Bieck
MANAGEMENT INC.

9800 W. Bluemound Road, Ste 200
Wauwatosa, WI 53226
Phone (414)961-7400
Fax (414)961-7411

3/13/2026

Jarrett Niles, Myah Walkowski
W191 S7865 Overlook Bay Road 3F
Muskego, WI 53150

Re: Automatic Lease Extension with Rental Increase

Dear Jarrett and Myah:

Your lease agreement for the apartment named above will expire 5/31/2026.

*The lease is automatically extended on a **month-to-month** basis, requiring a **60 day written notice*** by either tenant or landlord to terminate or modify this lease at the end of any month, including on the lease expiration date named above. Not withstanding this the Landlord will accept a written 28 day notice which ends at the end of a month as acceptable notice to terminate the lease.

Due to increased expenses, including property taxes, utilities, insurance and seemingly everything else, it is necessary to increase your monthly rent.

Beginning on 6/1/26 your monthly rent will be $ 1435.00 . All other charges will remain the same.

We appreciate very much your tenancy with us and we will continue to make our best effort to provide you with the living environment you can enjoy. If you desire a new one-year lease, please call us as always at 414-961-7400. Thank you very much.

Very truly yours,

Evan Schell
Property Manager
Bieck Management, Inc.

RESIDENTIAL LEASE

Time is of the essence for all dates in this Lease except Commencement Date. This Lease was drafted by Attorney Edward David, who represents Landlord, on November 14, 2012. This Lease is entered into by and between the Landlord and Tenant(s) on the following terms and conditions.

LANDLORD Barbara Shafton Marital Trust

LANDLORD'S AGENT (Agent for service of process, maintenance, management, and collection of rents)
Bleck Management, Inc.
9800 W. Bluemound Rd – Suite 200
Wauwatosa, WI 53226
414-961-7400

TENANT(S) (1 adults _____ children)

Jarrett Niles

Myah Walkowski

All Tenants are jointly and severally liable for all lease provisions.

PREMISES:
W191 S7865 Overlook Bay Apartment/room/unit # 3F
Muskego, WI 53150

FURNISHINGS included in rent: Range, Refrigerator,

RENT of $ 1395.00 for Premises and $ _____ for _____ is due on the first day of the month, payable at Landlord's agent's address. Other charges may be included per attached Nonstandard Rental Provisions Addendum.

Utilities paid by:	Landlord	Tenant		Landlord	Tenant
Electricity		X	Sewer/Water		X
Gas		X	Hot Water		X
Heat		X			

In the event the Tenant(s) fails to pay any utility charges when due, the Landlord, at the Landlords option, may pay said past due utility charges and the Tenant(s) shall reimburse the Landlord upon billing for any amounts it shall pay on behalf of the Tenant(s).

TERM: 12 Months beginning on Noon June 1, 2025 and continuing until Noon, May 31, 2026.

RENEWAL OR TERMINATION OF LEASE: Landlord and Tenant agree that the lease does not terminate without notice on the above date, but shall be continued for a term equal to the notice required to terminate. A written 28 day notice by either Landlord or Tenant is necessary to terminate or modify this lease at the end of the lease or anytime thereafter. Any notice terminating or modifying this Lease given hereunder shall be effective only at the end of a rental period, provided however that the notice given by Landlord or Tenant does not extend beyond the end of the rental period. In the event the notice given by Landlord or Tenant extends beyond the end of the rental period, the notice shall be effective at the end of the subsequent rental period.

SECURITY DEPOSIT: Upon executing this lease and prior to occupancy, Tenant shall pay a Security Deposit in the amount of $ 1000.00 to be turned over to Landlord, and which need not be held in trust, and shall bear no interest. The deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address within 21 days as provided by law. If any portion of the deposit is withheld, Landlord will provide an accompanying statement describing any damage and accounting for any amount legally withheld. The reasonable cost of repairing any waste, neglect or damage for which Tenant is responsible, together with any unpaid rent or other costs allowable under Sec. 704.28, Wis. Stat., normal wear and tear excepted, may be deducted from the security deposit. If within seven days after the start of the tenancy, the Tenant makes a written request to the Landlord, Landlord will provide Tenant, within 30 days after receiving the written request or within 7 days after Landlord notifies the previous Tenant of the security deposit deductions, whichever occurs later, a written description of all physical damages or defects charged to the previous Tenant's security deposit. Tenant shall have 7 days after the start of the tenancy to make an inspection of said premises and complete and sign the move-in inspection report which shall be provided to the Tenant when the Tenant commences his or her occupancy. Tenant shall not use the Security Deposit as payment for the last month's rent.

