MKE Leasing, LLC

PO Box 210404 • Milwaukee, WI 53221
(414) 671-9030

1. Residential Rental Agreement

1.1 PARTIES AND OCCUPANTS

This agreement for the premises identified below is entered into by and between the Landlord and Tenant (referred to in the singular whether one or more) on the following terms and conditions:

Tenant:
Andrew T. Cassidy

Additional occupants under the age of eighteen (18) residing on the Premises:

Landlord:
Dan Gunia

Premises:

1411 Rawson Ave - Lower
South Milwaukee, WI 53172

Agent for service of process, Agent for maintenance, management & Agent for collections of rent:
MKE Leasing, LLC
PO Box 210404
Milwaukee, WI. 53221
hello@mke-leasing.com
414-671-9030

1.2 RENT AND TERM OF LEASE

Rent: Rent of $1,210.00 for Premises and NA for Pet Rent is to be received no later than the 1st day of each month and is payable at the Online Portal. If rent is received after the 1st the Tenant shall pay a late fee of $50.00.

Term: Beginning on 09/01/2026 and ending on 08/31/2027 at 12:00 noon.
Note: An Agreement for a fixed term expires without further notice. If tenancy is to be continued beyond this term, parties should make arrangements for this in advance of the expiration. See section labeled "Notice to Vacate."

Rent may be paid by the following methods: ACH
Charges incurred by Landlord for Tenant's returned checks are payable by Tenant. Landlord shall provide a receipt for cash payments of rent. All tenants, if more than one, are jointly and severally liable for the full amount of any payments due under this Agreement. Acceptance of a delinquent payment does not constitute a waiver of that default or any other default under this Agreement.

Other Landlord or Tenant obligations:
No smoking in unit
Move out time is on the last day at noon
Renter's insurance required

1.3 UTILITIES & APPLIANCES

Included furnishing/appliances: Refrigerator, Stove, Dishwasher, Microwave, Washer/Dryer (provided as a convenience only. Tenant is responsible for maintenance.)

Utilities paid by Tenant: Electricity (billed back based on usage), AC

Utilities paid by Owner: Water/Sewer, Gas, Trash/Recycling

1.4 SECURITY DEPOSIT

Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of: $1,175.00 (paid) to be held by Landlord or Landlord's

agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-one (21) days after any event set forth in Wis. Stat. 704.28(4). If any portion of the deposit is withheld, Landlord must provide Tenant with a written statement accounting for amounts withheld. The statement shall describe each item of physical damage or other claim made against the security deposit, and the amount withheld as reasonable compensation for each item or claim. If repair costs are not known within twenty-one (21) days, Landlord may use a good faith estimate in the written accounting. The reasonable cost for tenant damage, waste, or neglect of the premises, normal wear and tear excluded, may be deducted from Tenant's security deposit as well as any amounts set forth in Wis. Stat. 704.28(1). Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

1.5 DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT

Tenant is hereby notified that Tenant may do any of the following within seven (7) days after the start of their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects; and (b) request a list of physical damages or defects, if any, charged against the previous Tenant's security deposit. If such a request is made by Tenant, Landlord will supply Tenant with a list of all physical damages and/or defects charged against the previous Tenant's security deposit regardless of whether or not those damages or defects have been repairs. Said list will be provided to Tenant within thirty (30) days from when the request was received or within seven (7) days after Landlord notifies the previous tenant of the security deposit deductions, whichever occurs later. Landlord need no disclose previous tenant's identity nor the amount deducted from the previous tenant's security deposit. Landlord will provide Tenant with a Check-in/Check-out sheet. Should Tenant fail to return it to Landlord within seven (7) days after the start of the tenancy, Tenant will be considered to have accepted the Premises without any exceptions.

1.6 RULES

Landlord may make reasonable Rules and Regulations governing the use and occupancy of the Premises or the building in which it is located, common areas, and the surrounding grounds ("rental property"). Any failure by Tenant to substantially comply with the Rules and Regulations will be a breach of this Agreement. Landlord may amend the Rules and Regulations to provide for newly added Amenities or to meet changed circumstances or conditions adversely affecting the Premises or rental property. No such amendments may unreasonably interfere with Tenant's use and enjoyment of the Premises or the rental property of which it is a part. A copy of the Rules and Regulations, if applicable, have been given to Tenant at the time of the signing of this Agreement.

1.7 NOTICE TO VACATE

Lease for Term - Sixty (60) day written notice is required to terminate a lease. Both Tenant and Landlord should discuss prior to the end of the original lease term whether or not they wish to continue the tenancy beyond the original lease term and if so, enter into a new rental agreement accordingly. Month-to-Month Tenancy - Written notice must be received by the other party at least sixty (60) days prior to the ending of a month-to-month tenancy. A month-to-month tenancy may only be terminated at the end of a rental period. A rental period runs from the first of a calendar month through the last day of a calendar month.

1.8 CONTROLLING LAW

Landlord and Tenant understand their rights and obligations under this Agreement and that they are subject to the laws of Wisconsin, included Wis. Stat ch. 704 and ch. 799, Wis. Admin. Code ATCP 134, and applicable local ordinances. Both parties shall obey all governmental orders, rules and regulations related to the Premises, including local housing codes.

1.9 CONDITION OF PREMISES

Tenant has had the opportunity to inspect the Premises and has determined that it will fulfill Tenant's needs and acknowledges that the Premises is in good and satisfactory condition, except as noted in the Check-in/Check-out form provided to Tenant, prior to taking occupancy. Tenant agrees to maintain the Premises during Tenant's tenancy and return it to Landlord in the same condition as it was received less normal wear and tear. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission of a crime or on the rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. 950.02(4), of that crime.

1.10 POSSESSION AND ABANDONMENT

Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises and return all of Landlord's property promptly upon the expiration of this Agreement, including any extension or renewal, or its termination, in accordance with its terms and the law. A Tenant will be considered to have surrendered the Premises on the last day of the tenancy provided under this Agreement, except that, if Tenant vacates before the last day of the tenancy, and gives Landlord written notice that Tenant has vacated. If the Tenant mails the notice to Landlord, Landlord is deemed to have received the notice on the second day after mailing. If Tenant vacates the Premises after the last day of the tenancy, surrender occurs when Landlord learns that Tenant has vacated. If Tenant abandons the Premises before expiration or termination of this Agreement or its extension or renewal, or if the tenancy is terminated for the Tenant's breach of this Agreement, Landlord shall make reasonable efforts to re-rent the Premises and apply any rent received, less actual costs of re-rental, toward Tenant's obligations under this Agreement. Tenant shall remain liable for any deficiency as allowed by law.

1.11 ABANDONED PROPERTY

If Tenant vacates or is evicted from the Premises and leaves personal property, Landlord may presume, in the absence of a written agreement between Landlord and Tenant to the contrary, that Tenant has abandoned the personal property and Landlord may dispose of it in any manner that Landlord, in Landlord's sole discretion, determines is appropriate. Landlord will not store any items of personal property that Tenant leaves behind when Tenant vacates or is evicted from the Premises, except for prescription medicine or prescription medical equipment, which will be held for seven (7) days from the date of discovery. If Tenant abandons a manufactured or mobile home or a titled vehicle, Landlord will give Tenant and any other secured party that Landlord is aware of, written notice of intent to dispose of said property by personal service, regular mail, or certified mail to Tenant's last known address, prior to disposal.

