

AGREEMENTS OF LESSEE

Lessee agrees as follows:

1.

To pay the rent and security deposit for the listed premises.

2.

To pay any and all charges and fees billed directly to the Lessor, including the City of Peoria and the Greater Peoria Sanitary District, will be deducted from the security deposit in addition to the water, electricity, gas, telephone, internet services, and cable supplied to all or any part of the leased premises. Lessee agrees to assume responsibility for all utilities immediately upon taking possession.

3

To pay all reasonable costs, attorney's fees and expenses made and incurred by the Lessor in enforcing the agreements of this lease.

4

To pay a late fee of \$5.00 for each day rent is not received by the Lessor more than 5 days after the date due regardless of the cause, including dishonored checks, time being of the essence. An additional charge of \$25.00 will be paid to the Lessor for each dishonored check. Dishonored checks are considered late until paid. Partial payments by a Lessee or group of the Lessees are also considered late until paid in full.

5.

To use and occupy the premises for residential purposes only and no Lessee shall engage in any illegal activity on the premises.

6

To be jointly and severally liable for all obligations under this contract. The language "joint and several" means that if more than one person has signed this lease, then each of these persons individually and all of these persons collectively are fully responsible for fulfilling all obligations of this lease. For example, one person signing the lease may be liable for any or all damages to the premises, even if caused by another person signing the lease, and one person signing the lease is liable for the total amount of rent due, even though other persons have also signed the lease.

7

To accept the dwelling and of the furnishings and appliances therein as being in good and satisfactory condition unless a written statement of any objections is delivered to the Lessor within (3) days after Lessee takes possession. Upon any lessee taking possession, the Lessee has ten (10) days to report any insect infestation. Eradication of an insect infestation(s) which occurs at the premises after this time frame stated above (10 days after possession) will be at the expense of the Lessee. Possession occurs when a key or lock code to the premises is distributed to a Lessee or any of the Lessee's possessions occupy the premises.

8.

To perform all minor maintenance on the property such as replacing light bulbs, fuses and smoke detector batteries, cleaning appliances, linoleum, bathroom and kitchen fixtures, cleaning and vacuuming carpeting and picking up litter on the premises. Lessee agrees that any ice and/or snow removal, if desired, is to be performed by Lessee.

9.

To keep the premises in as good repair as the same shall be at the commencement of the term of this lease, wear and tear arising from the reasonable use of the same and damage by the elements accepted. Lessees are responsible for any damages incurred by each other, and by any and all guests and employed and/or contracted service representatives, including, but not limited to, any glass breakage, door breakage, wall and plaster damage, ceiling damage, appliance damage, etc. Lessees also assume responsibility for any telephone service and cable service and related repairs to such service. Lessees and agents representing the telephone and cable providers are not permitted to drill holes in any interior or exterior wall or floor to facilitate installation of cable or internet service(s). Mounting of a satellite dish is prohibited.

10.

At leases termination, Lessors agree to leave the above mentioned premises in a clean and picked up fashion and Lessee agrees to have all carpeted areas steam cleaned by a carpet-cleaning professional acceptable to the Lessor. Items to be cleaned are to include but are not limited to: stoves, refrigerators, shower and bath stalls, toilets, sinks and ceiling fans. At the Lessor's discretion any additional cleaning required by the Landlord will be charged at a rate of \$25.00 per hour or the Lessor may have the premises professionally cleaned at the expense of the Lessees through a deduction of their held security deposit. Any furniture or garbage left on the premises will collected and disposed of at a rate of \$25.00 per hour in addition to any Landfill fees.

11.

To pay a fine of \$100.00 per day for each day after the termination of the lease that the Lessee occupies the premises. Exception to this is Lessees who have signed a concurrent lease for said premises.

12.

To permit the Lessor and his agents to enter on the premises or any part thereof, at all reasonable hours, for the purposes of examining the same or making such repairs or alterations as may be necessary for the safety or preservation thereof. With exception of an emergency situation, where time is of the essence, Lessor will provide a previous day's notice to the Lessees that the Lessor and /or his agents will be entering the premises. Permit Lessor to place on the premises notice of "For Sale" and "To Rent" and not to interfere with same.

13.

To abide by the rules and ordinance set forth by the City of Peoria and pay any fines and/or fees incurred in noncompliance of such rules and ordinances.

14.

That Lessee will not allow any pet to temporarily or permanently reside in or on the premises at any time unless given prior written consent by Lessor. If Lessor discovers a pet at the rented premises, there will be a \$500.00 non-refundable fee charged per pet per occurrence or a complete loss of security deposit which ever is greater.

15.

That Lessee will not assign this lease nor sublet the premises or any portion thereof without written consent of the Lessor.

16.

That Lessor shall have a lien on all property of the Lessee used or situated on the leased premises to secure payment of the rent (and other indebtedness owing from Lessee to Lessor at any time during the existence of this lease) to become due under this lease, and in default of payment may take possession of and sell of said property as may be sufficient to pay delinquent rent.

17.

That Lessor shall not be liable for any loss or damage to Lessee's personal property occasioned by fire, windstorm, flood, theft, vandalism, or for any damage occasioned by or from plumbing, water, gas, steam, or other pipes, or sewerage, or the bursting, leakage of any tank, water closet, or waste pipe in, above, upon or about said building or premises, or for any damage or loss occurring, from the malfunction or failure of any appliances such as air conditioning units, refrigerators, stoves, etc., or for any damage occasioned by water, snow or ice being upon or coming through the roof or otherwise, nor shall the Lessor be liable for any damage arising from any acts or neglects of other tenants or occupants of the same building or of any owners or occupants of adjacent property, or for any failure of water supply nor for any damage occasioned by electric wiring or other lighting or heating apparatus. Lessee covenants and agrees to make no claims against Lessor for any such damage or loss of time. If Lessee desires to insure their personal possessions renter's insurance should be obtained.

18

That Lessor shall not be liable for injury to Lessee or damage to Lessee's property from Lessee's failure to keep premises in repair or from act, omission, or negligence of co-tenant or other persons.

19.

That Lessor reserves the right to restrict or eliminate the use of any window air conditioning units or other electrical appliances if Lessor determines that they are causing an undue strain on the electrical system and structural integrity of the building. Any air conditioning units provided solely for the additional benefit of Lessee; should any unit fail to operate, its replacement is at Lessor's option.

20.

That Lessor prohibits the following activities:

- **Displaying signs, posters, banners and lights in windows outside of the building.**
- **Having a swimming pool on the premises.**
- **Going on any roof at any time for any reason.**
- **Having indoor furniture on an "open to the elements" porch.**
- **Having an open party, which has one (1) or more of the following characteristics: is advertised; requires a charge or donation for admittance; is attended by people not personally known by Lessee.**
- **Letting household garbage accumulate inside and outside the premises.**
- **Locks or latches added to any doors by the Lessee.**
- **Painting or papering of walls by Lessee without Lessor's permission.**

21. That Lessor reserves the right to assess a fine up to the amount of the entire security deposit for the infraction of any prohibited activities.