaining working batteries in each detector, and shall test all smoke and carbon monoxide detectors regularly. TENANT must notify LANDLORD in writing of any mechanical failure, or need for repair or replacement of any smoke or carbon monoxide detectors.
- 5.21. TENANT will not use, or permit the Premises to be used, in any noisy, boisterous or other manner or use that will tend to create a nuisance or otherwise unnecessarily disturb or offend neighboring residents, nor will TENANT use, or permit the Premises to be used, for any unlawful purpose, or for any purpose deemed hazardous by LANDLORD or by LANDLORD's insurance company because of fire or other risk.
- 5.22. TENANT shall keep the Premises free of insects, rodents, vermin and other pests and shall not cause or permit objectionable odors to emanate or to be dispelled from the Premises. If exterminating services are required at the Premises and the need for such services is determined to have resulted from TENANT's negligence, TENANT shall be responsible for the cost thereof.
- 5.23. TENANT shall not erect any kind of signs, banners, fences, speakers, satellite dishes or antennas in, on, or around the Premises.
- 5.24. No lumber or construction materials of any kind are allowed anywhere on the Premises.
- 5.25. TENANT will not park or leave unregistered or inoperable vehicles anywhere on the Premises, and TENANT is not allowed to park on the yard, grass, or any part of the Premises that is not designated for parking. TENANT shall be responsible for any damage to the Premises, including ruts and holes, caused by improper parking. Additionally, TENANT will not charge for parking on the Premises under any circumstances.
- 5.26. TENANT shall not store any items or belongings within the "no-storage" zone painted around the furnace(s) and water heater(s).
- 5.27. TENANT shall not flush wet wipes or "flushable" wipes down the toilet, as such wipes can seriously damage the plumbing. TENANT shall be responsible for the maintenance of stopped up toilets and/or garbage disposal if such maintenance is required due to TENANT's negligent disposal of any items, including, but not limited to, tampons, food, bottle-caps, wet wipes, and "flushable" wipes.
- 5.28. Bicycles must not be chained or secured to any exterior part of the property, including railings, fences, or posts. Bicycles must be stored on a designated bike rack (if available) or inside the TENANT's unit.
- 5.29. TENANT will always have a toilet plunger available for every toilet in the house/apartment and will make sure that it is a toilet plunger and not a sink plunger. See difference here: <https://mikediamondservices.com/blog/types-of-plungers/>
- 5.30. TENANT shall be responsible for all door/window/glass breakage and screen damage regardless of circumstances. TENANT shall also be responsible for the cost of any damage done by wind, rain, or other weather elements because doors or windows were left open.
- 5.31. TENANT must set the furnace (heater) thermostat in the Premises no lower than 65 degrees F during Winter months and is responsible for and agrees to pay for frozen/burst water lines and fixtures and all damage resulting therefrom.
- 5.32. PODS or any other storage units are not allowed on the Premises at any time including moving in and moving out.
- 5.33. TENANT shall be responsible for any damage to the Premises whether caused by TENANT or TENANT's guests and visitors.
- 5.34. TENANT further covenants and agrees to execute and comply promptly with all local, state, and federal laws, statutes, ordinances, rules, and orders regulating use of the Premises by TENANT.

- 19.1. **DEFINITION OF DEFAULT:** The occurrence of any of the following shall constitute a "Default" by TENANT: failure to pay rent or any other charges as and when due; violation of any term, provision, or covenant of this Lease Agreement; failure to comply with federal, state, or local laws and regulations applicable to the TENANT's use and occupancy of the Premises.
- 19.2. **NOTICE OF DEFAULT:** In the event of a Default, LANDLORD shall provide written notice to TENANT specifying the nature of the Default and TENANT's obligation to cure ("Notice of Default" or "Notice of Strict Compliance").
- 19.3. **OPPORTUNITY TO CURE DEFAULT AND PAYMENT OF FINES:** Upon receipt or notification of any Default, TENANT shall have three (3) business days to cure the Default. If TENANT fails to cure the Default within this period, LANDLORD shall have the right to exercise any and all remedies available under this Lease Agreement and applicable law. If a Default results in a fine or other monetary charge as stipulated in this Lease or under applicable law, TENANT shall have three (3) business days from the receipt of written notice of such fine to make payment in full to the LANDLORD. Failure to pay the fine within this period shall constitute an additional Default.
- 19.4. **LANDLORD REMEDIES FOR DEFAULT:** If TENANT fails to cure any Default within the time period specified, or if TENANT continues to engage in any conduct in violation of any term, provision, or covenant of this Lease Agreement, LANDLORD shall have the right, at its sole discretion, to assess further penalties in accordance with this Lease Agreement and any applicable law, and/or begin eviction proceedings.
20. **SHARING OF TENANT CONTACT INFORMATION:** As a condition of this Lease Agreement, TENANT consents to LANDLORD's sharing of their name(s), phone number(s), and/or email address(es), strictly under the following circumstances: 1) TENANT is enrolled at The Ohio State University and LANDLORD receives a request for TENANT's information from The Ohio State University or its authorized agencies or representatives, 2) LANDLORD receives a request for TENANT's information from any government agency or authorized representative at the local, state, or federal level, or 3) LANDLORD may disclose TENANT's contact information and information concerning the Unit and lease term to a third-party utility metering or billing agent as authorized by Section 9.2.
21. This Lease Agreement and all Guaranty to Lease Agreement forms, as well as any other documents associated with this Lease Agreement and TENANT's tenancy, may be executed by the parties in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. The exchange of copies of this Lease Agreement and of signature pages by electronic mail and/or facsimile transmission in Portable Document Format (PDF), or any other method, shall constitute effective execution and delivery of this Lease Agreement and may be used in lieu of the original Lease Agreement for all purposes. Signatures of the parties transmitted by electronic mail and/or facsimile transmission in Portable Document Format (PDF), or any other method, shall be deemed to be their original signatures for all purposes.
22. LANDLORD agrees that if TENANTS perform all of the covenants herein, they shall be entitled to possession of the Premises during the term of this Lease Agreement. Failure of LANDLORD to exercise his rights in respect of any default shall not be construed as a waiver respecting any subsequent default.
23. The execution of this Lease Agreement by TENANT, LANDLORD, and GUARANTOR(S) shall constitute the transaction of business in Ohio within the meaning of Ohio Civil Rule 4.3 (A) (1) and Section 2307.382 of the Ohio Revised Code. The laws of the State of Ohio shall govern the construction and interpretation of this Lease Agreement.
24. **FURNISHINGS:** The Premises are leased **unfurnished**. "Furnishings" means movable furniture and décor (e.g., beds, sofas, tables, chairs, lamps, rugs) and are not provided.
25. **SPECIAL PROVISIONS**

