

1

Residency and Financials

1.1 PARTIES AND OCCUPANTS

This Lease (this "Lease") is between you, the undersigned resident(s):

and us, the owner/agent:

Vandelay Group LLC

You've agreed to rent the property located at

for use as a private residence only. The property rented is sometimes referred to as the "Unit", and the entire property owned by Landlord at this address, including common areas, other units, and the outside area, is sometimes referred to as the "Property". The terms "you", "your" or "Tenant" refer to all residents listed above. The terms "we," "us," "our" or "Landlord" refer to the owner/agent listed.

The apartment will be occupied exclusively by the resident(s) listed above.

1.2 APPLIANCES

The stove and refrigerator in the Unit are owned by Landlord. In addition, if there is a disposal or dishwasher in the Unit, they are owned by Landlord. Any washers or dryers located on the Property are owned by Landlord. If there are exceptions to the above, they must be noted by Tenant and Landlord in a writing added to this section of the Lease.

Tenant agrees to use all appliances in a safe manner and only for the purpose for which they are intended.

1.3 LEASE DURATION

The terms of this tenancy shall commence on 06/01/2016 and end on 05/31/2017, as the same may be extended as provided below (the "Term"). If this Lease is for a fixed term (and not month-to-month), Tenant may only terminate the Lease at the end of Term, as the same may be extended from time to time by the mutual consent of Tenant and Landlord, unless otherwise provided by Wisconsin law.

Landlord may, in its sole discretion, offer to extend the Term on terms its will provide to Tenant in writing. If Tenant does not accept the terms in writing by executing an addendum to this Lease or a new lease, at Landlord's option, within 120 days (or such shorter period as Landlord consents to in writing) prior to the end of the Term, then the Term will not be extended and Landlord will

commence to re-lease the Unit. If there are multiple persons as Tenant, and only some want to renew, the renewing persons should have the new proposed tenant(s) timely submit lease application(s) and co-signer agreement(s), if applicable, using the forms available at www.vandelaygroup.com and Landlord will determine if such new proposed tenant(s) meet its screening criteria for tenancy.

1.4 RENTS AND CHARGES

You shall pay \$____.00 per month for rent and

Total: \$____.00

for parking, if any. The first month's rent and parking, and/or prorated amount of , shall be due prior to move-in. If you are paying by check, the payee is **Vandelay Group, LLC** and the mailing address is **Vandelay Group, LLC, 606 E. Juneau Ave. #510437, Milwaukee, WI 53203.**

Every month thereafter, you must pay your rent and parking on or before the **1st** day of each month, with a grace period of 5 days. If rent or parking is paid after the **5th** day of the month and before the **10th** day of the month, there is a **\$25** late fee. If rent or parking is paid on the **10th** day of the month and before the **15th** day of the month, there is a **\$50** late fee. If rent or parking is paid on or after the **15th** day of the month, there is a **\$75** late fee. **Rent and parking are treated as paid when received by Vandelay Group, LLC. Rent is not treated as paid if the payment or check does not clear our bank.**

A charge of \$25 will apply for every returned check or rejected electronic payment plus the amount of any fees charged to the Owner/Agent by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease will be authorized. **See Section 9 of the attached Non-Standard Rental Provisions.**

ALL TENANTS AND CO-SIGNERS, IF ANY, ARE JOINTLY AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF ANY AND ALL PAYMENTS OWING UNDER THIS LEASE.

1.5 SECURITY DEPOSIT

The total security deposit at the time of execution of this Lease for all residents in the apartment is \$570.00, due on or before the date this Lease is signed. We will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your tenancy (but only as allowed by law), including, but not limited to, cleaning, repair of damages, unpaid rent, late fees, and returned check fees. **See the attached NON-STANDARD RENTAL PROVISIONS for more details as to possible deductions from your security deposit.**

Security deposits (reduced by any allowable deductions) will be returned to multiple tenants in one check made payable to all tenants. Tenant should provide forwarding address(es) prior to move-out. Landlord has 21 days under Wisconsin law to return the security deposit (reduced by any allowable deductions) to Tenant

along with a written statement accounting for any amounts deducted. If forwarding address(es) are not provided, Landlord is required to send it to the last known address of the Tenant, which will likely be the address of the Unit.

1.6 LANDLORD INFORMATION

Landlord's Agent/Property Manager: Agent for Service of Process:

Vandelay Group, LLC G&K Wisconsin Services, LLC

606 E. Juneau Ave. #510437 780 N. Water St. (ending 3/4/2016)

Milwaukee, WI 53203 833 E. Michigan St. (beginning 3/7/2016)

414.395.8593 Milwaukee, WI 53202

Maintenance Issues: **Emergencies**

www.vandelaygroup.com Fire, Health or Safety: Dial 911

Jeffrey Koenig 414.395.8593

1.7 UTILITIES

We will pay for the following utilities:

Sewer, water (but not hot water), and trash pick-up from containers provided, but only what the municipality will pick up without additional charges to Landlord.