SWIMMING POOL REGULATIONS

Swimming pool used by the Tenant is furnished gratuitously and is not a part of the leased premises. The Landlord shall not be responsible for any loss or damage to any property or for any injuries incurred in these areas unless caused by the negligent acts or omissions of the Landlord. Tenant, in making use of such areas, does so at his own risk. The following covenants are material and substantial, and therefore it is mutually agreed and understood between the Landlord and the Tenant that:

1. Landlord reserves the right to open and shut down the pool anytime, at his sole discretion.
2. Pool hours will be established by Landlord and may be changed from time to time.
3. No food or beverages will be allowed in or around the pool area.
4. Children under 16 must be accompanied by an adult at all times.
5. Approved bathing attire only will be worn while using pool. Beach shoes and robes are necessary attire when walking through halls to and from the pool.
6. No running, pushing or horseplay allowed in or around pool area.
7. INVITED GUESTS of tenants must be accompanied by tenants when in or around pool area.
8. No more than two guests are allowed at pool area at any one time by a tenant, without prior manager approval.
9. No guests are allowed on weekends or holidays, without prior permission from the manager.
10. Decisions of building management will be final.
11. No chairs, tables, or barbecues, other than those provided by the Landlord, will be allowed in the patio, pool, or barbecue areas. Balls, rafts and toys, etc. are prohibited.
12. Landlord reserves the right to make such other and further rules and regulations as in his judgement may from time to time be necessary for the safety, and cleanliness of and for the preservation of good order in the pool area.
13. Violation of any of the above regulations by Tenant or guests of Tenant shall result in suspension of use of the facilities by the Tenant involved, and, at Landlord's option, shall be considered as a material default of the covenants of the lease by Tenant, resulting in termination of this lease.
14. The tenant for himself, his agents, guests, employees, heirs, executors, administrators and assigns hereby agrees to indemnify and save harmless the landlord, property owner, property manager, and their heirs, successors, and assigns of and from any and all claims or liability to persons or property caused or resulting in any manner by reason of the use of the demised premises including the use of the pool and pool facilities.
15. There shall be no lifeguard on duty. Swimmers use this facility at their own risk.

Tenant(s) Initials JN [illegible]

SMOKE AND CARBON MONOXIDE DETECTORS: Wisconsin Law relative to smoke detectors and carbon monoxide clearly defines responsibilities for the equipment.

Landlord shall provide a working smoke detector as required by law. Tenant understands and agrees that no person may tamper with, remove, destroy, disconnect or remove the batteries from an installed smoke detector except in the course of inspection, maintenance or replacement of the detector. Tenant shall maintain all smoke detectors in the unit, unless Tenant, or any authorized building inspector, gives written noticed to the Landlord that the smoke detector is not functional. Landlord shall, within (5) five days after receipt of said notice, provide any maintenance necessary to make the smoke detector functional.

Landlord shall provide a working carbon monoxide detector required by law. Tenant understands and agrees that no person may tamper with, remove, destroy, disconnect or remove the batteries from an installed carbon monoxide detector, except in the course of inspection, maintenance, or replacement of the detector. Tenant shall maintain all carbon monoxide detectors in the unit, unless Tenant, or any authorized building inspector, gives written notice to Landlord that the carbon monoxide detector is not functional. Landlord shall, within (5) days after receipt of said notice, provide any maintenance necessary to make the carbon monoxide detector functional.

RULES: Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Any failure by Tenant to comply with the rules is a breach of the Lease. Landlord may amend the rules upon a 28 day written notice to Tenant. No such amendment may unreasonably interfere with Tenant's use and enjoyment of the Premises or the property of which it is part. A copy of the rules will have been given to the Tenant at the time of application and at the time of signing of the Lease.

