4801 Forest Run Road, Madison, Wisconsin 53704

## **RESIDENTIAL LEASE**

Hauser Properties

EANDLORD:         Address:           Charlord's Agent for maintenance, management, service of process and collection of rent - (Note in 'Special Conditions' if more than one agent);           Address:	PARTIES         TENANT(S):           ANDLORDS         Landord's Agent for maintenance, management, service of process and collection of rent - (Note in "Special Conditions" if more than one agent):         Address:           PREMISES         Stread Address:         Conditions" if more than one agent):           PREMISES         Stread Address:         Conditions of the condithe conditions of the conditi					ntered into I	by and betwee	en the Landlord and Ter	nant (referred in	the singular whether one or		
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agent):	Address:		Address:									
PREMISES         Address:           Chy/State/Dr.         Chy/State/Dr.           Chy/State/Dr.         Chy/State/Dr.           Chy/State/Dr.         Chy/State/Dr.           Chy/State/Dr.         Chy/State/Dr.           THITTES         The states is only for the stated term and is NOT automatically renewable. Landord and Tenant must agree in writing if tenancy is to confinue the states in the state in the	Address:											
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CutyPicute 24:       CutyPicute 24:         RENTAL TERM       Apartmet/UnitNo:         Apartmet/UnitNo:       Last Day of Term;         The Lease is dright of the rental term and is NOT automatically renewable. Landord and Tenant must agree in writing if tenancy is to continue the stated term and is NOT automatically renewable. Landord and Tenant must agree in writing if tenancy is to continue the stated term and is NOT automatically renewable. Landord and Tenant must agree in writing if tenancy is to continue the stated term and is NOT automatically renewable. Landord and Tenant must agree in writing if tenancy is to continue the state of the states of th	Apartmet/UnitNo:	DREMISES		ee.								
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<ul> <li>evicted, Tenant's security deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address within 21 days after the date established in Wis Stat. § 704.248(4). Tenant is responsible for giving Landhord his/her new address. When Tenant vacates the Premises Tenant shall return, or account for, any of Landhord's property held by Tenant, such as keys, garage door openers, etc. Landhord shall provide Tenant with a check-in sheet when Tenant commences his or her occupancy to complete the check-in sheet and return it to Landhord. A check-in sheet is not required for the rental of a plot of ground on which a manufactured home or a mobile home may be located [per Wis. Stat. § 704.08].</li> <li>Special Conditions:</li> <li>ANDLORD'S Handhord To any enter the Premises occupied by Tenant, at reasonable times with at least 12 hours advance notice, to inspect the Premises, or comply with applicable laws or regulations. Landhord believes entry is necessary to protect the Premises or the building in which they are located from damage.</li> <li>IT Tenant unjustifiably removes from the Premises to prospective lenants or purchasers, or comply with applicable laws or regulations. Landhord believes entry is necessary to protect the Premises or the building in which they are located from damage.</li> <li>IT Tenant unjustifiably removes from the Premises to from the Premises and term. Tenant shall be liable for all rent due under this Lease through the last day of the term, bug damages incurred by Landhord, and leas any net ret received by Landhord in terrenting the Premises. Unless or is evicted from the Premises and proceed to rement the Premises.</li> <li>Tenant has abantomed appropriate by Landhord in terms cand by able last day of the term, bug any manner deemed appropriate by Landhord in terms resonal property behind, Landhord will not store personal property behind, and ya secure day to maint any manner deemed appropriate by Landhord in teres any eeter ner</li></ul>	<ul> <li>PHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHARDOONENT;</li> <li>CHARDOONENT;</li> <li>CHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHARDOONENT;</li> <li>CHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHARDOONENT;</li> <li>CHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHARDOONENT;</li> <li>CHECK-IN SHEET</li> <li< td=""><td></td><td>SEVERALLY LIABLE FOR</td><td>THE FULL</td><td></td><td>T OF ALL P</td><td>AYMENTS DU</td><td>JE UNDER THIS LEAS</td><td>E.</td><td></td></li<></ul>		SEVERALLY LIABLE FOR	THE FULL		T OF ALL P	AYMENTS DU	JE UNDER THIS LEAS	E.			