1.12 USE OF PREMISES

Tenant shall use the Premises or rental property for residential purposes only. Operating a business, including but not limited to, providing childcare for children not listed as occupants in this Agreement is prohibited. Neither party may: (1) make or knowingly permit use of the Premises or rental property for any unlawful purpose; (2) engage in activities which unduly disturb neighbors or tenants; and/or (3) do, use, or keep in or about the Premises or rental property anything which would adversely affect coverage under a standard fire and extended insurance policy. Nothing in this section authorizes Landlord to terminate the tenancy of a Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined by Wis. Stat. 950.02(4), of that crime.

1.13 GUESTS

Tenant may have guests residing temporarily in the Premises if their presence does not interfere with the quiet use and enjoyment of other tenants and if the number of guests is not excessive for the size of the facilities of the Premises. Unless prior written consent is given by Landlord, Tenant may not have any person who is not listed on this Agreement reside in the Premises for more than fourteen (14) non-consecutive days within any one (1) year period or for more than three (3) consecutive days within any one (1) month period. Tenant shall be liable for any property damage, waste, or neglect of the Premises or rental property, that is caused by the negligence or improper use by Tenant, Tenant's household members, guests, and/or invitees. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. 950.02(4), of that crime.

1.14 NON-LIABILITY OF LANDLORD

Landlord, except for its intentional or negligent acts or omissions, shall not be liable for injury loss, or damage which Tenant may sustain from any of the following: (a) theft, burglary, or other criminal acts committed by a third-party in or about the Premises or rental property; (b) delay or interruption in any service from any cause whatsoever; (c) fire, water, rain, frost, snow, gas, odors, or fumes from any source whatsoever; (d) injury or damages caused by bursting or leaking pipes or the back up of sewer drains or pipes; (e) disrepair or malfunction of the Premises or rental property, appliances, or other equipment unless Landlord was provided with prior written notice of the problem by Tenant. Tenant holds Landlord harmless from any claims or damages resulting from any intentional or negligent acts or omissions of Tenant, Tenant's household members, guests, invitees, and/or other third-parties, including other tenants. Nothing in this Agreement should be construed to relieve Landlord from any liability for property damage or personal injury caused by the intentional or negligent acts or omissions of Landlord, or to impose liability on Tenant for personal injury arising from causes clearly beyond Tenant's control, or for property damage caused by natural disasters or by persons other than Tenant or Tenant's guests or invitees.

1.15 CRIMINAL ACTIVITY PROHIBITED

Tenant, any member of Tenant's household, guest, or invitee shall not engage in or allow others to engage in any criminal activity, including drug-related criminal activity, in the Premises or on the property. Pursuant to Wis. Stat. 704.17(3m), Landlord may terminate the tenancy of Tenant, without giving Tenant an opportunity to remedy the default, upon notice requiring Tenant to vacate on or before a date at least five (5) days after the giving of the notice, if Tenant, a member of Tenant's household, or a guest or other invitee of Tenant or a member of Tenant's household engages in any of the following: (a) criminal activity that threatens the health and safety of, or right to peaceful enjoyment of the Premises by, other tenants; (b) criminal activity that threatens the health or safety of, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the Premises; (c) criminal activity that threatens the health and safety of Landlord or an agent or employee of Landlord; (d) drug-related criminal activity, which includes the manufacture or distribution of a controlled substance, on or near the Premises. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. 950.02(4), of that crime. It is not necessary that there has been an arrest or conviction for the criminal activity or drug-related criminal activity.

1.16 CRIME VICTIM PROTECTIONS

Nothing in this Agreement authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. 950.02(4), of that crime.

1.17 RENTERS INSURANCE REQUIRED

Landlord requires that Tenant purchase Renter's insurance to protect Tenant's personal property and to protect Tenant from any liabilities while living at the property. Tenant understands that if they do not purchase Renter's Insurance that Tenant may not have any insurance coverage should Tenant's belongings be damaged or should Tenant be held liable to a third party and/or Landlord.

1.18 NOTICE OF DOMESTIC ABUSE PROTECTIONS

1. As provided in Wis. Stat. 106.50(5m)(dm), a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based 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: (1) Sought an injunction barring the person from the premises, (2) 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 no subsequently invited the person to be the tenant's guest.

2. A tenant who is a victim of a domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in Wis. Stat. 704.16. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.

3. A tenant is advised that this notice is only a summary of the tenant's rights, and the specific language of the statues governs in all instances.

1.19 REPAIRS

Any promise by Landlord, made before execution of this Agreement, to repair, clean, or improve the Premises, including the promised date of completion, will be listed in this Agreement or in a separate addendum to this Agreement. Time being of the essence as to completion of repairs does not apply to any delay beyond Landlord's control. Landlord shall give timely notice of any delay to Tenant.

1.20 COMPLIANCE WITH WIS. STAT. 704.44

Nothing in this Agreement authorizes Landlord to do anything that would be a violation of Wis. Stat. 704.44 or ATCP 134.08.

1.21 RESPONSIBILITY FOR UTILITIES

Tenant must maintain, and will be responsible for the cost of, all utilities for the Premises until the end of the lease term or until the last day that Tenant is responsible for rent.

1.22 ELECTRONIC DELIVERY OF CERTAIN INFORMATION/DOCUMENTATION

Landlord may, but is not required to, provide the following information and/or documentation to Tenant via electronic means: (a) a copy of the rental agreement and any documents related to the rental agreement; (b) a security deposit and any documents related to the accounting and disposition of the security deposit and security deposit refund; (c) any promise to clean, repair, or otherwise improve any portion of the Premises made by Landlord prior to entering into the rental/agreement with Tenant, (d) advance notice of entry to inspect, make repairs, or show the Premises to prospective tenants or purchasers.

1.23 ASSIGNMENT OR SUBLEASE

Tenant shall not assign this Agreement or sublet the Premises, or any part of the Premises, without the prior written consent of Landlord. This prohibition includes, but is not limited to, short-term rentals and/or vacation rentals through websites like Airbnb, HomeAway, or VRBO.

1.24 MODIFICATIONS AND TERMINATION

This Agreement may be terminated or modified by written agreement of Landlord and Tenant. The parties may terminate this Agreement and enter into a new Agreement instead of renewing it, assigning it, or subleasing the Premises.

1.25 SEVERABILITY OF RENTAL AGREEMENT PROVISIONS

The provisions of this rental agreement are severable. If any provision of this rental agreement is found to be void or unenforceable, the unenforceability of that provision does not affect the other provisions that can be given effect without the invalid provisions.

1.26 NON-WAIVER

Any failure to act by Landlord with regard to any specific violation or breach of any term of this Agreement by Tenant shall be considered

temporary and does not waive Landlord's right to act on any future violation or breach by Tenant. Landlord, by accepting payment from Tenant for rent or any other amount owed, is not waiving its right to enforce a violation or breach of any term of this Agreement by Tenant.