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities for the Unit or appliances provided with the Unit, including electricity, gas, air conditioning, if any, and hot water. **You shall contact the utility service provider, WE Energies, prior to move-in, to provide for service starting on the earlier of (a) occupancy or (b) the first day of this Lease. The WE Energies Customer Service Line is 800-242-9137.**

We do not guarantee or warrant that there will be no interruption of utility service. You have the responsibility for contacting WE Energies in the event of an interruption of service. The number for electric power outages is 800-662-4797. The number for natural gas leaks or emergencies is 800-261-5325. If your electricity is ever interrupted, you must use only battery-operated lighting.

Tenant agrees that it is a payment default under this Lease if the utilities for the Unit are disconnected for non-payment or if Tenant does not arrange with WE Energies to place the billing for the utilities for the Unit in the name of the Tenant starting with the earlier of (a) the move-in date or (b) the first day of the Term and ending on the later of (a) the move-out date or (b) the last day of the Term.

1.8 INSURANCE

Landlord has obtained insurance to cover fire damage to the Property and liability insurance to cover damage to persons or property occurring as a result of property defects or Landlord's negligence. This insurance does not cover Tenant's possessions or Tenant's negligence.

We do not maintain insurance to cover your personal belongings or personal injury that does not result from defects in the Property or Landlord's negligence. Tenant is responsible for obtaining a renter's insurance policy to cover loss of his/her possessions or damages resulting from his/her negligence. We urge you to get renter's insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.

1.9 KEYS AND LOCKS

See Section 2 of the Non-Standard Rental Provisions.

Tenant may not add or change any locks in the Unit or on the Property without the Landlord's written permission, which may be withheld for any reason.

1.10 7-DAY RIGHT TO INSPECT PREMISES AT START OF RESIDENCY

Under Wisconsin law, Tenant has seven (7) days from the start of the tenancy to inspect the Unit and notify Landlord of any pre-existing damages or defects. Should Tenant not timely notify Landlord within this seven (7) day period of any such damages or defects, Tenant will be considered to have accepted the Unit without any exceptions.

Under Wisconsin law, Tenant has seven (7) days from the start of the tenancy to request from Landlord a list of physical damages or defects charged against the previous tenant's security deposit. Landlord will provide said list, if any, to Tenant within thirty (30) days of the request or within seven (7) days after Landlord notifies the previous tenant of the security deposit deductions, whichever occurs later.

1.11 MOVE-OUT ON LAST DAY OF LEASE

Tenant will vacate the premises by 11 AM on the last day of the Term, except if the Term is being renewed with the written consent of Landlord and Tenant. Tenant is liable for all of Landlord's damages for failure to move-out on a timely basis, which may include payments for alternative accommodations for new tenants scheduled to move into the Unit.

Tenant will leave the Unit and the common areas of the Property in the same condition that existed when Tenant first occupied the Unit, ordinary wear and tear excepted. This means the Unit (including all appliances, closets, windows and woodwork) will be thoroughly cleaned, all missing or burned-out light bulbs will be replaced, and all items belonging to Tenant or any of Tenant's invitees will be removed from the Unit in accordance with Wisconsin law. **See Sections 7 and 8 of the Non-Standard Rental Provisions for additional information.**

Surrender, abandonment, or eviction ends your right of possession for all purposes and gives us the immediate right to clean up, make repairs to and relet the apartment; determine any security deposit deductions; and remove abandoned personal property. **See Section 2.5 of this Lease.**

1.12 NO PETS

NO PETS of any kind (including cats, dogs and other mammals, reptiles, birds, fish and insects) are allowed in the Unit or on the Property at any time, unless otherwise required by federal or Wisconsin law in certain very limited instances. You must remove an illegal animal within 24 hours of notice from us, or you

will be considered in default of this Lease. *Failure to comply with this provision can subject you to fines and penalties, as well as termination of this Lease, as more fully set out in Section 13 of the Non-Standard Rental Provisions.*

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Policies and Procedures

2.1 TENANT OCCUPANCY ONLY; SUB-LEASING

Only Tenant may occupy the Unit without Landlord's written consent, which consent will be given if the proposed additional tenant (the "Additional Tenant") or proposed sub-lessee (the "Sub-Lessee") (a) passes Landlord's screening process (including background and credit checks) and (b) agrees to sign a Lease or other paperwork requested by Landlord, which includes the Additional Tenant's or Sub-Lessee's agreement to be jointly and severally liable for the Rent with Tenant. In addition, there is an additional tenant/sub-leasing fee that shall be paid to Vandelay Group, LLC in the amount of \$150.00, which must be paid in order for Landlord to prepare the necessary paperwork. Any person other than Tenant who is present in the Unit for more than two weeks will be considered a proposed Additional Tenant or Sub-Lessee who cannot remain at the Unit without complying with the requirements in subparagraphs (a) and (b), above. Notwithstanding the foregoing, any person other than the Tenant who pays to be present in the Unit for any length of time will be considered to be an Additional Tenant of Sub-Lessee who cannot remain in the Unit without complying with the requirements of subparagraphs (a) and (b), above.

2.2 RULES

You and all guests and occupants must comply with any written rules and policies, including instructions for care of our property. Any rules are considered part of this Lease. We may make reasonable changes to written rules, effective within a reasonable time of their publication, if distributed and applicable to all units in the Property.

2.3 RESIDENT SAFETY - SMOKE DETECTORS

Resident Safety

You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors, keyed deadbolt locks, keyless deadbolts, window latches, and other security or safety devices. You and all occupants and guests will ensure that the outside doors to the Property are always closed and locked. You agree to make every effort to abide by the rules and guidelines in this Lease.

Smoke and Carbon Monoxide Detectors

The Unit is equipped with smoke and carbon monoxide detectors in accordance with state or local government regulations. You must immediately report smoke-detector malfunctions to us. Neither you nor others may disable smoke detectors. You will be liable to others and us for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling or damaging the smoke detector or from your failure to replace a dead battery or report malfunctions to us.

2.4 PARKING

You are renting parking space(s) for the following vehicle(s):

If your vehicle information changes, please notify us immediately. Please contact Vandelay Group, LLC using the contact information on the first page of this Lease to find out the parking space to which your vehicle(s) are assigned.

1. **Assumption of Risk/Insurance.** You will park on the Property at your own risk; Landlord assumes no responsibility for lost, stolen, or damaged property, including Tenant's vehicle(s) and contents. Tenant will maintain all state-mandated insurance coverage on the vehicle(s) at all times.

2. **Parking Restrictions/Towing.** Tenant shall have exclusive use of the leased space. Only one vehicle may be parked in each space. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. Vehicles are prohibited from parking on the premises if they are inoperable, have no current license, take up more than one parking space, are parked in a marked handicap space without proper handicap insignia, block other vehicles from exiting, or are parked in a space not dedicated to parking, including, but not limited to, grass, sidewalks, patio, and fire lanes.

3. **Snow Removal/Access.** Snow removal around the vehicle is the responsibility of Tenant, and Landlord makes no guarantee that the parking space will be accessible during or after snowfall.

4. **Environmental Hazards/No Vehicle Maintenance on Property.** Any fluids or environmental hazards caused by Tenant shall be the responsibility of the Tenant and it is his/her responsibility for a professional cleanup/remediation. Tenant may not perform maintenance on the vehicle in the space.

5. **Parking Termination/Late Payment.** If this Lease terminates, so do your rights to parking. Failure to timely pay for parking shall be a payment default under this Lease and be subject to applicable late fees.

2.5 ABANDONED PROPERTY

If Tenant vacates or is evicted from the Unit and leaves personal property in the Unit or 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 its sole discretion, determine is appropriate. **See Section 8 of the Non-Standard Rental Provisions.** Landlord will not store any such abandoned personal property except as required by Wisconsin law for such period as is required by Wisconsin law.

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Responsibilities

3.1 CONDITION OF PREMISES AND ALTERATIONS

You accept the Unit and fixtures as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You shall maintain the premises in good, clean and tenantable condition throughout the tenancy. **You are responsible for replacing any light bulbs that burn out in the Unit** and shall replace them with the proper wattage of bulb as specified on the light fixture. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, telephone and cable TV wiring, screens, locks, and security devices. **You are responsible for replacing any batteries in smoke alarms and carbon monoxide detectors in the Unit.** You may not paint, remove blinds or make any other alteration without our prior written consent.

3.2 REQUESTS, REPAIRS, MALFUNCTIONS

You shall report any damage or problem immediately upon discovery or you may be held responsible for the cost of any delay. Our complying with or responding to any oral request regarding security or nonsecurity matters doesn't waive the strict requirement for written notices under this Lease. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to the property, or your health or safety. We will respond in accordance with state law and the Lease to repair or remedy the situation, as necessary. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work.