BREACH; TERMINATION: Failure of Tenant to comply with any material provision hereof is a breach. In the event of breach, Landlord shall serve a notice terminating tenancy. If Tenant fails to vacate, Landlord may file an eviction lawsuit. No provision in this Rental Agreement 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 by Wisconsin Statutes sec. 950.02(4), of that crime.

CODE VIOLATIONS; ADVERSE CONDITIONS: If the Premises or the building in which they are located are currently cited for uncorrected building or housing code violations, or contain conditions adversely affecting habitability (including lack of hot or cold running water, lack of operating plumbing or sewage disposal, unsafe or inadequate heating facilities, no electric service, unsafe electrical system, or hazardous conditions or structure) these are listed under a separate addendum to this Lease, and Landlord shall exhibit copies of any uncorrected code notices or orders to Tenant, all before this Lease is signed or any deposit accepted.

LEAD-BASED PAINT DISCLOSURE:

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 taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlord must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosures: Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in this apartment complex. Landlord has not conducted a risk assessment for the presence of lead-based paint. Landlord has no reports or records pertaining to lead-based paint and/or lead-based hazards in this apartment complex.

Tenant Acknowledgement: Tenant hereby acknowledges that he/she has received the EPA approved pamphlet "*Protect Your Family from Lead in Your Home*."

Agent Acknowledgement: Any agent involved in this leasing transaction has informed Landlord of its obligations under the Federal Lead-Base Paint Law and said agent is aware of his or her duty to ensure compliance with said law.

Certification: The parties by signing below, state that they have reviewed the above information and certify to the best of their knowledge that the information provided by them is true and accurate.

DAMAGE BY CASUALTY: Subject to Wisconsin law, in the event that the Leased Premises casualty loss or damage as a result of fire or other casualty, and in the event that, as a result of said loss or damage, the Leased Premises are rendered uninhabitable, and in the event the Leased Premises may be restored or the damages repaired, this Lease and the liability for rent shall continue, except that said liability for rent shall be abated during any period of repair or reconstruction. Said liability for rent shall not abate if the loss, damages or injury to the Leased Premises is caused by Lessee, Lessee's occupants, guests or invitees.

Tenant's Initials JW TWW

REPAIRS: Any promise of Landlord made before execution of this Lease to repair, clean or improve the Premises, including the promised date of completion, is listed under Special Provisions or a separate addendum to this Lease. Time being of the essence as to completion of repairs does not apply to any delay beyond the Landlord's control. Landlord shall give timely notice of any delay to Tenant.

DISCLAIMER: No provision in this Rental Agreement 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 by Wisconsin Statutes sec. 950.02(4), of that crime.

Any locker, storeroom or storage space, pool, basement area, balcony, recreation area, laundry room or parking area in the building used by the Tenant is furnished gratuitously and is not a part of the leased premises.

Landlord **STRONGLY RECOMMENDS** that Tenant, at Tenant's sole expense, obtain **RENTER'S INSURANCE** to protect both Tenant's personal property and Tenant himself/herself from any liabilities that Tenant or Tenant's guests may create while residing at the property.

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 of damages caused by bursting or leaking pipes or the back up of sewer drains or pipes; (e) disrepair of 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.

KEYS: Neither party shall add or change locks without providing the other party keys to permit access to the Premises. Improper denial of access to the Premises is a breach of the Lease.

ASSIGNMENT, SUBLEASE: Tenant shall not assign this Lease or sublet the Premises or any part thereof without the written consent of Landlord, which will not be unreasonably withheld.

ADDENDA: The addenda attached hereto are an integral and enforceable part of this lease, and are incorporated herein.

IN WITNESS WHEREOF, the parties have executed this Lease.

LANDLORD/AGENT:

Bieck Management, Inc.

TENANT:

4/3/25
(Date)

4-3-25
(Date)

(Date)

(Date)

NOTICE OF DOMESTIC ABUSE PROTECTIONS

(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 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 not subsequently invited the person to be the tenant's guest.

(2) A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in section 704.16 of the Wisconsin statues. 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 statutes governs in all instances.

CARPET CLEANING AGREEMENT

(1) When vacating, Tenant agrees to have the carpets in the premises professionally cleaned at Tenant's expense. Tenant will furnish Landlord with a paid receipt for the professional carpet cleaning within 3 days after vacating.

(2) In the alternative, Tenant shall give Landlord a check payable to Landlord's approved professional carpet cleaner prior to vacating in the amount bid by the contractor.

(3) If Tenant fails to comply, Landlord will seek reimbursement through legal court action.

(4) Routine carpet cleaning costs will not be deducted from Tenant's security deposit, except in the event of damage, waste or neglect.

Tenant(s) Initials JN MW

PARKING ADDENDUM

Landlord shall provide Tenant with the following automobile parking:
Unreserved_____ Garage # _____ Underground # _____ Other_____

1. Cars, vans, motorcycles, and non-commercial trucks are the only permitted vehicles.

2. Parking space (if any) may be assigned by Landlord.

3. Vehicles parked in marked parking stalls shall occupy only one space and shall not interfere with another space by extending beyond the parking stall lines.

4. No boats, campers, travel trailers, mobile homes, or other recreational vehicles or trailers shall be parked or otherwise stored on the premises without prior approval from Landlord.

5. No trucks with a gross vehicle weight (GVW) over 8500 pounds, other than those used to provide commercial services to the property, shall be parked on the premises at any time.

6. No mini-bikes, go-carts, snowmobiles, or any other unlicensed motorized vehicles shall be operated on the premises except for approved maintenance vehicles and others approved by Landlord.

7. No inoperable and/or unlicensed vehicles shall be parked or stored on the premises.

8. Any Tenant with a vehicle leaking any fluid (motor oil, transmission fluid, brake fluid, coolant, etc.) must have repairs made to the vehicle to correct the leak within 5 days of being notified of the leak. If the leak is not repaired within 5 days after notification, Tenant shall remove the vehicle from the premises, or the vehicle will be removed at Tenant's expense. Further, if the leak is not repaired within 5 days after notification, Tenant shall be responsible for the necessary costs to clean or repair the parking space damaged by the Tenant's vehicle leaking fluid.

9. No vehicle shall remain parked in a single parking space for more than 7 days without the prior approval of Landlord.

10. Residents shall, at reasonable times and upon reasonable notice be obligated to remove their vehicles from the premises to permit the parking areas to be cleaned, repaired, resurfaced, repainted, restriped, or cleared of snow and ice. Failure to comply is a material breach of lease.

11. Vehicles shall be operated on the roads and parking areas only. At no time shall vehicles be permitted on sidewalks or other common areas.

12. No vehicle bumper shall extend over a sidewalk.

13. The speed limit on all drives is five (5) miles per hour.

14. Garage doors must be closed and locked when the garage is unattended.

15. Tenant shall not sublet or assign or transfer the use of the garage or parking space. Parking in the garage or space is expressly limited to the apartment tenant.

16. Tenant shall not store or maintain any flammable articles of any kind within the garage or parking area. This includes, but is not limited to, gasoline cans, lawn mowers, gasoline-powered engines, flammable liquids, etc.

17. Maintenance and repair of vehicles within the garage or parking area is strictly prohibited. No vehicle shall be jacked up on stands or blocks.

18. Landlord may enforce these rules by ticketing and towing vehicles at the vehicle owner's expense.

19. Tenant shall be charged the actual cost for a damaged or lost garage remote control.

Tenant(s) Initials JN MW

EXTERMINATION: In the event of an insect or bug infestation in the leased premises and it is determined by Landlord's Agent sole opinion that said infestation is the result of Tenant negligence, Tenant will pay actual cost to remediate infestation which may include adjoining apartments and common areas.
Tenant(s): Jennett Miles

SECURITY DEPOSIT DEDUCTIONS: Amounts may be withheld from the security deposit for damage, waste or neglect, but not for normal wear and tear. Any charges for repairs or replacement required in the apartment or on the property caused by the Tenant, Tenant's guests or invitees will be deducted from the security deposit based upon the actual cost of repair or replacement.
Tenant(s) Jennett Miles

The following amounts may be specifically deducted from Tenant's security deposit, where applicable: current or past rent, pet fees, parking fees and arrearages, rental furniture and accessory fees, or rubbish removal fees, where applicable.
Tenant(s) Jennett Miles

It is understood and agreed that Landlord shall be allowed to deduct any of the above charges which remain unpaid or become due and payable after Tenant surrenders the leased premises from Tenant's security deposit in addition to other unpaid charges or other obligations provided for in the Lease.
Tenant(s) Jennett Miles

Landlord and Tenant have discussed and identified each of these Provisions and Tenant is in agreement.

LANDLORD/AGENT:

Bicek Management, Inc.

TENANT:

Jennett Miles 4/3/25
(Date)

4/3/25
(Date)

(Date)

(Date)

17. Curtains or blinds must be hung within one month of occupancy. Curtains must not hang closer than six inches above or in front of heating element.

18. Tenant shall be responsible for removal of any snow accumulation from Tenant's balcony.

19. Placement of rugs or door mats in the common hallway outside the apartment is not allowed.

20. All grills must be a minimum of 10 feet away from any building structure and only used in such a manner and placed only such that there is no fire hazard. Most municipalities restrict the use of grills. Consult with management.

21. Wherever the word "Tenant" is used in these rules and regulations, it shall be taken to apply to and include the Tenant, his family members and other occupants, servants, employees, invitees, business and social guests whether invited or uninvited, and is to include such number and gender as the circumstances require, except as prohibited by law.

NOTICE:

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at www.widocoffenders.org or by phone at 877-234-0085.

VENTILATION AGREEMENT

This Addendum shall be and is incorporated into the Rental Agreement between Landlord and Tenant(s). In signing this Lease, Tenant(s) has first inspected the aforementioned premises and certifies that he/she has not observed mold, mildew or moisture within the premises. Tenant(s) agrees to immediately notify management if he/she observes mold/mildew and or moisture conditions (from any source, including leaks) and allow management to evaluate and make recommendations and/or take appropriate corrective action.

Ventilation Instructions

Please be advised that when you exercise proper ventilation and moisture control precautions, it will enhance your comfort and safety. Please adopt the following guidelines, if applicable, to avoid developing excessive moisture in your home.

1. Ventilate your home daily. Constant fresh airflow is imperative to help prevent moisture from becoming trapped within your home.
2. Use of your ceiling fan on the low setting will help maintain air flow through your residence while you are away for a long period of time.
3. Always operate your bathroom fan when showering.
4. Use of dehumidifying crystals is suggested for closet areas where ventilation and airflow is difficult to achieve.
5. Report moisture conditions in writing immediately to Management.

Tenant(s) Initials JN MW

NONSTANDARD RENTAL PROVISIONS
OTHER CHARGES

Tenant to sign each paragraph:

LATE CHARGES: Tenant agrees to pay a $50.00 late charge in the event Landlord does not receive the full rental amount due in any month prior to the 6th day of the month in which the rent becomes due and such charge can be deducted from the tenant's security deposit.
Tenant(s): _____

NSF CHARGE: Tenant agrees to pay actual cost incurred by Landlord in the event any monthly rent check is returned by the bank. The NSF Charge is in addition to any late charge pursuant to the above paragraph and such charge can be deducted from the tenant's security deposit.
Tenant(s): _____

ENTRY BY LANDLORD: Landlord may enter the Premises occupied by Tenant at reasonable times with 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 in which they are located from damage, or upon consent of the Tenant. Landlord and Tenant agree that for purposes of this section "notice" can be written or verbal, and delivery under the apartment door is sufficient.
Tenant(s): _____

TENANT CONSENTS TO ALLOW LANDLORD ENTRY UPON NOTICE TO VACATE OR REQUEST FOR MAINTENANCE WITHOUT NOTICE: After Tenant has delivered to Landlord written notice to vacate, Tenant gives Landlord the right to show the apartment to prospective renters with no advance notice unless Tenant informs Landlord in writing that he objects, in which event Landlord will comply with the 12 hour requirement above. Similarly, Tenant agrees and acknowledges that any maintenance request shall be considered permission for Landlord or Landlord's agent to enter and repair without the requirement of a twelve-hour notice.
Tenant(s): _____