1.27 TIME IS OF THE ESSENCE

As to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement of before; vacating of the Premises, return of Landlord's property, payment of rent, performance of any act for which a date is set in this Agreement or by law.

Time is of the essence means that a deadline must be strictly followed,

1.28 SPECIAL PROVISIONS

1 garage space and 1 parking space provided. Tenant is responsible for snow/lawn care (shared with upper tenant)

1.29 DANGEROUS ITEMS AND ACTIVITIES PROHIBITED

Tenant, any member of Tenant's household, guest, or invitee shall not possess or use on the Premises or rental property the following items including, but not limited to, swimming or wading pools, trampolines, slip 'n slides or any other water recreation devices, air, pellet or BB guns/rifles, explosives, fireworks, sparklers, candles, space heaters or any other items that, in the opinion of Landlord, create an unreasonable risk of injury or damage, without the prior written consent of Landlord.

1.30 MAINTENANCE

Pursuant to Wis. Stat. 704.07, Landlord shall keep the structure of the building in which the Premises are located and those portions of the building and equipment under Landlord's control in a reasonable state of repair. Tenant shall maintain the Premises under Tenant's control in a clean manner and in as good of a general condition as it was at the beginning of the term or as subsequently improved by Landlord, normal wear and tear excluded. Tenant shall not physically alter or redecorate the Premises, cause any contractor's lien to attach to the Premises, commit waste to the Premises or the property of which it is a part, or attach or display anything which substantially affects the exterior appearance of the Premises or the property in which it is located, unless otherwise allowed under the rules or unless Landlord has granted prior written approval. Landlord shall keep the heating equipment in a safe and operable condition. Whichever party is obligated to provide heat for the Premises shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which it is located. Nothing in this Agreement should be construed to relieve Landlord from liability for property damage of personal injury caused by the intentional or negligent acts or omissions of Landlord, or to impose liability on Tenant for personal injuries arising from causes clearly beyond Tenant's control, or for property damage caused by natural disasters, or by persons other than Tenant or Tenant's guests of invitees. In addition, nothing in this Agreement should be construed to authorize Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined by 950.02(4), of that crime. Nothing in this Agreement should be construed to allow Landlord to evict or exclude Tenant from the Premises other than by the judicial eviction procedures as set forth in Chapter 799 of the Wisconsin Statues.

1.31 PAYMENT FOR DAMAGE

Tenant is responsible for any damage, waste, or neglect caused by Tenant, Tenant's household members, guests, or invitees including, but not limited to, damage, waste, or neglect to the Premises or rental property. Tenant must pay Landlord for any costs to repair or replace any damage, waste, or neglect within ten (10) days of demand. Tenant may be required to pay estimated repair costs before work will begin. Payment of said costs by Tenant does not waive Landlord's right to terminate Tenant's tenancy for causing the damage, waste, or neglect. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. 950.02(4), of that crime.

1.32 REIMBURSEMENT TO LANDLORD

If Tenant fails to pay any amounts that Tenant is responsible for under this Agreement, Landlord has the option, but is not required to, pay said amounts on behalf of Tenant and demand reimbursement. Reimbursement must be made within ten (10) days of demand. Reimbursement after Landlord's demand does not waive Landlord's right to terminate Tenant's tenancy for failing to pay said amounts initially. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. 950.02(4), of that crime.

1.33 NO MODIFICATIONS TO PREMISES

Tenant may not make any modifications to the Premises or rental property without the prior written consent of Landlord. Modifications include, but are not limited to, removal of any fixtures, painting of any rooms, installation of blinds or other window coverings, drilling of holes, mounting of flat-screen televisions to the wall, building of any additions, installation of any satellite dishes, or any modifications that would be attached to the ceiling, floor, or walls of the Premises. This restriction does not apply to the hanging of photographs, paintings, or related items within reason. If Tenant violates this provision Tenant will be charged the actual costs incurred by Landlord to return the

Premises to its original condition. Payment of said costs by Tenant does not waive Landlord's right to terminate Tenant's tenancy for violating this provision.

1.34 EXTERMINATION COSTS

Tenant will be responsible for the costs of extermination or removal of any insects, pests, or rodents that are found on the Premises, and which are the result of Tenant's (or any member of the Tenant's household, Tenant's guests, or invitees) acts, negligence, failure to keep the Premises clean, failure to remove garbage and waste, and/or improper use of the Premises.

1.35 ENTRY BY LANDLORD

Landlord may enter the Premises occupied by Tenant, with or without Tenant's consent, at reasonable times upon twelve (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 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 from damage. Neither party shall add or change locks without providing the other party keys. Improper denial of access to the Premises is a breach of this Agreement.

1.36 BREACH AND TERMINATION

Failure of either party to comply substantially with any material provision is a breach of this Agreement. Should Tenant neglect or fail to perform and observe any of the terms of this Agreement, Landlord shall give Tenant written notice of the breach requiring Tenant to remedy the breach or vacate the Premises on or before a date at least five (5) days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare the tenancy terminated and proceed to evict Tenant from the Premises, without limiting the liability of Tenant for the rent due or to become due under this Agreement. If Tenant has been giving such notice and remedied the breach or been permitted to remain in the Premises, and within one (1) year of such previous breach, Tenant breaches the same or any other covenant or condition of this Agreement, this Agreement may be terminated if, Landlord gives notice to Tenant to vacate on or before a date at least fourteen (14) days after the giving of the notice as provided in Wis. Stat. 704.17. The above does not apply to the termination of tenancy pursuant to Wis. Stats. 704.16(3), 704.17(2)(c), and 704.17(3m). The language in this section shall apply to any lease for a specific term and does not apply to a month-to-month tenancy. If Landlord commits a breach, Tenant has all rights and remedies as set forth under the law, including Wis. Stats. 704.07(4) and 704.45 and Wis Admin. Code ATCP 134. Nothing in this section should be construed to authorize Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined in Wis. Stat. 950.02(4), of that crime.

1.37 RENT

Unless otherwise agreed by Landlord, all rental payments must be from Tenant or Co-signer's account. Third-party checks will not be accepted. If any of Tenant's rent payments are returned due to insufficient funds or for any other reason, Landlord may demand that all future payments be made via certified funds. All late fees, security deposit, utility charges, or and other monetary amount set forth under this Agreement are to be considered and defined as "rent".

1.38 CODE VIOLATIONS AND ADVERSE CONDITIONS

There are no code violations or other conditions affecting habitability of the Premises or rental property unless indicated otherwise in writing.

1.39 DAMAGE BY CASUALTY

If the Premises or rental property is damaged by fire or other casualty ("the casualty") to a degree which renders it untenantable, and if, in Landlord's sole discretion, the repairs can be completed in a reasonable period of time, this Agreement will continue but rent will abate until the Premises is restored to a condition comparable to its condition prior to the casualty. Tenant's liability for rent will not abate if the casualty was caused in any part by the negligence or intentional acts of Tenant, Tenant's household members, guests, or invitees. Tenant may be required to vacate the Premises during repairs. If, in Landlord's sole discretion, the Premises or rental property cannot be repaired in a reasonable period of time, this Agreement will terminate as of the date of the casualty. If, after the casualty, the Premises or rental property remain tenantable, Landlord will complete repairs as soon as reasonably possible.