3.3 RIGHT OF ENTRY AND INSPECTION

We have the right to enter the premises at all reasonable hours, with or without your consent, with at least twelve (12) hours' prior notice (unless you consent to entry at an earlier time), for the purpose of inspection, responding to your request, making repairs and/or preventative maintenance, pest control, and showing to prospective residents, buyers, loan officers or insurance agents. You consent that notice may be given by text, email, telephone or physical delivery.

If you make a maintenance request, you are deemed to have given consent to Landlord to enter the premises for such purpose without the requirement for additional notice.

In the event of a health or safety emergency situation, or if you are absent and Landlord determines that entry is necessary to protect the Unit or the Property from damage, we may enter the Unit with no notice.

3.4 USE OF PREMISES

1. **Residential Use Only.** You shall use the Unit and the Property for residential uses only. Operating a business or providing child care for children not listed as occupants in this Lease is prohibited.

2. **Proper Use of Premises.** Tenant may not (1) make or knowingly permit use of the Unit or Property for any unlawful purpose; (2) engage in activities which unduly disturb neighbors or other tenants: and/or (3) do, use, or keep in or about the Unit or the Property anything which would adversely affect coverage under a standard fire and extended insurance policy or the health and safety of other tenants like fireworks, gasoline, lighter fluid, propane, paint thinner or other combustible or volatile substances. Tenant acknowledges that other tenants in the Property and the neighbors have the right to the quiet enjoyment of their residences. Tenant agrees that he/she will refrain from making excessive noise, including the playing of loud music, so as not to disturb others. In appropriate cases, nuisance activities will be cause for eviction.

3. **Maintaining Condition of Premises.** Tenant shall be liable for any property damage, waste, or neglect of the Unit or Property that is caused by the negligence or improper use by Tenant or Tenant's guest and invitees. Tenant shall maintain the Unit and the Property under Tenant's control in a clean manner and in as good of a general condition as it was at the beginning of the Lease, or as subsequently improved by Landlord, normal wear and tear excepted.

3.5 NO CRIMINAL ACTIVITY

Neither you nor any guest or invitee shall engage in, or allow others to engage in, any criminal activity, including drug-related criminal activity, in your Unit or on the Property.

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911 or call emergency personnel. You should then contact Vandelay Group, LLC using the contact information on the first page of this Lease. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes.

3.6 BREACH

Failure of either party to comply substantially with the terms of this Lease is a breach. If either party breaches a term of this Lease, the other party shall have such rights and may undertake such remedies as are provided under Wisconsin law.

3.7 EXTERMINATION OF INSECTS, PESTS AND RODENTS

See Section 17 of the Non-Standard Rental Provisions.

3.8 PORCH

If there is a porch adjacent to the Unit (the "Porch"), Tenant agrees as follows. THE PORCH IS DESIGNED FOR USE ONLY BY THE TENANT (each weighing less than 200 pounds). TENANT AGREES (a) NOT TO ALLOW ANY OF TENANT'S GUESTS OR INVITEES TO ENTER OR USE THE PORCH IN ANY WAY FOR ANY PURPOSE, (b) NOT TO PLACE ANYTHING WHATSOEVER ON THE PORCH (including plants, furniture and grills) and (c) TO NOTIFY LANDLORD IMMEDIATELY OF ANY REPAIRS THAT THE PORCH REQUIRES. *Failure to comply with these restrictions could result in damage, injury or death to persons on the Porch or in the Unit.*

3.9 WIRING NO POWER STRIPS

Tenant shall not, either directly or by means of a third party, add any wiring to the Unit or the Property. NO POWER STRIPS OR MULTI-PLUG EXTENSION CORDS ARE ALLOWED; **these can melt the wiring and cause a fire.** If Tenant desires to subscribe to cable TV or the internet, Tenant will notify Landlord of the installation date and time, which must be a date and time that is reasonably convenient for Landlord, and Landlord must be present for the installation and will control whether and where wires may be located in the Unit or the Property. No satellite dishes are allowed on the Unit, any porches or the Property.

3.10 WINDOW AIR CONDITIONING UNITS

If you decide to purchase and install any window air conditioner(s), they must be installed in accordance with the manufacturer's instructions for safe operation, and must be installed no earlier than May 1st in any year, and removed from the window(s) and safely stored so do they do not create any hazards for any residents of the Property by October 31st of any such year.

3.11 FIREPLACE

If there is a fireplace in the Unit (the "Fireplace"), it is only ornamental and is not operational. **IF YOU TRY TO LIGHT A FIRE IN THE FIREPLACE, IT WILL FILL THE PROPERTY WITH SMOKE, AND COULD BURN DOWN THE ENTIRE PROPERTY, PLACING YOU AND YOUR FELLOW TENANTS AT SEVERE RISK OF PROPERTY DAMAGE, INJURY AND DEATH.** **By signing below, Tenant indicates that Tenant has read this notice, and agrees that Tenant will never light a fire in the Fireplace under any circumstances whatsoever.** IN ADDITION, YOU AGREE THAT LIGHTING A FIRE IN THE FIREPLACE IS CAUSE FOR IMMEDIATE TERMINATION OF YOUR LEASE, upon which you will have to vacate the Property.

