

19. CASUALTY LOSSES. In the event that more than twenty-five (25%) of the square footage of the premises is damaged, destroyed, or rendered untenable by fire or other casualty, Landlord may elect to terminate this lease by giving notice of such election to Tenant on or before the day which is ninety (90) days after such fire or other casualty, stating the date of termination, which termination shall be not more than thirty (30) days nor less than twenty-one (21) days after the date on which such notice of termination shall have been given; and (1) upon the date specified in such notice this lease and the term hereof shall cease and expire; and (2) any fixed annual rent and additional rent paid for a period after such date of termination shall be refunded to Tenant upon demand. If the leased premises are damaged or destroyed in whole or in part by fire or other casualty and the Tenants do not want to terminate the lease, then the obligations of Tenant to pay fixed rent and to perform all of the other covenants and agreements on the part of Tenant to be performed pursuant to this shall not be diminished or affected.
20. REPAIRS AND REDECORATION. Except for reasonable wear and tear Tenant shall, at Tenant's own expense, keep the premises including walls, ceilings, floors, woodwork, paint, plaster, plumbing, pipes, light fixtures, hardware, glassware and all other fixtures and equipment in good order, condition, and repair and in a clean and sanitary condition. Upon vacating property or termination of lease, Tenants shall be equally charged (from deposit) the cost of carpet cleaning incurred by Landlord. This charge will be \$55.00 per tenant.
21. ALTERATIONS. The Tenant agrees that no alterations, additions, additional locks, or bolts, to the doors or windows, are to be made or added or paints or stains or screws, tape or glue to the woodwork, walls, floors or furnishings, are to be applied without written consent of the Landlord. If Tenant is given consent to change any lock Tenant must forward two copies of keys to Landlord. Tenant also must change lock back at the end of lease. If Landlord provides this service there will be a \$25.00 fee per lock. Tenant agrees that no representation as to condition or repair of the premises, and no promises to decorate alter, repair or improve the premises has been made, except if such is contained in this Lease.
22. KEYS. The Tenants shall receive keys on the inception date of this lease. The keys are not to be duplicated except by the Landlord, and if a key is lost or stolen, Tenants will pay all charges incurred in the replacement of the locks and making of new keys. Changing of the locks by the Tenants constitutes a breach of this lease and will be treated as any other breach under Paragraph 13 of this agreement. There is a \$50.00 charge for landlord to unlock premises.
23. INVALID PROVISION: SEVERABILITY: Any provision of this agreement found to be prohibited by law shall be ineffective to the extent of such prohibition without invalidating the rest of this agreement.
24. MISCELLANEOUS. Tenants acknowledge the reading and understanding of this lease and do further acknowledge that the lease is inclusive of the rules and regulations, hereto attached, and all the terms and conditions as set forth in this document.

The parties agree that all negotiations are merged into this document and that there are no additional terms or conditions not covered in this agreement. Any and all modifications to this agreement shall be in writing and executed by all parties. The election by the Landlord of one particular remedy does not prohibit the Landlord from seeking any and all other remedies. This is a binding agreement and your signature binds you to its terms immediately upon signing. All signatures are jointly liable for all rents, deposits, damages and other obligations under this lease. Information on the Lease Application is incorporated into and becomes a part of this Lease Agreement.

**ACCEPTANCE DATE:**

1. Name JARED SULLIVAN Signature Jerry Sullivan  
 Parent / Guardian Co-Signer Jerry Sullivan (as Guarantor)  
 Parents Phone \_\_\_\_\_ Tenant cell phone \_\_\_\_\_  
 Tenant email \_\_\_\_\_
  2. Name \_\_\_\_\_ Signature \_\_\_\_\_  
 Parent / Guardian Co-Signer \_\_\_\_\_ (as Guarantor)  
 Parents Phone \_\_\_\_\_ Tenant cell phone \_\_\_\_\_  
 Tenant email \_\_\_\_\_
  3. Name \_\_\_\_\_ Signature \_\_\_\_\_  
 Parent / Guardian Co-Signer \_\_\_\_\_ (as Guarantor)  
 Parents Phone \_\_\_\_\_ Tenant cell phone \_\_\_\_\_  
 Tenant email \_\_\_\_\_
- Owner Signature \_\_\_\_\_

**FOR MAINTENANCE or QUESTIONS CONTACT:**

1. Brian Allen – cell phone - #317-797-5872
2. Brian Allen – home - #317-859-3551
3. Mary Allen – cell phone - #317-626-0900
4. Brian Allen – email address allbrch@gmail.com

\*\*\*PLEASE CALL BETWEEN 8:00 AM AND 9:00 PM MONDAY THRU FRIDAY UNLESS IT IS AN EMERGENCY\*\*