1.40 RENTAL DOCUMENTS

Landlord has given Tenant a copy of the Residential Rental Agreement as well as any Rules and Regulations, if applicable, for review prior to entering into this Agreement and prior to accepting any earnest money or security deposit.

Pets and water beds are not permitted unless indicated otherwise in writing.

A Check-in/Check-Out sheet or similar must be provided by the Landlord and filled out by Tenant to be returned to Landlord within seven (7) days. This verifies the condition of the Premises upon occupancy as required by Wis. Stat. 704.08.

Emergency Contact: Lisa Cassidy - Mother - 608-469-5318

Notes: Signing of this Agreement creates legally enforceable rights when signed by both parties.

By initialing below, you acknowledge and agree to the terms in Section 1.

X ATC
Andrew T. Cassidy

MKE Leasing, LLC

PO Box 210404 • Milwaukee, WI 53221
(414) 671-9030

2. Additional Addendums

2.1 SMOKING POLICY ADDENDUM

This Addendum contains terms, conditions, and rules related to Landlord's smoking policy and are incorporated into Tenant's Residential Rental Agreement and any other rental documents. If there is any conflict between the terms and conditions of this Addendum and those contained in the Residential Rental Agreement, the terms and conditions of this Addendum shall be controlling.

Smoking is strictly prohibited on the Premises. This includes, but is not limited to, the rental unit, balcony and/or patio, common areas, laundry, office, garage, the entire building, and the grounds on which the building is located.

If smoke enters the building or otherwise interferes with the health, safety or well-being of others or interferes with the quiet use and enjoyment of the Premises by other tenants, Landlord reserves the right to modify the location(s) where smoking is permitted. The term "smoking" includes the inhalation,
exhalation, breathing, burning or carrying of any lighted or heated cigar, cigarette, pipe, or other tobacco product or plant product in any manner or in any form. Smoking also includes the use of electronic cigarettes or any similar electronic device that provides vapor of liquid nicotine and/or other substances to the user.

Tenant acknowledges that Landlord's adoption of this smoking policy does not make Landlord or its agents the guarantor of Tenant's health of the health of Tenant's family members, guests, invitees, and/or others under Tenant's control. Landlord will take reasonable steps to enforce the smoking policy but does not guarantee the smoke-fee condition of the premises. Landlord cannot enforce the smoking policy unless Landlord has firsthand knowledge of a violation or has received a written notice of a violation. Failure to follow the smoking policy constitutes a material breach of Tenant's Residential Rental Agreement and may result in the termination of tenancy and eviction pursuant to Wis. Stat. Ch 799. Tenant is responsible for the conduct of any and all family members, guests, invitees, and/or others under Tenant's control with regard to the smoking policy.
Tenant understands that other tenants who have entered into a rental agreement prior to the implementation of the smoking policy will not be immediately subject to the policy. Current tenants are exempt from the smoking policy for the remainder of their existing rental agreement. As current tenants vacate or sign new rental agreements, the smoking policy will apply to them.

Tenant is responsible for the repair, replacement, and/or cleaning of any and all smoke-related damage to the Premises resulting from his/her smoking, the smoking of Tenant's family members, guests, invitees, and/or others under Tenant's control. Smoke-related damage includes, but is not limited to, odors and staining.

X ATC
Andrew T. Cassidy

2.2 PARKING AGREEMENT

The undersigned Lessee(s) have been issues the following parking spots:1 garage space and 1 parking space

There will be a $50.00 fee for each lost or unreturned garage door remote control. In the event that the actual amount exceeds the $50.00 charge then it is expressly understood and agreed that the charge set forth in this paragraph may be increased by Lessor to said actual charge upon 28 days written notice to Lessee.

1. It shall be considered a breach of this Agreement for the undersigned to permit any vehicle at anytime to be stored on the property. For the purpose of this Agreement, a vehicle is considered to be stored on the property in circumstances which include, but are not limited to the following:
   a. The vehicle, whether is displays current license plates or not, remains parked in a single location for more than five (5) days.
   b. The vehicle, whether it displays current valid license plates or not, is incapable of being operated in a normal manner and which remains in such condition for more than three (3) days.
   c. The vehicle is merely a dismantled portion or part of any vehicle and is located anywhere on the property.
   d. The vehicle does not have valid license plates.
   e. Leaking fluids
2. It shall be considered a breach of the Agreement for the undersigned Lessee(s) to permit the parking or storing of any snowmobile, camping vehicle, boat, trailer or any other recreational vehicle on or in any patio, balcony, storage area, or parking area at any time for any purpose.
3. It shall be considered a breach of this Agreement for Lessee(s) or a guest of Lessee(s) to permit the use, parking or storage of any

commercial vehicle on the premises at any time for any purpose without the express written consent of Lessor.

4. It shall be considered a breach of Lease for Lessee(s) to permit vehicles in a hazardous condition to remain on the property. A vehicle shall be considered to be in a hazardous condition in circumstances which shall include, but not limited to, the following:
   a. The vehicle is left propped up on a jack, cinder blocks, or any other support
   b. The vehicle has one or more windows broken
   c. The vehicle has one or more flat or missing tires
5. Within twenty-four (24) hours after posting of any notice or telephone or other verbal notification requesting the removal of a vehicle, Lessee(s) shall promptly move any vehicle owned or controlled by Lessee(s) and cause the removal of the vehicle(s)of any quest or invitee of Lessee(s), for the purpose of snow removal, street cleaning, resurfacing, or any other street and/or parking lot maintenance purpose.
6. It shall be considered a breach of the Lease for lessee(s) or any quest of invitee of Lessee(s) to perform any repairs on vehicles on premises.
7. If any damage occurs to the garage door due to the Tenant's negligence, misuse, or intentional actions, the Landlord reserves the right to arrange for repairs at the Tenant's expense. The Tenant will be billed for the full cost of repair, and payment will be due within 30 days of receiving the invoice(s). Tenant agrees and understanding that prior to entering the garage, tenant must use their key to open the garage or keep the garage door open. NO PIGGYBACKING (do not follow behind another vehicle to gain access into the garage.)

X ATC
Andrew T. Cassidy

2.3 SMOKE DETECTOR NOTICE

Landlord has provided working smoke detectors on the Premises as required by law. Tenant acknowledges that all smoke detectors on the Premises are fully operational. Smoke detectors shall be maintained as follows: (a) Landlord shall be responsible for maintaining and testing all smoke detectors in common areas as required by law; (b) Tenant shall be responsible for maintaining and testing all smoke detectors within Tenant's unit as required by law; (c) Tenant shall inform Landlord, in writing, of any smoke detector that is not working and Landlord shall have (5) days after receipt of written notice to repair or replace smoke detector; (d) Tenant shall replace batteries in all smoke detectors inside Tenant's unit as necessary.

Resident acknowledges that all smoke detectors in the unit are working properly.

