

Bates Family Limited Partnership
1376 Forest Glen Dr

1376 Forest Glen	Security Deposit	Currently Rented	Current Monthly Rent
Unit 1	\$ 581.00	YES	\$ 681.00
Unit 2	\$ 673.00	YES	\$ 675.00
Unit 3	\$ 750.00	YES	\$ 740.00
Unit 4	\$ -	NO	\$ -
Unit 5	\$ 537.00	YES	\$ 681.00
Unit 6	\$ -	NO	\$ -
Totals	\$ 2,541.00		\$ 2,777.00

RESIDENTIAL PROPERTY LEASE AGREEMENT

1. DESCRIPTION TO THE PARTIES AND PREMISES

On this 17th day of APR, 2013, BATES FAMILY LIMITED PARTNERSHIP
DENNIS E. BATES, GEN PTR
(Owner/Agent)

_____ does hereby lease to _____
(Tenant)

for use by members of Tenant's household, the unit described below:

ADDRESS: 1376 FOREST GLEN DR, APT #1
CUYAHOGA FALLS, OH 44221

The members of Tenant's household are: _____

2. TERM AND RENEWAL

The initial term of this lease begins 4/9, 2013 and ends at midnight on
4/30, 2014. The lease shall be automatically renewed after the initial term
on a month to month basis.

3. AMOUNT AND DUE DATE OF RENTAL PAYMENTS AND LATE CHARGES

- A. The monthly Rent to Owner shall be \$ 581
- B. The monthly Housing Assistance Payment (HAP) shall be \$ 491
- C. The monthly Tenant Rent shall be \$ 90

D. Each month, beginning APR 9, 2013 monthly rent shall be due and payable by the 1st day of the month, or the next working day thereafter in the event the due date is a Saturday, Sunday or holiday.

E. A charge of \$ 50 will be made as a penalty for late payments received after the 2nd day of the month, or the next working day in the event that the due date is a Saturday, Sunday or holiday unless Tenant has informed Owner/Agent of good cause for the late rent.

4. SECURITY DEPOSIT

Tenant agrees to pay \$ 581.00 as a security deposit to be used by Owner/Agent at the termination of this lease toward reimbursement of the cost of repairing any damage (other than ordinary wear and tear) to the dwelling caused by Tenant, the household or persons on the premises with the consent of Tenant or member of the household, and any rent or other charges owed by Tenant.

Owner/Agent agrees to return the security deposit to Tenant within thirty (30) days after Tenant vacates, less any deductions for any of the costs indicated above. The security deposit may not be used to pay rent or other charges while Tenant occupied the dwelling.

5. APPLIANCES

The Owner/Agent shall provide for the appliances indicated below by an "O". The Tenant shall provide for the appliances indicated below by a "T". (check one)

Item	Provided by	
	O	T
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional Appliances provided by the Owner/Agent (specify)		

Tenant agrees to maintain any appliances supplied by Tenant and Owner/Agent agrees to maintain any appliances supplied by Owner/Agent.

6. UTILITY SERVICES

The Owner/Agent shall pay for the utilities indicated below by an "O". The Tenant shall pay for the utilities indicated below by a "T". (check one)

Item	Fuel Type				Paid By	
	Natural Gas	Bottle Gas	Oil	Electric	O	T
Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cooking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Electric					<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water					<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer					<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash Collection					<input checked="" type="checkbox"/>	<input type="checkbox"/>

Tenant agrees to obtain and be directly billed by all utility companies for any services to be paid by Tenant. Owner/Agent agrees to be directly billed by all utility companies for any service to be paid by Owner/Agent

7. OCCUPANCY OF THE DWELLING

Tenant shall have the right to exclusive use and occupancy of the leased premises, which shall include reasonable accommodations of Tenant's guests and visitors. Consent by Owner/Agent is required before any additional persons may occupy the dwelling as a full time resident.