<ul> <li>evicted, Tenant's security deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address within 21 days after the date established in Wis Stat. § 704.248(4). Tenant is responsible for giving Landhord his/her new address. When Tenant vacates the Premises Tenant shall return, or account for, any of Landhord's property held by Tenant, such as keys, garage door openers, etc. Landhord shall provide Tenant with a check-in sheet when Tenant commences his or her occupancy to complete the check-in sheet and return it to Landhord. A check-in sheet is not required for the rental of a plot of ground on which a manufactured home or a mobile home may be located [per Wis. Stat. § 704.08].</li> <li>Special Conditions:</li> <li>ANDLORD'S Handhord To any enter the Premises occupied by Tenant, at reasonable times with at least 12 hours advance notice, to inspect the Premises, or comply with applicable laws or regulations. Landhord believes entry is necessary to protect the Premises or the building in which they are located from damage.</li> <li>IT Tenant unjustifiably removes from the Premises to prospective lenants or purchasers, or comply with applicable laws or regulations. Landhord believes entry is necessary to protect the Premises or the building in which they are located from damage.</li> <li>IT Tenant unjustifiably removes from the Premises to from the Premises and term. Tenant shall be liable for all rent due under this Lease through the last day of the term, bug damages incurred by Landhord, and leas any net ret received by Landhord in terrenting the Premises. Unless or is evicted from the Premises and proceed to rement the Premises.</li> <li>Tenant has abantomed appropriate by Landhord in terms cand by able last day of the term, bug any manner deemed appropriate by Landhord in terms resonal property behind, Landhord will not store personal property behind, and ya secure day to maint any manner deemed appropriate by Landhord in teres any eeter ner</li></ul>	<ul> <li>PHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHARDOONENT;</li> <li>CHARDOONENT;</li> <li>CHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHARDOONENT;</li> <li>CHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHARDOONENT;</li> <li>CHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHECK-IN SHEET</li> <li>CHARDOONENT;</li> <li>CHECK-IN SHEET</li> <li< td=""><td>SECURITY</td><td>Upon execution of this Leas</td><td>se, Tenant a</td><td>igrees to p</td><td>bay a securit</td><td>ty deposit in th</td><td>ne amount of \$</td><td></td><td>to be held by</td></li<></ul>	SECURITY	Upon execution of this Leas	se, Tenant a	igrees to p	bay a securit	ty deposit in th	ne amount of \$		to be held by		
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<ul> <li>CHECK-IN SHEET         the Premises Tenant shall return, or account for, any of Landlord's property held by Tenant, such as keys, garage door openers, etc.         Landlord shall provide Tenant with a check-in sheet when Tenant commences his or her occupancy of the Premises. Tenant shall be given 7             days from the date Tenant ommences his or her occupancy to complete the check-in sheet and return it to Landlord. A check-in sheet is not             required for the rental of a plot of ground on which a manufactured home or a mobile home may be located [per Wis. Stat. § 704.08].      </li> <li>Special Conditions:        </li></ul>	CHECK-IN SHEET the Premises Tenant shall return, or account for, any of Landlord's property held by Tenant, such as keys, garage door openers, etc. Landlord shall provide Tenant with a check-in sheet when Tenant commences his or her occupancy of the Premises. Tenant shall be given 7 days from the date Tenant commences his or her occupancy to complete the check-in sheet and return it to Landlord. A check-in sheet is not required for the rental of a plot of ground on which a manufactured home or a mobile home may be located [per Wis. Stat. § 704.08]. Special Conditions:											
CHECK-IN SHEET       Landlord shall provide Tenant with a check-in sheet when Tenant commences his or her occupancy of the Premises. Tenant shall be given 7         SPECIAL       Special Conditions:         SPECIAL       Special Conditions:         SPECIAL       Special Conditions:         SPECIAL       Special Conditions:         CONDITIONS       Interview of the Premises occupied by Tenant, at reasonable times with at least 12 hours advance notice, to inspect the Premises, make repairs, show the Premises to prospective transts or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of Tenant, when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises or the building in which they are located from damage.         ITTERN       IT Tenant unjustifiably removes from the Premises or the building in which they are located from damage.         IT Tenant unjustifiably removes from the Premises or the building in which they are located from damage.       It Tenant unjustifiably removes from the Premises or the building in which they are located from damage.         VERNONLENT;       TERN thas absent from the Premises or the soler the last day of the remait on the Premises.       Itenant unjustifiably removes from the Premises or for weicher thast day of the premises and leaves personal property behind, Landlord may genered to in writing, if Tenant is absent from the Premises or from the Premises or is appropriate, built shall promptity remut the property to Tenant and may dispose of this morporty in the mannet that landlord determines is appropriate, buit shall promp	CHECK-IN SHEET       Landlord shall provide Tenant with a check-in sheet when Tenant commences his or her occupancy or dithe Premises. Tenant shall be given 7 days from the date Tenant commences his or her occupancy to complete the check-in sheet and return it to Landlord. A check-in sheet is no required for the renial of a plot of ground on which a manufactured home or a mobile home may be located [per Wis. Stat. § 704.08].         SPECIAL CONDITIONS       Special Conditions:         ANDLORD'S NICHT TO PRIME       Landlord may enter the Premises occupied by Tenant, at reasonable times with at least 12 hours advance notice, to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord believes entry is necessary to protect the Premises of the building in which they are located from damage.         ITTIGATION; INTER       IT Tenant in abasent from the Premises of the enter set or the last day of the rent is advent from the Premises.         ITIGATION; INTER       IT Tenant is absent from the Premises of the enter set or the last day of the rent is through the last day of the term, plus damages incurred by Landlord, and less any net rent received by Landlord may deem that Tenant has abandoned the personal property. Landlord from damage.         IT Tenant mis absent from the Premises to three consecutive weeks without withen notice of such absence to Landlord. Landlord may, deem that Tenant has abandoned the personal property. Landlord from the Premises.         ITER       Itenant is absent from the Premises or is evicted from the Premises and leaves personal property beind, Landlord from the Premises appropriate by Landlord from damage.         ITEAD HOPENT											
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PECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL Special Conditions:	SPECIAL DONDITIONS       required for the rental of a plot of ground on which a manufactured home or a mobile home may be located [per Wis. Stat. § 704.08].         SPECIAL DONDITIONS       Special Conditions:         ANDLORD'S NICHT TO ENTER       Landlord may enter the Premises occupied by Tenant, at reasonable times with at least 12 hours advance notice, to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of Tenant, when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises or the building in which they are located from damage.         INTIGATION; INTEAN IPROPERTY       If Tenant unjustifiably removes from the Premises of the consecutive weeks without writtennotice of such absence to Landlord, landlord may, deem that Tenant has removed from the Premises unless rent has been paid for the period of absence, and proceed to remoting the Premises. Unless otherwise agreed to in writing, if Tenant removes from the Premises or is septropriate, but shall promptly return the proceed to prescription medication and dispose of it in any manner dat Landlord determines is appropriate, but shall promptly return the property to Tenant and and y dispose of this property in the manner that Landlord determines is appropriate, but shall promptly return the property to Tenant and any dispose of this property in the manner that Landlord may give not perform the Landlord dispose of the property in the manner that Landlord may give or other appropriate means [per Wis. Stat. § 704.05(5)(a)].         SALE OF PREMISES LEAD-DASED FINITIV THE RAWNT RULES A UBLOATIONS RESIDENTIAL USE A COBLICATIONS RESIDENTIAL       Tenant Ra received, read and under											
SPECIAL       Special Conditions:	SPECIAL       Special Conditions:         SONDITIONS       Special Conditions:         AANDLORD'S       Landlord may enter the Premises occupied by Tenant, at reasonable times with at least 12 hours advance notice, to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of Tenant, when a health or safety emergency exists, or if Tenant is absent and Landlord may enter without advance notice upon consent of Tenant, when a health or safety emergency exists, or if Tenant is absent and Landlord may believes entry is necessary to protect the Premises or the building in which they are located from damage.         ITIGATION:       If Tenant unjustifiably removes from the Premises or the building in which they are located from damage.         ITIGATION:       If Tenant unjustifiably removes from the Premises or the building in which they are located from damage.         IT Tenant is absent from the Premises or the building in which they are located from damage.       If Tenant is absent from the Premises or the building in which they are located from damage.         IT Tenant is absent from the Premises or the personal property is canaditated and they are located from the Premises. Unless otherwise agreed to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal property behind, Landlord shall hold the property for 7 days from the date on which Landlord discovers the property is a manutactured home, mobile home or titled vehicle (includes automobiles), Landlord must give notice, personally or by regular or certified mail, to Tenant and any secured party knonwn to Landlord or Landlord's totiligations u											