X ATC
Andrew T. Cassidy

2.4 CARBON MONOXIDE DETECTOR NOTICE

State law requires that an owner of a residential property install a carbon monoxide detector in all of the following locations no later than April 1 2010:

1. In the basement of the building if the basement has a fuel burning appliance
2. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel burning appliance
3. In each room that has a fuel burning appliance and that is not being used as a sleeping area (the detector should be installed no more than 75 feet from the fuel burning appliance)
4. In each hallway leading from a unit that has a fuel burning appliance, in a location that is within 75 feet from the unit, except that, if there is no electrical outlet within this distance the owner shall place the carbon monoxide detector at the closest available electrical outlet in the hallway

The owner has installed carbon monoxide detectors that bears an Underwriters Laboratories, Inc., listing mark or similar mark from an independent product safety certification organization and has installed the detectors according to the directions and specifications of the manufacturer.

State law also requires the owner to reasonably maintain every carbon monoxide detector in the residential property in the manner specified in the instructions for the detector.

A tenant must provide the owner with written notice if a detector is not functional or has been removed by a person other than the resident. The owner must repair or replace the detector within 5 days after receipt of written notice by the tenant.

An owner of a residential building is not liable for damages resulting from any of the following:

1. A false alarm from a detector that was reasonably maintained
2. The failure of a detector to operate properly if that failure was the result of tampering, removal or destruction of the detector by a

person other than the owner or
3. The result of a faulty detector that was reasonably maintained by the owner

Tenant acknowledges that all carbon monoxide detectors in the unit are working properly.

X ATC
Andrew T. Cassidy

2.5 DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement 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.

Lessor's Disclosure
Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Lessee - Lessee has received copies of all information listed above and the pamphlet "Protect Your Family from Lead in Your Home."

Agent - Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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.

X ATC
Andrew T. Cassidy

By signing below, you acknowledge and agree to the terms in Section 2.

X Andrew Thomas Cassidy
Lessee
IP Address: 3.140.79.206
08/21/2026 10:35am CDT

MKE Leasing, LLC

PO Box 210404 • Milwaukee, WI 53221
(414) 671-9030

3. Nonstandard Rental Provisions

3.1 NONSTANDARD RENTAL PROVISIONS

The Nonstandard Rental Provisions listed below are part of your Residential Rental Agreement and list the various amounts that your Landlord may Assess and withhold from your security deposit.

These Nonstandard Rental Provisions are incorporated into Tenant's Residential Rental Agreement. If there is any conflict between the terms and conditions of these Nonstandard Rental Provisions and those contained in the Residential Rental Agreement, the terms and conditions of these Nonstandard Rental Provisions shall be controlling.

The term "Tenant" is defined broadly and includes any persons listed on the Residential Rental Agreement, others in the household, guests, invitees, and anyone under their control. The term "Landlord" is also defined broadly and
includes, but is not limited to, the owner of the rental property, the property manager of the rental property, and any employees or agents of the owner or property manager.

Tenant acknowledges that Landlord or Landlord's agent has specifically identified each Nonstandard Rental Provision to Tenant prior to entering in to the Residential Rental Agreement.

3.2 RETURNED CHECK AND/OR STOP PAYMENT FEE

If any payment by Tenant is returned unpaid due to insufficient funds or for any other reason, Tenant will be responsible for the actual costs incurred by Landlord resulting from the returned payment. These amounts may be deducted from Tenant's security deposit. A service fee of $50.00 will be assessed.

X ATC
Andrew T. Cassidy

3.3 SECURITY DEPOSIT

Tenant is not allowed to substitute or apply the security deposit for rent or any other charges.

X ATC
Andrew T. Cassidy

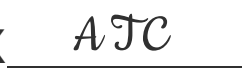
3.4 LATE FEE

A late fee of $50.00 will be charged as set forth in the Residential Rental Agreement on all late rental payments. If any installment of rent or other charge, except a late fee, is received after the 1st of the month, there shall be an additional rental charge to the Tenant of $50.00.

X ATC
Andrew T. Cassidy

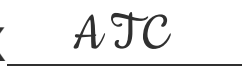
3.5 OTHER CHARGES

Tenant shall pay any charges that are billed back to the Tenant for any reasonable costs associated with required maintenance resulting from Tenant misuse or negligence of the rental property.

X 
Andrew T. Cassidy

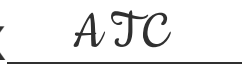
3.6 DEDUCTIONS

The following amounts will be specifically deducted from Tenant's security deposit where applicable: Current and/or past rent, parking fees, pet fees, arrearages, damage, waste, abuse/negligence of property/appliances, municipal charges.

X 
Andrew T. Cassidy

3.7 CONDITION OF PROPERTY

Tenant agrees to leave the premises in the same clean and undamaged condition. All costs are subject to change, all cleaning or repair charges will be billed at current maintenance rates.

X 
Andrew T. Cassidy

3.8 RE-LEASING OF PROPERTY

Tenant will pay actual costs of any advertising expenses incurred due to breach of Lease. This includes but is not limited to leasing, advertising/marketing. Additionally, a flat administrative fee of $1000 to process and enter into a new lease agreement with an alternate party will be charged.

X 
Andrew T. Cassidy

3.9 REKEYING OF LOCKS

Tenant agrees to pay the actual costs to rekey the locks if tenant fails to return keys at the end of tenancy.

X 
Andrew T. Cassidy

3.10 GARBAGE AND/OR TRASH REMOVAL

If the Tenant places or stores garbage or trash in the hallway, outside of the door of unit, or in any other common areas of the building or yard which is not designated for the deposit of garbage or trash, the Tenant will be assessed a fee of $100 in addition to the actual costs incurred by the Landlord to remove the garbage or trash. These fees and costs may be deducted from the Tenant's security deposit.

X 
Andrew T. Cassidy

3.11 FAILURE TO PROPERLY DISPOSE OF RECYCLABLES

If Tenant fails to separate and deposit recyclables in the appropriate containers as required by law or local ordinance, Tenant will be responsible for the actual costs incurred by Landlord to separate and deposit recyclables in the appropriate containers including, but not limited to, any fines imposed and collected by a municipality. If Landlord performs the work, Tenant will be responsible for the time Landlord spends to separate and deposit recyclables in the appropriate containers at the actual cost of maintenance plus the cost of any materials.

X ATC
Andrew T. Cassidy

3.12 PARKING

If Tenant parks any vehicle anywhere other than the designated area or space as set forth in the Residential Rental Agreement or other rental document, Tenant will be responsible for the actual costs incurred by Landlord to move, ticket, and/or tow the vehicle including, but not limited to, any fines imposed and collected by a municipality. If Landlord performs the work, Tenant will be responsible for the time Landlord spends moving, ticketing, and/or towing the vehicle at the actual cost plus the cost of any materials.

X ATC
Andrew T. Cassidy

3.13 LOCKOUT FEES

Tenant lock-out charges are a flat fee of $75 for an agent from MKE Leasing, LLC to provide a replacement key if available. Should locks need to be re-keyed the actual cost to rekey the locks will be billed back to the tenant.

X ATC
Andrew T. Cassidy

3.14 PLUMBING

Tenant will be responsible for the costs to unclog any drain in the rental unit after the first sixty (60) days of the tenancy have passed. Tenant agrees not to put food, grease or any other waste down any drain. Tenant agrees to only put toilet paper down toilet. Tenant will also be responsible for the costs to unclog any drain in the rental unit during the first sixty (60) days of tenancy if the clog was due to the negligent or intentional acts of the Tenant, Tenant's guest or invitees. These costs may be deducted from the Tenant's security deposit.

X ATC
Andrew T. Cassidy

3.15 FURNACE FILTER

Tenant is responsible for maintaining furnace filter replacements on furnace in unit and assist with standard troubleshooting of maintenance issues.

X ATC
Andrew T. Cassidy

3.16 SMOKING

Smoking is not permitted in the building, including in the common areas, parking garages, and in units. If Tenant is found to be smoking in the building at any time, Tenant will be charged a $50.00 fee per occurrence.

X ATC
Andrew T. Cassidy

3.17 ENTRY

Tenant is responsible for the cost of the maintenance invoice for refusing to let maintenance into their home after a twelve (12) hour notice was given by management via text/email.

X ATC
Andrew T. Cassidy

3.18 FAILURE TO VACATE AT THE END OF LEASE OR AFTER NOTICE

If Tenant remains in possession of the Premises without the consent of Landlord after expiration of the lease, termination of tenancy by notice given by either Landlord or Tenant, or after termination by valid agreement of the parties, Tenant will be responsible for the actual costs incurred by Landlord of the time Tenant improperly remained in possession of the Premises. In absence of proof of greater damages, Landlord shall recover minimum damages of twice the rental value apportioned on a daily basis for the time Tenant improperly remained in possession of the Premises. Should Tenant's hold over result in the loss of any portion of rent by Landlord, Tenant shall be responsible for that lost rent. These amounts may be deducted from Tenant's security deposit.

X ATC
Andrew T. Cassidy

3.19 GARAGE (IF APPLICABLE)

If any damage occurs to the garage door due to the Tenant's negligence, misuse, or intentional actions, the Landlord reserves the right to arrange for repairs at the Tenant's expense. The Tenant will be billed for the full cost of repair, and payment will be due within thirty (30) days of receiving the invoice(s).

X ATC
Andrew T. Cassidy

3.20 SNOW/ICE REMOVAL (IF APPLICABLE)

Tenant shall be responsible for all snow and ice removal from the municipal sidewalk to the front door(s) and for all sidewalks along the front, side & back of property. All snow and ice removal shall be completed as soon as possible but in no instance later than twelve (12) hours after snowfall. If snow and ice removal is not completed within twelve (12) hours after snowfall, Tenant shall be responsible for the actual costs of the snow/ice removal and any fines/fees incurred from the local municipality as a result of Tenant's failure to remove snow/ice. Tenant is held responsible for repayment of any and all fines/fees within thirty (30) days of receiving the fine/fee.

X ATC
Andrew T. Cassidy

3.21 LAWN CARE (IF APPLICABLE)

Tenant shall be responsible for lawn care of the entire property. This includes mowing the grass, edging weeding, stick/leaf removal. Grass heigh should not reach over five (5) inches. If lawn care is not completed and grass because over five (5) inches, Tenant shall be responsible for actual cost of service to mow, edge, weeding and/or stick/leaf removal. Tenant shall be responsible for the actual costs of the lawn care and/or any fines/fees incurred from the local municipality as a result of Tenant's failure to mow, edge, weed, leaf/stick removal. Tenant is held responsible for repayment of any and all fines/fees within thirty (30) days of receiving the fine/fee.

X ATC
Andrew T. Cassidy

By signing below, you acknowledge and agree to the terms in Section 3.

X Andrew Thomas Cassidy
Lessee

IP Address: 3.140.79.206
08/21/2026 10:37am CDT

MKE Leasing, LLC

PO Box 210404 • Milwaukee, WI 53221
(414) 671-9030

4. Addendum to Residential Agreement

4.1 ADDENDUM TO RESIDENTIAL AGREEMENT

1. If Tenant's payment is made by check and the check fails to clear the bank, a service charge of $50.00 will be assessed.

2. Tenant is not allowed to substitute or apply the security deposit for rent or other charges owing.

3. No pets shall be kept in or allowed on the premises including cats, dogs, fowl or other animals without Landlord's prior written consent.

4. Tenant and Tenant's guests and occupants and invitees shall not become intoxicated, disorderly, harass or solicit other residents, their guests or others or cause any odor or create or permit any unnecessary, unreasonable, or improper noise or disturbance in or about the Premises.

5. Failure to comply with any material provision of the Residential Rental Agreement or any other document associated with leasing the Premises by Tenant under a lease term of one year or less, a lease term of more than one year, or a lease term of year-to-year, shall be considered a breach of the Residential Rental Agreement. Should Tenant neglect or fail to perform and observe any of the terms of this Agreement, Landlord shall give Tenant written notice of the breach requiring Tenant to remedy the breach or vacate the premise on or before a date at least five (5) days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare the tenancy terminated and proceed to evict Tenant from the Premises, without limiting liability of Tenant for the rent due or to become due under this Agreement. If Tenant has been given such notice and remedied the breach or been permitted to remain in the Premises, and within one (1) year of such previous breach, Tenant breaches the same or any other covenant or condition of Tenant's lease, this lease may be terminated if, before the breach has been remedied, Landlord gives notice to Tenant vacate on or before a date at least fourteen (14) days after the giving of the notice as provided in §704.17, Wis. Stats. These provisions shall apply to any lease for a specific term and do not apply to a month to month tenancy. If Landlord commits a breach, Tenant has all rights, and remedies as set forth under the law, including Wis. Stat. §704.07(4) & §704.45 & Wisconsin Administrative Code Chapter ATCP. 134.

6. There is no smoking allowed in or about the Premises at any time or for any reason. If someone smokes in or about the Premises, Tenant will be charged an additional $50.00 per occurrence. Payment of the above listed amount does not waive Landlord's right to evict Tenant for unauthorized smoking in or about the Premises. Violation of this provision is a material breach of the Agreement and is grounds for eviction.

7. Tenant may not make any modification to the unit without the written consent of Landlord. This includes, but is not limited to, removal of any fixtures, painting of any rooms, and installation of any fixtures. This restriction does not apply to the hanging of photographs, paintings or related items with the use of nails within reason. If Tenant violates this restriction, Tenant will be charged the actual cost to return the unit to its original condition. Payment of the above amount by Tenant does not waive Landlord's right to evict Tenant for unauthorized modifications or repairs in the unit.

8. Notwithstanding anything in the Agreement to the contrary, in a month-to-month tenancy, Tenant must provide Landlord with written notice at least 60 days prior to the last day of the month in which Tenant intends on vacating the Premises. In a tenancy for a specified term, Tenant must provide Landlord with written notice at least 60 days prior to the end of the lease term if Tenant intends to vacate at the end of the term.