8. TENANT OBLIGATIONS

A. Tenant shall do all of the following:

- 1) Keep that part of the premises that he/she occupies and uses safe and sanitary;
- 2) Dispose of all rubbish, garbage and other waste in a clean, safe and sanitary manner;
- 3) Keep all plumbing fixtures in the dwelling unit or used by him/her as clean as their condition permits;
- 4) Use and operate all electrical and plumbing fixtures properly;
- 5) Comply with the requirements imposed on tenants by all applicable state and local housing, health and safety codes;

- 6) Personally refrain and forbid any other person who is on the premises with his/her permission from intentionally or negligently destroying, defacing, damaging or removing any fixture, appliance or other part of the premises;
- 7) Conduct himself/herself and require other persons on the premises with his/her consent to conduct themselves in a manner that will not disturb his or her neighbors' peaceful enjoyment of the premises;
- 8) Conduct himself/herself and require persons in his/her household and persons on the premises with his/her consent to conduct themselves, in connection with the premises so as not to violate the prohibitions contained in Chapters 2925. and 3719. of the Revised Code, or in municipal ordinances that are substantially similar to any section in either of those chapters, which relate to controlled substances;
- 9) Pay rent on time;
- 10) Not provide accommodations for boarders or lodgers;
- 11) Obtain prior approval to maintain any animals or pets on the premises;
- 12) Be responsible for any damage to the premises beyond normal wear and tear due to an animal or pet that is on the premises with the consent of Tenant or a member of the household;
- 13) Pay for utilities in a timely manner where such utilities are supplied and billed directly to Tenant by a utility provider;
- 14) Notify Owner/Agent promptly of known need for repairs to the dwelling;
- 15) Refrain from illegal activity that impairs the physical or social environment of the dwelling;

B. Tenant shall not unreasonably withhold consent for Owner/Agent to enter into the dwelling unit in order to inspect the premises, make ordinary, necessary or agreed repairs, decorations, alterations or improvements, deliver parcels that are too large for Tenant's mail facilities, supply necessary or agreed services or exhibit the dwelling unit to prospective/actual purchasers, mortgagees, tenants, workmen or contractors.

9. OWNER/AGENT OBLIGATIONS

A. Owner/Agent shall do all of the following;

- 1) Comply with the requirements of all applicable building, housing, health and safety codes that materially affect health and safety;
- 2) Make all repairs and do whatever is reasonably necessary to put and keep the premises in a fit and habitable condition;
- 3) Keep all common areas of the premises in a safe and sanitary condition;
- 4) Maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating and air conditioning fixtures and appliances, and elevators, supplied or required to be supplied by him/her;
- 5) If the unit leased under this rental agreement is part of a structure that includes four or more dwelling units, provide and maintain appropriate receptacles for the removal of ashes, garbage, rubbish and other waste incidental to the occupancy of a dwelling unit, and arrange for their removal;
- 6) Supply running water, reasonable amounts of hot water and reasonable heat at all times;
- 7) Not abuse the right of access conferred by division (B) of section 5321.05 of the Revised Code;
- 8) Except in the case of emergency or if it is impracticable to do so, give Tenant reasonable notice of his/her intent to enter and enter only at reasonable times. Twenty-four (24) hours is presumed

to be a reasonable notice in the absence of evidence to the contrary. If an emergency occurs, Owner/Agent shall, within two (2) days thereafter, notify Tenant in writing of the date, time, purpose and result of such entry.

B. In accordance with applicable equal opportunity statutes, executive orders, regulations and State and local laws, Owner/Agent must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status, disability, creed, marital status, sexual or affectional orientation or reliance on public assistance in connection with this lease.

10. TERMINATION OR RENEWAL OF LEASE

Tenant may elect not to renew this lease without cause at the end of any lease term by giving Owner/Agent prior notice of not less than thirty (30) days in advance of the proposed termination date. Tenant agrees to return the keys to Owner/Agent when he/she vacates.