PAINTING CHARGES: No charges will be assessed against Tenant's security deposit except in the event of damage, neglect, smoking damage, or repainting if tenant changed colors.
Tenant(s): _____

UTILITY CHARGES: The bills for any utilities not included shall be paid by Tenant at the time said bills become due and payable, including utilities to the last day of the lease term or extension thereof. In the event Tenant fails to pay any utility charges when due, Landlord, at Landlord's option may pay said past due utility charges and Tenant shall indemnify Landlord upon billing for any amounts it shall pay on behalf of Tenant. Tenant specifically authorizes Landlord to deduct any such unpaid utility charges from Tenant's security deposit.
Tenant(s): _____

PETS are not permitted without a special addendum.

SATELLITE DISHES and private antennas are allowed only after execution of the separate Agreement pertaining to satellite dishes and private antenna.

COPY OF LEASE AND RULES: Landlord has previously provided Tenant a copy of the Lease, Rules and Regulations and all addenda thereto, including but not limited to the Nonstandard Rental Provisions Agreement, for their review before Tenant gave a deposit for the premises set forth above.

POSSESSION; ABANDONMENT: Landlord shall give Tenant possession of the Premises as provided herein. Tenant shall vacate the Premises and return all of Landlord's property promptly upon the expiration of this Lease, including any extension or renewal, or its termination in accordance with its terms or the law.

- If Tenant abandons the Premises before expiration or termination of this Lease, its extension or renewal, or if the tenancy is terminated for Tenant's breach of this Lease, Landlord shall make reasonable efforts to rerent the Premises and apply any rent received, less costs of rerenting, to Tenant's obligations under this Lease. Tenant shall remain liable for any deficiency.
- If Tenant is absent from the Premises for two successive weeks without notifying Landlord in writing of this absence, Landlord may deem the Premises abandoned, allowing the Landlord to pursue judicial eviction procedures pursuant to Ch. 799, Wis. Stats., unless rent has been paid for the full period of the absence.
- **If Tenant removes from the Premises and leaves personal property, Landlord will not store the personal property. Landlord may presume the personal property owned by Tenant or by others is abandoned and may dispose of the abandoned personal property 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 the 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.**

GUESTS & NOISE: Tenant shall use the Premises for residential purposes only. Neither party may knowingly permit, do, use, or keep in or about the Premises anything which would adversely affect coverage under a standard fire and extended insurance policy. Tenant, Tenant's occupants, guests and invitees shall not become intoxicated, disorderly, harass or solicit residents, their guests, or others. Tenant, Tenant's occupants, guests and invitees shall not create or cause any offensive odors. Tenant, Tenant's occupants, guests and invitees shall not create or permit any unnecessary, unreasonable or improper noise or disturbance in or about the premises or the building of which the premises are a part, including, and not by way of limitation, the operation of a stereo, radio or television set, playing of a musical instrument or singing in a manner or at times which might be objectionable to the other Tenants.

Tenant may have guests residing temporarily in the Premises if their presence does not interfere with the quiet enjoyment of other occupants, and if the number of guests is not excessive for the size and facilities of the Premises. Landlord, at its sole discretion, shall determine whether Tenant's guest interferes with the quiet enjoyment of other occupants and whether the number of guests is excessive for the size and facilities of the Premises. No guest may remain for more than two weeks without written consent of Landlord. Tenant shall be liable for any property damage, waste or neglect caused by the negligence or improper use of the Premises or the building or development in which they are located by Tenant or Tenant's guests and invitees unless otherwise prohibited by law.

MAINTENANCE: 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 clean and in as good general condition as they were at the beginning of the term or as subsequently improved by Landlord, normal wear and tear excepted. Tenant shall not, without permission in the building rules or specific written approval of Landlord, 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 of which it is a part. As a part of Tenant's ordinary maintenance obligations, Tenant agrees to repair or replace any glass broken during the tenancy considered to be within or a part of Tenant's unit, unless otherwise prohibited by law.

Landlord shall keep 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 they are located.

