

LEASE

ARTICLE OF AGREEMENT this _____ day of _____ 20____, by and between Philadelphia Square Apartments II, LLC having a mailing address of 1055 Philadelphia Street, Suite 101, Indiana, PA 15701, hereinafter referred to as the "LANDLORD",

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_____,
hereinafter referred to as the "TENANTS".

WHEREAS, the Landlord is the owner of certain premises situated at 1055 Philadelphia Street, Apartment _____, Indiana, PA 15701, hereinafter referred to as the "Leasehold Premises"; and

WHEREAS, the Tenants desire to rent and lease the Leasehold Premises from the Landlord and the Landlord has agreed to lease the same to the Tenants upon the following terms and conditions.

NOW, THEREFORE, the parties hereto, intending to be legally bound hereby, do covenant and agree as follows:

1. In consideration of the rents and covenants of the Tenants to be paid and kept as herein contained, the Landlord has agreed to lease unto the Tenants, and by these presents does hereby lease the Leasehold Premises unto the Tenants and the Tenants hereby lease the Leasehold Premises from the Landlord.

2. The term of this lease shall extend from August 25, 2012, to and through May 17, 2013, (the "Term"), during which time, the Tenants occupying the Leasehold Premises under lease from the Landlord, shall be entitled to the use and occupancy of the Leasehold Premises. The maximum number of people occupying the Leasehold Premises shall be _____. No more than five (5) guests are permitted in the Leased Premises at one time. Only the individual Tenants who have signed this Lease may occupy the Leased Premises for more than three (3) consecutive days.

3. The minimum rent reserved by the Landlord for the Leasehold Premises for the _____ term herein provided shall be _____ and 00/100 Dollars (\$_____.00),

which the Tenants hereby covenant and agree, jointly and severally, to pay to the Landlord at the address first set forth above, for the use and occupancy of the Leasehold Premises, payable as follows:

- a) \$_____ on or before August 1, 2012; and
- b) \$_____ on or before January 1, 2013

A late payment fee of 11/2 % per month of the unpaid balance shall be assessed by the Landlord as additional rent due by the Tenants for any rent that is more than fifteen (15) days past due as provided herein, which obligation shall be jointly and severally on the Tenants.

4. The Tenant shall further pay to the Landlord, on or before the signing of this Lease, a Security Deposit in the sum of _____ and 00/100 Dollars (\$_____.00).

5. During the term of this Lease the Landlord will assume payment for the following utilities - gas, electric, garbage, and water/sewage. The Landlord shall provide the Tenant with free internet access and Dish Network during the term of the Lease.

6. The Tenants further agree to lease from the Landlord _____ Parking Space for the Term of this Lease. The rent for _____ Parking Space shall be \$235.00 per semester for each space leased, which the additional rent shall be due and payable at the time the rent is due and payable pursuant to Paragraph 3 hereinabove.

TENANTS: _____ [Initial Only]

7. The Tenants obligations and covenants hereunder shall be guaranteed by his/her parents executing a Parental Guaranty Agreement in a form similar to the Parental Guaranty Agreement attached hereto as Exhibit "A".

8. The Tenants agree to keep and maintain the Leasehold Premises, parking lot and surrounding area in a clean and sanitary condition at all times, free of all garbage and debris. All garbage and similar debris shall be deposited by the Tenants in facilities provided by the Landlord for garbage collection. The Tenants shall comply with all municipal regulations imposed by the Borough of Indiana relating to the collection of garbage, recyclables and similar debris. The Tenants shall be jointly and severally liable to the Landlord for any damage to the Leased Premises during the term of this Lease. Tenant shall pay common area maintenance fee equal to \$_____, payable in two (2) equal installments and due at the same time as the rent hereunder is due.

9. During the term of this Lease, the Landlord shall provide for the necessary repairs and maintenance of the Leasehold Premises. The Tenants shall not provide, nor arrange for any repair or maintenance of the Leasehold Premises, and the Landlord shall not be responsible or liable to the Tenants, or to any other person, for the costs of any repair or maintenance provided or arranged by the Tenants. The Tenants shall promptly notify the Landlord of the need for any repair or maintenance to the Leasehold Premises.

10. The Tenants hereby covenant and agree to use and occupy the Leasehold Premises for residential purposes only and for no other purpose. NO PETS are allowed on the premises. If the Landlord determines that a pet is or has been on the Leased Premises during the term of this Lease, then the Tenants shall owe, jointly and severally, the Landlord additional rent in the amount of One Thousand and 00/100 Dollars, payable within five (5) days from receipt of written notice from the Landlord.

11. NO Satellite Dishes shall be installed on the Leasehold Premises.

12. The Tenants hereby agree to keep and maintain the Leasehold Premises in as good repair and condition as that now existing and at the expiration of this lease to surrender the Leasehold Premises in like repair and condition, natural wear and tear excepted.

13. Absolutely No loud music may be played at any time, and the Tenants shall conduct themselves in a quiet manner at all times as there are other residential and commercial tenants occupying the same building as the Tenants.

14. The Tenants hereby agree to observe all reasonable rules and regulations imposed by the Landlord for the use and occupancy of the Leasehold Premises, and such rules and regulations shall be deemed to be conditions and covenants of this Lease.

15. This Lease, and the use and occupancy of the Leasehold Premises, may not be assigned, transferred or sublet, without the express written consent of the Landlord.

16. The Landlord, and/or the agents of the Landlord, may at any and all times during the term of this Lease, enter the Leasehold Premises for the purpose of inspection and/or repair, and for purposes of exhibiting the Leasehold Premises to prospective tenants, upon giving prior notice to the Tenants, except in the case of an emergency.

17. The Tenants shall not engage in any criminal activity that threatens the

health, safety, or right of peaceful enjoyment of the Premises by other Tenants, or is a danger to the Premises. Tenant shall not engage in any drug related criminal activity on or near the Premises, either personally or by any guest(s) or family member(s). Tenant will not permit the Leased Premises to be a base for or to facilitate any criminal activity. No firearms, drugs, or any other illegal activity shall be allowed on the premises.

18. The Tenants hereby waive the usual notice to quit, and agree to surrender the Leasehold Premises at the expiration of the foregoing term, or the termination of this lease, without any notice whatsoever.

19. This Lease contains the entire agreement and understanding of the parties hereto with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements. This Lease may not be modified, cancelled or otherwise amended unless in writing, duly executed by the parties hereto.

20. This Lease shall be binding on and shall inure to the benefit of the parties hereto, their respective heirs, successors, personal representatives and assigns.

21. This Lease may be signed in one or more counterparts, and all such counterparts shall form but one integrated agreement. This Lease may be executed by facsimile signatures.

IN WITNESS WHEREOF, the parties have duly executed and delivered this Lease as of the day and year first above written.

WITNESS:

LANDLORD:

Philadelphia Square Apartments II,
LLC, a Pennsylvania Limited
Liability Company

By:

WITNESSES:

TENANTS:
