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RESIDENTIAL LEASE AGREEMENT

Lease agreement entered into between Landlord(s) and Tenant(s):

Landlords
Te

For good consideration it is agreed between the parties as follows:

1) **Location:** Landlord hereby leases and lets to Tenant the premises described as follows: 1368 N. 60th St. Milwaukee 53208
2) **Term:** This shall be for a term of 1 year commencing on **October 1st, 2026** and ending on **September 30th, 2027.**
3) **Rent:** Tenant shall pay Landlord monthly payments of **$1,500** via electronic payment or check, payable monthly on the first day of each month in advance. These can be automated or mailed if verbally discussed and approved by Landlord. Tenants shall receive a 4 day grace period. If rent is not received by the 5th day of the month a $25 charge will be added for EACH day late past the 5th. Tenant shall pay a security deposit of **$1450** to be returned only if terms have been met and performance of all other obligations and rent payments have been received. A portion of this deposit may be utilized for repairs such as occupants have caused during contractual lease.

   Rent Check: Electronically sent to USBank via Landlord Studio app (discuss with Landlord for further details) or Venmo

4) **Utilities & Services:** Tenant shall at its own expense provide the following utilities or services: Tenant must pay promptly as they become due all charges for Heat & Electric to the premises during the lease term.

   Landlord shall at its expense provide the following utilities or services: H20, Joint Utilities Sewer

   Landlord does not warrant the quality or adequacy of the utilizes or services specified above nor does Landlord warrant that any of the utilities or services specified above will be free from interruption caused by repairs, improvements or alterations of the building or premises or any of the equipment and facilities of the building, any labor controversy, or any other causes of any kind beyond landlord's lease obligations resulting from any such cause will not be considered an eviction or disturbance of tenant's use and possession of the premises or render Landlord liable to Tenant for damages or relieve Tenant from performing tenants' lease obligations.

   Plumbing. The toilets, washbasins, sink; garbage disposal and other plumbing fixtures shall not be used for any purpose other than those for which they were constructed. No sweepings, rubbish, rags or other substances shall be thrown

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therein. The cost to repair damages or clean drain lines resulting from the misuse of fixtures in the demised premises shall be borne by the resident. Cause of damage to be determined by plumber.

5) **Tenant further agrees that:**
    a) **Conditions of Premises:** Upon the expiration of the lease it shall return possession of the leased premises in its present condition, reasonable wear and tear, fire casualty excepted. Tenant will be responsible for 'like-professional' clean of residence prior to vacating. If so desired, can inform the landlord that security deposit can be utilized to hire a professional service to clean the apartment at a going rate expense to the tenant. Landlord will submit a move-out check-list to be completed prior to tenants last day on property.
    b) Assignment or Subletting: Tenant shall not assign or sublet said premises or allow any other person to occupy the leased premises without Landlord's prior written consent.
    c) Alterations: Tenant shall not make any material or structural alterations to the leased premises without landlord's prior written consent.
    d) Compliance with Law: Tenant shall not comply with all building, zoning and health codes and other applicable laws for the use of said premises.
    e) Tenant's Conduct: Tenant shall not conduct on premises any activity deemed extra hazardous, or a nuisance or requiring an increase in fire insurance premiums. No smoking of any kind is allowed inside residence. No illegal conduct of any kind is allowed on grounds.
    f) Smoking/Illegal: No smoking/vaping is allowed on property. Under no circumstances is there to be utilization of illegal substance on site. This will lead to immediate termination of lease.
    g) Misc: Any activity that warrants a ticket or fine will be the responsibility of the tenants.
    h) Rights of Termination & Re-entry: In the vent of a breach of the payment or rent or any other allowed charge, or other breach of this lease, the landlord shall have full rights to terminate this Lease in accordance with the state law and re-enter and re-claim possession of the leased premises, in addition to such other remedies available to Landlord arising from said breach.
6) **Subordination:** This lease shall be subordinate to all present or future mortgages against the property.
7) **Time of Essence:** Time is of the essence in this agreement.
8) **Indemnity:** Tenant will indemnify and hold Landlord and property, including the leased premises, free and harmless from any liability for injury to or death of any person including tenant or from damage to property arising from Tenant's using and occupying the premises or from the act or omission of any person or persons in or about the premises with implied consent.
9) **Building of Heirs and Assigns:** Subject to the provisions of this lease against assignment of tenants interest under this lease will all lease provisions extend to and to

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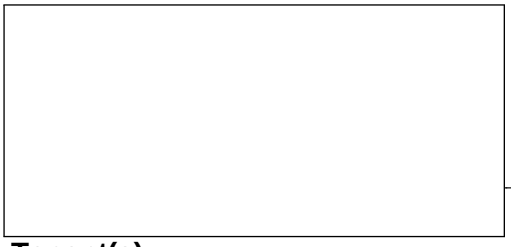
bind or inure to the benefit of the parties to this lease and to every heir, executor, successor and assign of both parties.

10) **Rights and Remedies Cumulative:** The rights and remedies under this lease are cumulative and either parties using any one right or remedy will not preclude or waive that parties right to use any other.
11) **Choice of Law:** This agreement is to be constructed under WI state law and all obligations of the parties created under this lease are performable in Milwaukee County.
12) **Legal Construction:** If any one or more of the lease provisions are for any reason held invaild, illegal or unenforceable in any respect, such as invalidity illegality or unenforceability will not affect any other provision of this lease.
13) **Prior Agreements Superseded:** This agreement constitutes the only agreement of the parties supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter.
14) **Amendment:** No amendment, modifications or alterations of this lease is binding unless in writing, dated subsequent to the date of this lease and duly executed by the parties.
15) **Rent Increase:** Once a year the landlord may increase the rent for the existing tenant to accommodate property tax increases and maintenance costs. The landlord may only increase the rent 12 months after the date that the existing rent was established with the tenant or 12 months after the date of the last legal rent increase for the tenant, even if there is a new landlord or a new tenant by way of an assignment. Landlord must provide 60 days written notice prior to any rent increase.
16) **Additional Lease Terms:** Tenants must give a **60 day notice** prior to lease termination. Landlord has the right to inspect the apartment with a 24 hour notice text/phone approval from the tenant.
    Tenants take trash to the front of the building on city designated trash/recycle removal dates.
    No smoking (cigarette or other substance) allowed inside of the home.
    Any maintenance issues are to be reported to the landlord in a timely fashion via text, email or call.
    Tenants responsible for all snow removal of the property which includes the front city sidewalk. Grass cutting and lawn care will be the responsibility of the landlord.

Signed this agreement on September 2, 2026. In witness of this agreement, the landlord and tenant(s) execute this agreement as of the day and year first above written.



9/2/2026

Tenant(s):

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Initial

Name: D

Signatur



9/4/2026