During any lease term, Owner/Agent may terminate this lease for any serious tenant violations of the lease by giving Tenant proper notice of not less than thirty (30) days in advance of the proposed termination date or, in the case of non-payment of rent, not less than three (3) days in advance of the proposed termination date. Owner/Agent may elect not to renew this lease without cause at the end of any lease term by giving Tenant prior notice of not less than thirty (30) days in advance of the proposed termination date.

11. LEASE ADDENDUM

The Tenancy Addendum for Section 8 Tenant-Based Assistance Housing Choice Voucher Program is attached hereto and incorporated as if fully rewritten herein.

12. OTHER CONDITIONS

NO PETS, NO PAINTING

MAIL RENT TO: DENNIS BATES
730 WOOD BROOK RD
COYAHOGA FALLS, OH
44223

When this lease requires notice by Tenant or Owner/Agent, the notice must be in writing. **Tenant and Owner/Agent's signature below acknowledges that both have read this Residential Lease, understand it, and agree to abide by the terms of said Lease.**

Tenant

Print Name

Signature

Date

Owner/Agent

Print Name

Signature

Date

RESIDENTIAL PROPERTY LEASE AGREEMENT

1. DESCRIPTION TO THE PARTIES AND PREMISES

On this 17th day of NOV, 2016, The Bate Family LTD PARTNERSHIP
(Owner/Agent)

_____ does hereby lease to _____
(Tenant)

For use by members of Tenant's household, the unit described below:

ADDRESS: _____

1376 FOREST GLEN DR., #2
CUYAHOGA FALLS, OHIO 44221

The members of Tenant's household are: _____

2. TERM AND RENEWAL

The initial term of this lease begins 11/17, 2016 and ends at midnight on
11/30, 2017. The lease shall be automatically renewed after the initial term on a
month to month basis.

3. AMOUNT AND DUE DATE OF RENTAL PAYMENTS AND LATE CHARGES

- A. The monthly rent to owner shall be \$ 673
- B. The monthly Housing Assistance Payment (HAP) shall be \$ 542
- C. The monthly Tenant Rent shall be \$ 131

NOV 30 2016 11:54

D. Each month, beginning Dec. 1, 20 16 monthly rent shall be due and payable by the 1st day of the month, or the next working day thereafter in the event the due date is a Saturday, Sunday or holiday.

E. A charge of \$ 50⁰⁰ will be made as a penalty for late payments received after the 15th Day of the month, or the next working day in the event that the due date is a Saturday, Sunday or holiday unless the tenant has informed Owner/ Agent of good cause for the late rent.

4. SECURITY DEPOSIT

The tenant agrees to pay \$ 673⁰⁰ as a security deposit to be used by Owner/ Agent at the termination of this lease toward reimbursement of the cost of repairing any damage (other than ordinary wear and tear) to the dwelling caused by Tenant, the household or persons on the premises with the consent of Tenant or member of the household, and any rent or other charges owed by Tenant.

Owner/ Agent agrees to return the security deposit to Tenant within thirty (30) days after Tenant vacates, less any deductions for any of the costs indicated above. The security deposit may not be used to pay rent or other charges while Tenant occupied the dwelling.

5. APPLIANCES

The owner/Agent shall provide for the appliances indicated below by an "O". The Tenant shall provide for the appliances indicated below by a "T". (check one)

Item	Provided by	
Refrigerator	<input type="radio"/>	
Range	<input type="radio"/>	
Additional appliances provided by the Owner/Agent (specify)		

Tenant agrees to maintain any appliances supplied by Tenant and Owner/Agent agrees to maintain any appliances supplied by Owner/Agent.