9. Tenant agrees not to terminate the tenancy and vacate the Premises during the months of November, December, January, February or March. Tenant may terminate the tenancy during any other months of the year in accordance with the terms of the Agreement.

10. Notwithstanding the "Damage by casualty" section of the Residential Rental Agreement, Tenant agrees to indemnify and hold Landlord harmless from all claims, expenses, damages and liabilities of whatever nature, including attorney's fees, ("Losses") to the extent Losses are caused by Tenant's acts or omissions.

11. Renter's insurance is required. Tenant must email a copy to the property manager prior to Tenant's move in date.

12. Basements are to be used to house the mechanical equipment for the property and, due to their locations, are highly susceptible to ground water infiltration, sewer backups and the intrusion of pests. Use of basement for storage of personal property is highly discourage and, accordingly, Landlord offers not protection and accepts no liability for belongings kept in basements.

13. (If applicable) Snow & Ice Removal – Tenant shall be responsible for all snow and ice removal from the municipal sidewalk to the front door(s) and for all sidewalks along the front, side & back of property. All snow and ice removal shall be completed as soon as possible but in no instance later than twelve (12) hours after snowfall. If snow and ice removal is not completed within twelve (12)

hours after snowfall, Tenant shall be responsible for the actual costs of the snow/ice removal and any fines/fees incurred from the local municipality as a result of Tenant's failure to remove snow/ice. Tenant is held
responsible for repayment of any and all fines/fees within thirty (30) days of receiving the fine/fee.

14. (If applicable) Lawn Care – Tenant shall be responsible for lawn care of the entire property. This includes mowing the grass, edging weeding, stick/leaf removal. Grass heigh should not reach over five (5) inches. If lawn care is not completed and grass because over five (5) inches, Tenant shall be responsible for actual cost of service to mow, edge, weeding and/or stick/leaf removal. Tenant shall be responsible for the actual costs of the lawn care and/or any fines/fees incurred from the local municipality as a result of Tenant's failure to mow, edge, weed, leaf/stick removal. Tenant is held responsible for repayment of any and all fines/fees within thirty (30) days of receiving the fine/fee.

X ATC
Andrew T. Cassidy

By signing below, you acknowledge and agree to the terms in Section 4.

X Andrew Thomas Cassidy
Lessee

IP Address: 3.140.79.206
08/21/2026 10:37am CDT

MKE Leasing, LLC

PO Box 210404 • Milwaukee, WI 53221
(414) 671-9030

5. Rules & Regulations

5.1 TERMS & CONDITIONS

These Rules and Regulations are incorporated into Tenant's Residential Rental Agreement. If there is any conflict between the terms and conditions of the Rules and Regulations and those contained in the Residential Rental Agreement, the terms and conditions of the Rules and Regulations shall be controlling.

A violation of these Rules & Regulations shall constitue a material violation of Tenant's Rental Agreement and is good cause for termination of tenancy and eviction of Tenant.

5.2 GENERAL

1. These Rules and Regulations are necessary to ensure the proper use and care of the rental property as well as the protection and safety of the Landlord, Landlord's employees, other Tenants and neighbors.
2. Tenant will be responsible for the conduct of any and all family members, guests, invitees, and/or others under Tenant's control.
3. The term "Tenant" is defined broadly and includes, all persons named in the rental agreement, their family members, guests, invitees, and/or others under their control.
4. Tenant shall not engage in criminal activity or any other activity that disturbs others or damages the property. Nothing in the prior sentence authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined in Wis. Stat §950.02(4) of that crime.
5. Landlord has the right to make other reasonable rules and regulations as may be necessary for the safety of others and the property.
6. A violation of these Rules and Regulations constitutes a material breach of Tenant's rental agreement and may result in termination of tenancy as allowed by law.

5.3 USE OF PROPERTY

1. The term "property" is defined broadly and includes, but is not limited to, the home or apartment building, individual rental units, common areas, grounds upon which the home or apartment building is located, and any other associated physical structures.
2. The property is to be used as a personal residence only and is for the individuals listed on the rental agreement only.
3. The property shall not be used to operate any form of business for any reason, including but not limited to, a childcare facility.
4. The property shall not be used for any illegal activity whatsoever or for any activity that in the opinion of Landlord will damage the property.
5. Tenant shall not keep any hazardous items on or inside of property included, but not limited to, paint, lacquer, turpentine, paint thinner, acetone, gasoline, motor oil, pesticides, herbicides, kerosene, propane, lighter fluid or any other hazardous, flammable or combustible items.
6. Tenant is prohibited from using any portion of the basement or attic as a living quarters included, but not limited to, for sleeping.
7. No rummage sales, or sales of any kind, may be held on the property without the prior written consent of Landlord.
8. No car washes, for profit or otherwise, may be held on the property without the prior written consent of Landlord.

5.4 APPEARANCE & UPKEEP OF PROPERTY

1. Tenant shall not allow any sign, advertisement, or notice to be placed inside or outside the rental unit or on the property without the prior written consent of Landlord.
2. Tenant shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets, or sheets are not allowed.
3. Tenant agrees to keep the rental unit in a clean, safe, and sanitary condition and not litter the property.
4. Tenant is responsible for replacing any light bulbs within the rental unit. Tenant shall only use the property wattage of bulb as specified on the light fixture.
5. Tenant is responsible for replacing any batteries for smoke alarm and carbon monoxide detectors located within the rental unit.
6. Tenant agrees to regularly and properly dispose of garbage and recyclable materials and to place such items in the proper receptacles provided for that purpose.
7. Neither garbage nor recyclable materials shall be kept on the porch, common areas, or grounds. Tenant agrees to comply with any and all laws, ordinances, and/or regulations regarding the collection, sorting, separation, and recycling of materials.
8. If Tenant wishes to dispose of any large items, it is the responsibility of Tenant to make special arrangements in accordance with local

ordinances and laws, to dispose of such items. Any charges incurred by Landlord as a result of Tenant's failure to comply with the above will be the responsibility of Tenant.

9. Tenant agrees to keep all personal property within the rental unit or other assigned areas. Personal property shall not be kept in common areas or on the grounds and will be immediately removed and disposed of by Landlord. Any costs incurred by Landlord to remove Tenant's property will be Tenant's responsibility. Tenant shall cooperate with Landlord to keep common areas and grounds in a safe an clean condition.
10. Tenant agrees to promptly notify Landlord of any maintenance or repair issues.

5.5 MODIFICATIONS TO PROPERTY

1. Tenant is prohibited from making any alterations, additions, or improvements to the inside or outside of the property, including but not limited to, painting, varnishing, wallpapering, or installing any fixtures, without the prior written consent of Landlord.
2. Should Tenant make any alterations, additions, or improvements in violation of the above, Landlord may immediately remove it, and Tenant will be responsible for all costs incurred by Landlord to return the property to its original condition.
3. Tenant is not authorized to instruct any contractors hired by Landlord to provide any additional services not previously authorized by Landlord.