RULES & REGULATIONS

For the comfort and convenience of all tenants and to insure proper use and care of the premises, TENANT SHALL NOT BE PERMITTED TO:

1. Leave their apartment entry door ajar or partly open.

2. Allow any article to be placed overnight upon window ledges, or to throw or sweep dirt or other articles, or beat or shake rugs from any window, door or other opening.

3. Allow adult or children to loiter or play in halls, elevators, stairways, basement, or other portions of the building generally used by the public and other tenants.

4. Do laundry work except in rooms provided for that purpose. No outside clothes drying shall be allowed.

5. Operate washers, dryers, dishwasher, vacuum cleaners, or noisy equipment of any kind before 8:00 a.m. or after 10:00 p.m.

6. Varnish, paint, wallpaper, or decorate any wall, floors, or woodwork without prior approval of Landlord.

ADDITIONAL TENANT'S OBLIGATIONS:

7. The streets, sidewalks, entrances, halls, and stairways shall not be obstructed in any way, including entrance mats, or used for any purpose other than for ingress or egress, and the lights therein shall remain in the exclusive charge of the custodian or manager.

8. Landlord reserves the right to designate the time and method of delivery of packages, or moving in or out, and the moving of any freight, furniture, goods, merchandise, food, or other articles to or from the building or any rooms in the building.

9. Property left by and for Tenant with Building Custodian or other employees will be received as agents of Tenant and not of Landlord, who shall not be responsible for loss or damages.

10. In the event the Premises is a single family, duplex or three family, the Tenant is responsible for keeping the yard neat & trimmed, sidewalks free of ice and snow in the winter. The Tenant is responsible for keeping the common areas clean and tidy.

11. In the event Tenant resides in a location containing a private attic or basement, these areas are not to be used as a bedroom.

12. If the rental unit has its own heating plant or furnace, the Tenant shall change the filters regularly.

13. Only artificial Christmas trees are allowed; no live trees.

14. Tenant is responsible for and shall pay the cost to repair any damage to the premises or building caused by moving in or out.

15. Skateboarding & rollerblading is strictly prohibited.

16. The hanging of pictures is permitted with a nail or tack not to exceed a 4d nail or a 40 pound picture hanger. No paste-on hanging devices or paste-on decorative objects may be used. Damage will be charged at cost of repair.

Tenant(s) Initials JJ MWJ

ASSISTANT/EMOTIONAL SUPPORT ANIMAL AGREEMENT
ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

Name of Tenant: Jarrett Niles

Address of Premises. W191 S7865 Overlook Bay (Street) Muskego, Wisconsin, 53150 (City, State, Zip)

This Addendum contains the terms, conditions and rules related to Tenant's assistance animal and is incorporated into Tenant's Residential Rental Agreement. 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.

Name of Animal: Randall

Type of Animal: Dog

Breed: Mini Australian Shepherd

Gender: Male

- Tenant agrees to provide Landlord with a clear and legible picture of the assistance animal within five (5) days of the signing of this Agreement.
- Tenant agrees to provide Landlord with reliable documentation that the Tenant has a disability; and reliable documentation of the disability-related need for the animal. For Emotional Support Animals (ESA), a licensed health care professional must provide the documentation.
- Tenant understands that this Agreement applies only to the specific assistance animal noted above and that no other animal may be substituted for the above-named animal without the prior written authorization of the Landlord.

Disclosures Regarding Assistance Animal:

A. Has the assistance animal ever bitten or injured another person?

_____ Yes __X__ No

If yes, provide details: _____

B. Has the assistance animal ever damaged the property or possessions of another?

_____ Yes __X__ No

If yes, provide details: _____

In the case of injury, sickness, death, or any other reason for which Tenant is unable to care for the assistance animal, Tenant appoints the following person/s to remove and care for the assistance animal:

Name: Christie Niles

Address: 62 west branch Rd. Ashfield, MA, 01880

Phone Number: 802-345-7100

Email: christieniles@gmail.com

This Addendum consists of a front and back page and Tenant has read and accepts all terms and conditions set forth in both pages.

Tenant Jarrett Niles (Name) 4/8/25 (Date)

Owner/Agent of Owner _____ (Name) _____ (Date)