OTHER TERMS: This Lease Agreement and all Guaranty To Lease Agreement Forms contain the final and entire agreement between the parties hereto (including GUARANTORS) and no party (including GUARANTORS) shall be bound by any term, condition, or representation, oral or written, not set forth herein. IN TESTIMONY WHEREOF THE PARTIES HAVE SIGNED THESE PRESENTS ON THE DAY AND YEAR HEREIN BEFORE WRITTEN.

**The undersigned have read and understand the terms herein,
intend to become legally bound upon execution, and have received a copy of this agreement.**

PRIMARY TENANT Sign _____ Print Name _____ Date _____

TENANT Sign _____ Print Name _____ Date _____

TENANT Sign _____ Print Name _____ Date _____

TENANT Sign _____ Print Name _____ Date _____

TENANT Sign _____ Print Name _____ Date _____

TENANT Sign _____ Print Name _____ Date _____

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TENANT Sign _____ Print Name _____ Date _____

TENANT Sign _____ Print Name _____ Date _____

OSU PROPERTIES, LLC

X _____ **Date** _____

GEORGE KANELLOPOULOS, Owner, President, and Landlord

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**Lead Warning Statement** (Required by Federal Government Regulation)

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Please click or visit the link below to view and read the *Protect Your Family from Lead in Your Home* pamphlet:

https://www.epa.gov/sites/production/files/2017-06/documents/pyf_color_landscape_format_2017_508.pdf

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment

(c) _____ Lessee has received copies of all information listed above.

(d) ☒ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home* (**Initial Below**)

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

PRIMARY TENANT Sign _____ Print Name _____ Date _____

TENANT Sign _____ Print Name _____ Date _____

TENANT Sign _____ Print Name _____ Date _____

TENANT Sign _____ Print Name _____ Date _____

TENANT Sign _____ Print Name _____ Date _____

TENANT Sign _____ Print Name _____ Date _____

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TENANT Sign _____ Print Name _____ Date _____

TENANT Sign _____ Print Name _____ Date _____

TENANT Sign _____ Print Name _____ Date _____

OSU PROPERTIES, LLC

X _____ **Date** _____

GEORGE KANELLOPOULOS, Owner, President, and Landlord

GUARANTY TO LEASE AGREEMENT

This GUARANTY TO LEASE AGREEMENT is made and entered into as of this date, _____.

WHEREAS, OSU PROPERTIES, LLC, as LANDLORD entered into a Lease Agreement with the aforementioned TENANT(s) listed herein. WHEREAS, GUARANTOR desires to guarantee to LANDLORD the payment of **[1 divided by the number of TENANTS on lease]** of the monthly rental specified in this Lease Agreement and other obligations between LANDLORD and TENANT provided in this Guaranty. WHEREAS, this Lease Agreement was conditioned on GUARANTOR's giving security obligations under this Lease Agreement in the form of a personal guaranty.

NOW, THEREFORE, in consideration of the foregoing, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the following:

- 1) GUARANTOR shall guarantee the payment to LANDLORD of **[1 divided by the number of TENANTS on lease]** of the rental and **[1 divided by the number of TENANTS on lease]** of all other obligations specified in the Lease Agreement.
- 2) The sum shall be paid to LANDLORD by GUARANTOR within seven (7) days after receipt by GUARANTOR of written notice from LANDLORD specifying any deficiency for an obligation of TENANT.
- 3) GUARANTOR agrees that GUARANTOR's contact information may be disclosed by LANDLORD to any TENANT and/or any other GUARANTOR, should such disclosure be necessary.
- 4) GUARANTOR promises to give LANDLORD written notice of GUARANTOR's change of address(es), phone number(s), and email address.
- 5) GUARANTOR's continuing responsibilities include **a)** any extensions or renewals of the lease term by the TENANT; **b)** any new Lease Agreement where said TENANT remains an occupant of the Premises; **c)** any changes in the rental amount; **d)** any substitutions or deletions of any other TENANT; **e)** transfer of TENANT to a different rental unit or placement in temporary housing; **f)** the fulfillment of all other terms and conditions of the Lease Agreement then in effect.

GUARANTOR Sign _____ Print Name _____ Date _____

GUARANTOR Sign _____ Print Name _____ Date _____

GUARANTOR Sign _____ Print Name _____ Date _____

GUARANTOR Sign _____ Print Name _____ Date _____

GUARANTOR Sign _____ Print Name _____ Date _____

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