5.6 DAMAGE, WASTE OR NEGLECT

1. If the property is damaged as a result of the intention acts, negligence, carelessness, or misuse by Tenant, Tenant will be responsible for the repair costs incurred by Landlord, unless Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. §950.02(4), of a crime in any way related to the repair costs.
2. Tenant must reimburse Landlord within ten (10) days of demand for any damage, waste, or neglect to the property and/or any other amounts owed due to Tenant's failure to follow these Rules and Regulations.

5.7 CHANGING LOCKS

1. Tenant will not install additional or different locks or gates on any doors or windows in the property without the prior written consent of Landlord.
2. If Landlord approves Tenant's request to install or change locks, Tenant agrees to provide Landlord with a new key within twenty four (24) hours. Tenant will be responsible for any repair costs incurred by Landlord to gain entry to property if Tenant does not provide Landlord with a new key within twenty four (24) hours.
3. Tenant shall not give any keys to the property to any person other than those listed on the rental agreement without the prior written consent of Landlord.

5.8 PLUMBING

1. Tenant will be responsible for the cost of any and all plumbing repairs resulting from the improper use of the plumbing facilities by Tenant.
2. Tenant will not dispose of any cloth, metal, glass, wool, plastic, condoms, feminine hygiene products, or similar items in the toilet, sink, or garbage disposal.
3. Tenant will immediately report to Landlord in writing if any pipes or faucets are leaking or if any toilet continues to run. If Tenant fails to notify Landlord, the Tenant will be responsible for any increased water bill.
4. Tenant will not leave water running except during actual use.
5. Tenant will only do laundry in designated areas and during the posted hours unless otherwise approved by Landlord.

5.9 SMOKING

1. No smoking is allowed on the property at any time unless otherwise indicated in writing by Landlord.
2. Any damage to the property as a result of Tenant's smoking will be Tenant's responsibility.

5.10 WATERBEDS

1. No furniture filled with liquid, including but not limited to waterbeds, is allowed on the property without the prior written approval of Landlord.

5.11 LOITERING

1. Tenant will not loiter, congregate, or play in common areas of the building, including by not limited to, the hallway, stairway, basement, garage, storage area, and driveway.

5.12 NOISES & ODORS

1. Tenant will not make or permit noises, odors, or other acts that will disturb the right or comfort of other Tenants and/or neighbors. Tenant agrees to keep the volume of any radio, stereo, television, computer, musical instrument, and or any other device at a level that will not disturb other Tenants and/or neighbors. Nothing in the prior sentences authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined in Wis. Stat. §950.02(4), of that crime.

5.13 GUESTS

1. Tenant is responsible for the conduct of any and all guests.
2. No guest may reside in the property for more than fourteen (14) non-consecutive days within any one (1) year period or for more than three (3) consecutive days within any one (1) month period.
3. Nothing in this section authorizes Landlord to terminate the tenancy of a Tenant based solely on the commission of a crime in or on the property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined in Wis. Stat. §850.02(4), of that crime.

5.14 PETS

1. Pets are not permitted on the property at any time without the prior written consent of Landlord.

5.15 GRILLING

1. No grilling is allowed within ten (10) feet of the property.
2. No grilling is allowed on any balcony or porch. Only covered grills are allowed to be used – no fire pits or bonfires allowed.
3. Any grilling materials must be removed from common areas and/or grounds after use. Indoor storage of gas grills, gas tanks, charcoal, or lighter fluid is prohibited.

5.16 SUBLETTING/ASSIGNMENT

1. Tenant shall not assign or sublet the property, or any part of the property, without the prior written consent of Landlord. This prohibition includes, but is not limited to, short-term rentals and/or vacation rentals through websites like Airbnb, HomeAway, or VRBO.

5.17 VEHICLES

1. Only vehicles authorized by Landlord may be parked on property.
2. Tenant must register the license plate number, model and make of Tenant's vehicles.
3. Vehicles of Tenant's guests must be parked in designated spaces, if any, otherwise they must be parked on the street.
4. Tenant's guests or invitees may not park their vehicles in other Tenant's parking spaces.
5. Tenant shall not park any unregistered, unlicensed, or inoperable vehicles on the property without the prior written consent of Landlord.
6. At no time is Tenant allowed to repair vehicles on the property, including but not limited to, changing flat tires and/or changing oil.
7. Tenant shall not drive any vehicle on the grass or sidewalk at any time.
8. Vehicles must be maintained in reasonably good repair and shall not drop fluids or cause damage to Landlord's property. If Tenant's vehicle causes damage to the property, any costs to repair will be Tenant's responsibility.
9. Tenant shall not wash any vehicles on the property without the prior written consent of Landlord.

5.18 INSURANCE

1. It is Tenant's responsibility to obtain insurance coverage for their personal property stored on the property. Landlord shall not be responsible for any loss of damage to Tenant's property unless the loss or damage was the result of Landlord's negligent acts or omissions.

5.19 NON-WAIVER

1. Any failure to act by Landlord with regard to any specific violation or breach of these Rules and Regulations by Tenant shall be considered temporary and does not waive Landlord's right to act on any future violation or breach by tenant.

By signing below, you acknowledge and agree to the terms in Section 5.

X Andrew Thomas Cassidy

Lessee

IP Address: 3.140.79.206
08/21/2026 10:37am CDT

MKE Leasing, LLC

PO Box 210404 • Milwaukee, WI 53221
(414) 671-9030

6. Snow & Lawn Agreement

6.1 ADDENDUM TO LEASE

Snow/ice removal: Tenant shall be responsible for 100% - Shared with upper tenant of all snow and ice removal from the municipal sidewalk to the front door, entire driveway and for all sidewalks along the side and back of the property. All snow and ice removal shall be completed as soon as possible but in no instance later than 12 hours after the snowfall. If snow and ice removal is not completed within 12 hours after snowfall, tenant shall be responsible for the actual costs of its removal up to $75.00 per occurrence. If landlord received a fine or fee from the local municipality as a result of Tenant's failure to remove snow and ice in violation of any law or municipal ordinance, then Tenant will also be responsible for repayment of any and all fines and fees.

Lawn Care - Tenant shall be responsible for 100% - Shared with upper tenant of lawn care of the entire property. Grass height should not reach over 5 inches. If lawn care is not completed and grass becomes too long tenant shall be responsible for actual cost of service to cut grass up to $75.00 per occurrence. If landlord receives a fine or fee from the local municipality as a result of Tenant's failure to cut the grass in violation of municipal ordinance, then Tenant will also be responsible for the repayment of any and all fines and fees. This includes mowing the grass, edging, weeding, stick/leaf removal, etc.

By signing below, you acknowledge and agree to the terms in Section 6.

X Andrew Thomas Cassidy

Lessee

IP Address: 3.140.79.206
08/21/2026 10:37am CDT

MKE Leasing, LLC

PO Box 210404 • Milwaukee, WI 53221
(414) 671-9030

7. Sign and Accept

7.1 SIGN AND ACCEPT

Note: Signing of this Agreement creates legally enforceable rights when signed by both parties.

X Andrew Thomas Cassidy
Lessee
IP Address: 3.140.79.206
08/21/2026 10:38am CDT

X Alyssa Hergert - Agent of owner
Lessor
IP Address: 72.133.208.247
08/24/2026 12:08pm CDT