3.12 SHOWER HEADS AND TOILET BOWL CLEANERS

Shower heads in the Unit may not be replaced, other than by Landlord. No longer-term toilet bowl cleaners may be placed in the tank of the toilet(s), since this causes damage to the toilets which may result in leakage.

3.13 NO SIGNS OR RUMMAGE SALES

Tenant shall not allow any sign, advertisement or notice to be placed either inside or outside the Unit or Property without receiving the Landlord's prior written consent. No rummage sales, or sale of any

kind, can be held in the Unit or on the Property without Landlord's prior written consent.

3.14 NON-STANDARD RENTAL PROVISIONS

See the attached Non-Standard Rental Provisions for additional Responsibilities, which are attached hereto and incorporated herein by reference.

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General Clauses

4.1 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 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 or (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 or (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 this Lease in certain limited situations, as provided in section 704.16 of the Wisconsin Statutes. 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 specific language of the statutes govern in all instances.

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

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.

1. **No Knowledge.** Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. **No Reports or Records.** Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

3. By initially below and signing this Lease, Tenant acknowledges that it has been provided with access to the pamphlet *Protect Your Family From Lead in Your Home*, which is located at:

http://www.epa.gov/sites/production/files/2014-02/documents/lead_in_your_home_brochure_land_b_w_508_easy_print_0.pdf

A copy can also be found on the Vandelay Group, LLC website. If Tenant wants a hard copy of the pamphlet, they should request one from Vandelay Group, LLC, whose contact information is on the front page of this Lease.

4.3 MISCELLANEOUS LEGAL PROVISIONS

1. Governing Law

This Lease shall be construed in accordance with the laws of the State of Wisconsin, without regard to their conflict of laws provisions, including Chapters 704 and 799 of the Wisconsin Statutes, Wisconsin Administrative Code Chapter ATCP 134 and local statutes and ordinances, as the same may be amended from time to time.

2. Venue and Service Process

THE EXCLUSIVE VENUE FOR THE RESOLUTION OF ANY DISPUTE ARISING UNDER THIS LEASE SHALL BE THE COURTS LOCATED IN MILWAUKEE COUNTY, WISCONSIN AND THE PARTIES HERETO EXPRESSLY CONSENT TO JURISDICTION OF THOSE COURTS.

3. Waiver of Jury Trial

To minimize legal expenses and, to the extent allowed by law, a trial of any lawsuit based on statute, common law, and/or related to this Lease shall be to a judge and not a jury.

4. Entire Agreement and No Assignment

This Lease constitutes the entire agreement between Landlord and Tenant, and each has made no other promises of any kind to the other. This Lease may not be assigned by Tenant.

5. Severability

If any provisions or items in this Lease are found to be illegal or unenforceable, they shall be considered null and void and they shall not affect the validity or enforceability of the remaining provisions or items of this Lease.

6. Amendment

This Lease can only be amended in a writing signed by Landlord and Tenant.

7. No Waiver

Any failure to act by Landlord with regard to any specific violation or breach of any term of this Agreement by Tenant does not waive Landlord's right to act on any future violation or breach by Tenant. *Acceptance of a delinquent payment does not constitute a waiver of that default or any other default under this Lease.*

8. Force Majeure

Landlord shall be excused from performance of obligations if Landlord is prevented from fulfilling such obligations by an act of God, strikes, epidemics, war, acts of terrorism, riots, or other occurrence, which are beyond Landlord's control.

9. Time is of the Essence

All deadlines in this Lease must be strictly adhered to; time is of the essence.

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NON-STANDARD RENTAL PROVISIONS

5.1 NO SMOKING

No smoking is permitted by Tenant or any of Tenant's guests or invitees either in the Unit or the common areas of the Property. If you smoke in the Unit or the common areas, any costs to remediate the smoke, including repainting the apartment and replacing the blinds, will be subtracted from your security deposit, and continued smoking may be cause for eviction.