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<ul> <li>BANDONMENT;</li> <li>PERSONAL PROPERTY</li> <li>through the last day of the term, plus damages incurred by Landlord, and less any net rent received by Landlord in rerenting the Premises. If Tenant is absent from the Premises for three consecutive weeks without written notice of such absence to Landlord, Landlord may, deem that Tenant has removed from the Premises unless rent has been paid for the period of absence, and proceed to rerent the Premises. Unless otherwise agreed to in writing, if Tenant has abadoned the personal property. Landlord will not store personal property abandoned by Tenant and may dispose of it in any manner deemed appropriate by Landlord. If the personal property is prescription medication or prescription medical equipment, Landlord shall hold the property for 7 days from the date on which Landlord discovers the property. After that time, Landlord may dispose of this property in the manner that Landlord determines is appropriate, but shall promptly return the property to Tenant if Landlord receives a request for its return before disposing of it [per Wis. Stat. § 704.05(5)(am)]. If the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Landlord must give notice, personally or by regular or certified mail, to Tenant and any secured party known to Landlord of Landlord's intent to dispose of the property by sale or other appropriate means [per Wis. Stat. § 704.05(5)(b)].</li> <li>Upon voluntary or involuntary transfer of ownership of the Premises, Landlord's obligations under this Lease.</li> <li>Tenant has received, read and understands Landlord's lead-based paint (LBP) disclosures and the <i>Protect Your Family From Lead In Your Home Pamphlet</i> (Pamphlet). Tenant agrees to follow the practices recommended in the Pamphlet and shall immediately notify Landlord in writing if Tenant, Tenant's guests or any other occupant observes any other conditions indicating the presence of a potential LBP hazard, as described in the Pa</li></ul>	<ul> <li>BARDONMENT: PERSONAL PROPERTY              through the last day of the term, plus damages incurred by Landlord, and less any net rent received by Landlord in rerenting the Premises.             If Tenant is absent from the Premises for three consecutive weeks without written notice of such absence to Landlord, Landlord may, deem that             Tenant has removed from the Premises on these period of absence, and proceed to rerent the Premises.             Unless             otherwise agreed to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal property behind,             Landlord may presume that Tenant has abandoned the personal property. Landlord will not store personal property abandoned by Tenant and             may dispose of it in any manner deemed appropriate by Landlord. If the personal property is prescription medical             equipment, Landlord shall hold the property for 7 days from the date on which Landlord discovers the property. After that time, Landlord may             dispose of it is property in the manner that Landlord determines is appropriate, but shall promptly returm the property to Tenant if Landlord             receives a request for its return before disposing of it [per Wis. Stat. § 704.05(5)(a)].      </li> <li>         SALE OF          PREMISES          EAD-BASED PAINT              Premy or involuntary transfer of ownership of the Premises, Landlord's obligations under this Lease.             Tenant has received, read and understands Landlord's endulord's obligations under this Lease.             Tenant has received, read and understands Landlord's collow the practices recommended in the Pamphlet and shall immediately notify Landlord in             writing if Tenant's guests or any other conditions indicating the presence of a potential LBP hazard, as         described in the Pamphlet.         During the term of this Lease, as a condition of Tenant's cont</li></ul>	MITIGATION;	If Tenant unjustifiably remo	ves from the	e Premises	s before the	last day of the	e rental term, Tenant sh	all be liable for a	all rent due under this Lease		
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 Hauser Properties,849 E. Washington Ave Madison,WI 53703
 Phone: (608)441-6955
 Fax:

 Daniel Wakerhauser
 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026
 www.zipLogix.com

Page 2 of 2

		Page 2 of 2
	3.	To NOT use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they
		are a part under a standard fire or extended insurance policy.
NOISE	4.	To NOT make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building in which the
		Premises are located.
PETS	5.	To NOT permit in or about the Premises any pet unless specifically authorized by Landlord in writing.
GOVT. REG.	6.	To obey all lawful orders, rules and regulations of all governmental authorities and, if a condominium, any condominium association with
	_	authority over the Premises.
MAINTENANCE	7.	To keep the Premises in clean and tenantable condition and in as good repair as on the first day of the lease term, normal wear and tear
	•	excepted.
	8.	To maintain a reasonable amount of heat in cold weather to prevent damages to the Premises, and if damage results from Tenant's
	•	failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage.
IMPROVEMENTS	9.	Unless Tenant has received specific written consent from Landlord, to NOT do or permit any of the following:
		<ul> <li>a. Paint upon, attach, exhibit, or display in or about the Premises any sign or placard.</li> <li>b. Alter or redecorate the Premises.</li> </ul>
		c. Drive nails, tacks, and screws or apply other fasteners on or into any wall, ceiling, floor, or woodwork of the Premises.
		d. Attach or affix anything to the exterior of the Premises or the building in which it is located.
GUESTS	10	To NOT permit any guest or invitee to reside in the Premises without prior written consent of Landlord.
NEGLIGENCE		To be responsible for all acts of negligence or breaches of this Lease by Tenant and Tenant's guests and invitees, and to be liable for
NEGLIGENOL		any resulting property damage or injury.
	12	To NOT assign this Lease nor sublet the Premises or any part thereof without the prior written consent of Landlord. If Landlord permits an
	12.	assignment or a sublease, such permission shall in no way relieve Tenant of Tenant's liability under this Agreement.
VACATION OF	13.	To vacate the Premises at the end of the term, and immediately deliver the keys, garage door openers, parking permits, etc., and
PREMISES		Tenant's forwarding address to Landlord.
RULES	Land	dord may make additional reasonable rules governing the use and occupancy of the Premises and the building in which they are located.
	Tena	ant acknowledges the rules stated above. Any failure by Tenant to comply with the rules is a breach of this Lease.
NOTICE OF DOMESTIC	C (1)	As provided in section 106.50(5m)(dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that
ABUSE PROTECTION	S the I	andlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is
		ed on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:
		(a) A person who was not the tenant's invited guest.
		(b) A person who was the tenant's invited guest, but the tenant has done either of the following:
		Sought an injunction barring the person from the premises.
		Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the tenant has not
		equently invited the person to be the tenant's guest.
		A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain
		ed situations, as provided in section 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should contact a local
		n service provider or law enforcement agency. A tenant is advised that this notice is only a summary of the tenant's rights and the specific language of the statutes governs in all
		n tenant is advised that this house is only a summary of the tenants rights and the specific language of the statutes governs in an increase.
DAMAGE BY		e Premises are damaged by fire or other casualty to a degree that renders them untenantable, Tenant may move out unless Landlord
CASUALTY		nptly proceeds to repair and rebuild. Tenant may move out if the repair work causes undue hardship. If Tenant remains; rent abates to the
••••••		nt Tenant is deprived of normal full use of the Premises, until the Premises are restored. If repairs are not made, this Lease shall
		inate. If the Premises are damaged to a degree which does not render them untenantable, Landlord shall repair them as soon as
		onably possible.
CODE VIOLATIONS	Land	lord has no actual knowledge of any building code or housing code violation that affects the Premises or a common area associated with
		Premises, presents a significant threat to Tenant's health or safety, and has not been corrected, unless disclosed in Special Conditions or
		Attachment to this Lease [per Wis. Stat. § 704.07(2)(bm)]. The Premises do NOT contain any of the following conditions adversely
CONDITIONS		sting habitability unless listed under Special Conditions or in an Attachment: No hot or cold running water, plumbing or sewage disposal
AFFECTING		ties not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67°F in living areas), no
HABITABILITY		tricity, electrical wiring or components not in safe operating condition, or structural or other conditions that are substantially hazardous to
		th or safety. Wisconsin law requires that the Landlord maintain any smoke detectors located in any building common areas. Tenant shall
SMOKE DETECTOR NOTICE		tain any smoke detector on the Premises, or give Landlord written notice if a smoke detector is not functional. Landlord shall provide, within
		days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. Landlord also shall install functional
		on monoxide (CO) detectors in the Premises and in any common areas, as required by law. ant understands that any property manager, rental agent or employees thereof are representing the Landlord.
AGENCY NOTICE	i ena	and understands that any property manader. Tental adent of employees thereof are representing the Langion.
	• Vou	may obtain information should the Say Offender Begistry and persons registered with the registry by contacting the Wisconsin
SEX OFFENDER NOTICE	You	may obtain information about the Sex Offender Registry and persons registered with the registry by contacting the Wisconsin artment of Corrections on the Internet at http://offender.doc.state.wi.us/public/ or by phone at 608-240-5830.

## The documents checked below are attached to this Lease and incorporated herein by reference.

ATTACHMENT	Check 🗸	ATTACHMENT	Check 🗸
Guarantee/Renewal/Assignment/Sublease		Nonstandard Rental Provisions	
Rules and Regulations		Promises to Repair	
Smoke and Carbon Monoxide Detector Notice		Code Violations	
Lead-Based Paint Disclosure & Pamphlet		Real Estate Agency Disclosure	
Other:		Other:	

IN WITNESS WHEREOF, the parties have executed this Lease on \_\_\_\_\_

LANDLORD:

TENANTS:

TENANTS: \_\_\_\_\_

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