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6

NON-STANDARD RENTAL PROVISIONS

6.1 RETURN/LOSS OF KEYS/LOCK-OUT

At the conclusion of the Lease, Tenant agrees to return the originals and all copies of the keys to the Unit, the access door to the Property, the mailbox and any other keys provided to Tenant. Failure to return any of the keys will result in a charge of \$110 per lock (to pay for re-keying the lock and replacement keys). In addition, if Tenant loses any of the keys during the term of the Lease, the same charges will apply, which charge is due when new keys are provided. If Tenant is locked out of his/her Unit, Tenant should contact Landlord, who will arrange to unlock the Unit. The charge for unlocking the Unit is \$25 per occurrence for the first two occurrences (unless the occurrence occurs after 8 PM at night or before 8 AM in the morning, in which event the charge is \$50 per such occurrence), and \$50 thereafter for each occurrence. Tenant acknowledges that such payment is due at the time the Unit is unlocked. If personnel from Vandelay Group, LLC are unavailable to assist with a lock-out, Tenant or Vandelay Group, LLC may call for a locksmith, the cost of which will be at Tenant's expense. Any

unpaid fees under this Section 2 may be deducted from Tenant's security deposit.

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7

NON-STANDARD RENTAL PROVISIONS

7.1 PAINTING, DECORATING AND WINDOW TREATMENTS

Tenant may not paint, wallpaper, otherwise change the walls, floors, moldings or fixtures in the Units or remove the mini-blinds from the windows without Landlord's prior written consent. A condition of Landlord's consent is Tenant's agreement to return the walls, floors, and fixtures to the color or condition that existed at the time Tenant took possession of the Unit at the inception of the Lease, reasonable wear and tear excepted, and to restore the mini-blinds to the windows. If Tenant fails to do so, Landlord will reverse such changes and can deduct the cost of same from Tenant's security deposit.

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8

NON-STANDARD RENTAL PROVISIONS

8.1 COUNTERTOPS

The counter-tops in the kitchen are NOT HEAT RESISTANT. Placing hot items on the counter-top will cause it to burn or melt. Tenant agrees to be responsible for any damage to the counter-tops, including damage caused by hot items. Landlord may deduct the cost of repairing and/or replacing such damaged counter-tops from Tenant's security deposit.

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NON-STANDARD RENTAL PROVISIONS

9.1 MINIMUM HEAT AND PLUMBING ISSUES

Tenant agrees to maintain a minimum thermostat temperature of 60 degrees during the winter months, and during extreme cold (below zero degrees Fahrenheit), will keep the hot and cold water dripping at the width of a pencil so that the pipes do not freeze. Tenant agrees to pay for removing/cleaning any stoppages from the drains or repairing the garbage disposal if improper items are placed therein except where such services are required because of defective plumbing, the age of the garbage disposal, tree roots or acts of God. *NO DRANO or other similar de-clogging products can be used by Tenant because they pose a danger to Tenant, Landlord's maintenance staff or contractors and can eat through the pipes causing extensive damages.* Tenant is responsible for any costs or damages associated for failure to comply with the provisions of this Section 5, and if such costs or damages are not previously paid, they may be deducted from Tenant's security deposit.

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NON-STANDARD RENTAL PROVISIONS

10.1 TRASH/NO ITEMS IN COMMON AREAS

Tenant agrees to dispose of his/her trash in the receptacles provided for same by the municipality. To the extent certain recyclables or hazardous items are required by state or local regulations to be separated from the regular trash, Tenant will comply with those requirements. If Tenant has items which the municipality will not collect without an additional fee, Tenant will either remove those items from the Property, or will arrange for a third party to do so. Tenant will not place any items, including trash, in the common areas or the grounds of the Property. If Tenant, in contravention of this Section 6 does put items in the common areas (including the basement), Landlord is not responsible for any damage to such items or the theft thereof. If Landlord has to arrange for a third party to remove Tenant's items from the common areas or the Property, Tenant will pay for the costs of such removal, plus a fee of \$50. In addition, Tenant is responsible for any tickets issued by the municipality for improper disposal of trash or recyclables in contravention of this Section 6, or failure to remove garbage cans from the street in a timely manner after pick-up. Any amounts owing under this Section 6, to the extent not previously paid, may be deducted from Tenant's security deposit.

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NON-STANDARD RENTAL PROVISIONS

11.1 MOVE-OUT ON LAST DAY OF LEASE

Tenant will vacate the premises by 11 AM on the last day of the Lease, except if the Lease is being renewed with the Tenant. If Tenant does not timely vacate, Tenant will be responsible for any damages incurred by Landlord, which can include payment for alternative accommodations for new tenants scheduled to move into the Unit. In absence of proof of greater damages, Landlord shall recover as minimum damages twice the rental value apportioned on an hourly basis for the time the Tenant improperly remains in possession, which may be deducted from Tenant's security deposit.

X _____

12

NON-STANDARD RENTAL PROVISIONS

12.1 DAMAGES TO UNIT; FAILURE TO CLEAN AND REMOVE ITEMS FROM UNIT

Tenant will leave the Unit and the common areas of the Property in the same condition that existed when Tenant first occupied the Unit, ordinary wear and tear excepted. This means the Unit (including all appliances, closets, windows and woodwork) will be thoroughly cleaned by Tenant and all items belonging to Tenant or any of Tenant's invitees will be removed from the Unit. Tenant is responsible for missing or burned out light bulbs in the Unit. To the extent Landlord incurs expenses to return the Unit and the common areas of the Property to the same condition as when Tenant first occupied the Units, ordinary wear and tear excepted, or costs of cleaning in excess of one hour, Tenant will be responsible for such expenses.. Except to the extent prohibited by Wisconsin law, personal property of Tenant's that remains in the Unit after termination of the Lease will be considered abandoned, will not be stored by Landlord and may be disposed of by Landlord at Tenant's expense in any manner that Landlord, in its sole discretion, deems appropriate.

Tenant is responsible for all costs incurred by Landlord under this Section 8, and they may be deducted from Tenant's security deposit.

X _____

13

NON-STANDARD RENTAL PROVISIONS

13.1 PAYMENT OF FEES FOR CHECKS RETURNED FOR INSUFFICIENT FUNDS; LATE RENTAL PAYMENT

- If Tenant's check is returned by Vandelay Group, LLC's bank because there are insufficient funds in Tenant's bank account (or the bank account of the person who has paid Tenant's rent), Tenant will be responsible to reimburse Vandelay Group, LLC for any charges or fees assessed by Vandelay Group, LLC's bank plus late fees as set forth in the subsequent sentence based on when the check ultimately clears. Fees for late payment of rent or parking, whether or not the check clears when initially deposited, are \$25 (if rent or parking is paid after the 5th day of the month and before the 10th day of the month), \$50 (if rent or parking is paid on the 10th day of the month and before the 15th day of the month), and \$75 (if rent or parking is paid on or after the 15th of month). Rent and parking are treated as paid when received by Vandelay

Group, LLC. Such charges may be deducted from Tenant's security deposit, if not otherwise paid when owing.

X _____

14

NON-STANDARD RENTAL PROVISIONS

14.1 RE-RENTAL COSTS

- If Tenant vacates the Unit without complying with the terms of the Lease, or is removed from the Unit for failure to pay rent or any other breach of the Lease, Tenant is liable for all charges permitted under Section 704.29 of the Wisconsin Statutes, including, but not limited to, all costs incurred to re-rent the unit and all utilities for which Tenant is responsible through the end of the lease term, subject to Landlord's duty to mitigate. Such charges may be deducted from Tenant's security deposit, if not otherwise paid when owing.

X _____

15

NON-STANDARD RENTAL PROVISIONS

15.1 KITCHEN CLEANLINESS

- Kitchens must be kept clean at all times and garbage deposited in closed bags which are then properly disposed of in the garbage carts provided by the municipality. If, upon inspection by Landlord, the kitchen is dirty, Landlord may pay to have the kitchen cleaned and for a pest management service to deal with any pest issues. Landlord shall bill Tenant for the cost thereof. Payment is due from Tenant to Landlord no later than ten days after presentation of the invoice for cleaning and/or pest management. Such charges may be deducted from Tenant's security deposit, if not otherwise paid when owing.

X _____

16

NON-STANDARD RENTAL PROVISIONS

16.1 CARE OF WASHER AND DRYER, IF PROVIDED

- If Landlord has provided Tenant with access to a washer and dryer, Tenant will be responsible for any damage or repairs required to the washer and dryer that are caused by improper usage of the machines (including failure to change filter on water discharge hose from washer every other month, or more frequently as needed) or failure to clean the lint filter in the dryer prior to, and after, every dryer load. Such charges may be deducted from tenant's security deposit, if not otherwise paid when owing.

X _____

17

NON-STANDARD RENTAL PROVISIONS

17.1 NO PETS ALLOWED

- *There are no pets whatsoever allowed in the Unit or on the Property at any time.* If you violate this provision, there will be a \$250 penalty fee per offense, payable by Tenant upon demand by Landlord, plus an assessment for any damages, clean-up, odor remediation or any other costs incurred by Landlord in connection with violating this provision, payable by Tenant upon demand by Landlord, and Landlord, at its sole option, may terminate the Rental Agreement. Any amounts owing under this Section 13, to the extent not previously paid, may be deducted from Tenant's security deposit.

X _____

18

NON-STANDARD RENTAL PROVISIONS

18.1 SNOW REMOVAL

- If the Property is a single family house or duplex, it is Tenant's responsibility to shovel the snow on the city sidewalks in the front and on the side of the Property, as well as the walks and steps to the Property, including spreading salt and/or sand thereon in the event of slippery conditions. In addition, if there is a driveway, it is the Tenant's responsibility to keep it clear of snow to the extent the Tenant or the public needs access. Please contact Jeff Koenig at 414/395-8593 if you need additional salt or sand. If Tenant fails to perform the responsibilities hereunder, Tenant is responsible for the cost of performing such duties, payable to Landlord at the then market rate for performing such service, as well as an administrative charge of \$25 per failure. In addition, Tenant is responsible for the cost of any tickets issued by the municipality for failure to comply with any code requirements covering these issues. Any amounts owing under this Section 14, to the extent not previously paid, may be deducted from Tenant's security deposit.

X _____

19

NON-STANDARD RENTAL PROVISIONS

19.1 NUISANCE AND OTHER VIOLATIONS

If the municipality or any other instrumentality or agency of the municipality or any other governing entity imposes fines or penalties on the Property or Landlord because of the Tenant's conduct or the conduct of a guest or invitee of the Tenant, the Tenant shall pay Landlord, upon demand, the amount of such fines and/or penalties plus \$100 per occurrence. Any amounts owing under this Section 15, to the extent not previously paid, may be deducted from Tenant's security deposit.

X _____

20

NON-STANDARD RENTAL PROVISIONS

20.1 INTEREST ON LATE PAYMENTS

If Tenant does not pay any fees or expense reimbursement provided in the Non-Standard Rental Provisions by the first day of the second month after the month in which such fees or expense reimbursement are billed to Tenant, such unpaid fees or expense reimbursement shall bear interest at 1% per month (12% per year), compounded annually, until paid. Any unpaid interest, to the extent not previously paid, may be deducted from Tenant's security deposit.

X _____

21

NON-STANDARD RENTAL PROVISIONS

21.1 BED BUGS AND OTHER EXTERMINATION COSTS

Tenant is responsible for the costs of extermination or removal of any insects, including bed bugs, pests, or rodents that are found in the Unit or on the Property and which are the result of the Tenant's (or any member of the Tenant's household, Tenant's guests, or invitees) acts, inactions, negligence, failure to keep the areas clean, failure to remove garbage and waste and/or improper use of the Unit or the Property. If Tenant does not pay the costs for extermination or removal of any insects, including bed bugs, pests or rodents, Landlord may deduct such amounts from Tenant's security deposit to the extent not previously paid.

X _____

22

NON-STANDARD RENTAL PROVISIONS

22.1 SUB-LEASING FEE

If Tenant does not pay the sub-leasing fee set forth in Section 2.1 of the Lease, it may be deducted from Tenant's security deposit.

X _____

23

NON-STANDARD RENTAL PROVISIONS

23.1 REAL CHRISTMAS TREES

Because of the fire risk, real Christmas trees are not allowed on the Premises. Tenants are free to use fake Christmas trees with UL approved lights. If you violate this provision, there is a \$100 penalty, plus Tenant is responsible for any costs of cleaning common

area and any tickets from the municipality for failure to properly dispose of the tree. Such penalty and fees are due when assessed, and can be deducted from Tenant's security deposit if not previously paid.

X _____

24

NON-STANDARD RENTAL PROVISIONS

24.1 NO FURNITURE ON ROOF MEMBRANE; CARE OF HARDWOOD FLOORS

No furniture may be placed on roof membrane even if the roof is accessible from a Unit. Wood floors should only be washed with water or a mixture of vinegar and water; no excessive water should be left on the floors or they will warp. Any damage to wood floors, including scratches caused by furniture on wheels or improper moving of furniture is the Tenant's financial responsibility, as well as any damage caused by Tenant to the roof membrane. Costs for any such damages are due when assessed, and can be deducted from Tenant's security deposit if not previously paid.

X _____

25

NON-STANDARD RENTAL PROVISIONS

25.1 NO FEEDING OF ANIMALS OR BIRDS

Do not leave food for birds or animals outside of the unit as this attracts rodents and feral animals. Costs for any such damages sustained if Tenant violates this provision, including remediating rodents and feral animals, are due when assessed, and can be deducted from Tenant's security deposit if not previously paid.

X _____

26

NON-STANDARD RENTAL PROVISIONS

26.1 CARE OF WALLS

No more than two nail holes can be put in each wall, and no adhesive stickers, gels or other items that will discolor or deface the walls may be placed on walls. Costs for any such damages sustained if Tenant violates this provision are due when assessed, and can be deducted from Tenant's security deposit if not previously paid, including cost of repainting.

X _____

27

Sign and Accept

27.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda.

X _____
Lessee

X _____
Lessor