6. UTILITY SERVICES

The Owner/Agent shall pay for the utilities indicated below by an "O". The tenant shall pay for the utilities indicated below by a "T". (check one)

Item	Fuel Type				Paid By	
	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Bottle Gas	<input type="checkbox"/> Oil	<input type="checkbox"/> Electric	<input type="checkbox"/> O	<input checked="" type="checkbox"/> T
Heating	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Bottle Gas	<input type="checkbox"/> Oil	<input type="checkbox"/> Electric	<input type="checkbox"/> O	<input checked="" type="checkbox"/> T
Cooking	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Bottle Gas	<input type="checkbox"/> Oil	<input type="checkbox"/> Electric	<input type="checkbox"/> O	<input checked="" type="checkbox"/> T
Water Heating	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Bottle Gas	<input type="checkbox"/> Oil	<input type="checkbox"/> Electric	<input type="checkbox"/> O	<input checked="" type="checkbox"/> T
Other Electric					<input type="checkbox"/> O	<input checked="" type="checkbox"/> T
Water					<input type="checkbox"/> O	<input checked="" type="checkbox"/> T
Sewer					<input type="checkbox"/> O	<input checked="" type="checkbox"/> T
Trash Collection					<input checked="" type="checkbox"/> O	<input type="checkbox"/> T

Tenant agrees to obtain and be directly billed by all utility companies for any services to be paid by Tenant. Owner/Agent agrees to be directly billed by all utility companies for any services to be paid by Owner/Agent.

7. OCCUPANCY OF THE DWELLING

Tenant shall have the right to exclusive use and occupancy of the leased premises, which shall include reasonable accommodations of Tenant's guests and visitors. Consent by Owner/Agent is required before any additional persons may occupy the dwelling as a full time resident.

8. TENANT OBLIGATIONS

A. Tenant shall do all of the following:

- 1) Keep that part of the premises that he/she occupies and uses safe and sanitary;
- 2) Dispose of all rubbish, garbage and other waste in a clean, safe and sanitary manner;
- 3) Keep all plumbing fixtures in the dwelling unit or used by him/her as clean as their condition permits;
- 4) Use and operate all electrical and plumbing fixtures properly;
- 5) Comply with the requirements imposed on tenants by all applicable state and local housing, health and safety codes;

- 6) Personally refrain and forbid any other person who is on the premises with his/her permission from intentionally or negligently destroying, defacing, damaging or removing any fixture, appliance or other part of the premises;
 - 7) Conduct himself/herself and require other persons on the premises with his/her consent to conduct themselves in a manner that will not disturb his or her neighbors' peaceful enjoyment of the premises;
 - 8) Conduct himself/herself and require persons in his/her household and persons on the premises with his/her consent to conduct themselves, in connection with the premises so as not to violate the prohibitions contained in Chapter 2925 and 3719 of the Revised Code, or in municipal ordinances that are substantially similar to any section in either of those chapters, which relate to controlled substances;
 - 9) Pay rent on time;
 - 10) Not provide accommodations for boarders or lodgers;
 - 11) Obtain prior approval to maintain any animals or pets on the premises;
 - 12) Be responsible for any damage to the premises beyond normal wear and tear due to an animal or pet that is on the premises with the consent of Tenant or a member of the household;
 - 13) Pay for utilities in a timely manner where such utilities are supplied and billed directly to Tenant by a utility provider;
 - 14) Notify Owner/Agent promptly of known need for repairs to the dwelling;
 - 15) Refrain from illegal activity that impairs the physical or social environment of the dwelling;
- B. The tenant shall not unreasonably withhold consent for Owner/Agent to enter into the dwelling unit in order to inspect the premises, make ordinary, necessary or agreed repairs, decorations, alterations or improvements, deliver parcels that are too large for Tenant's mail facilities, supply necessary or agreed services or exhibit the dwelling unit to prospective/actual purchasers, mortgagees, tenants, workmen or contractors.

9. OWNER/AGENT OBLIGATIONS

- A. Owner/Agent shall do all of the following;
- 1) Comply with the requirements of all applicable building, housing, health and safety code that materially affect health and safety;
 - 2) Make all repairs and do whatever is reasonably necessary to put and keep the premises in a fit and habitable condition;
 - 3) Keep all common areas of the premises in a safe and sanitary condition;
 - 4) Maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating and air conditioning fixtures and appliances, and elevators, supplied or required to be supplied by him/her;
 - 5) If the unit leased under this rental agreement is part of a structure that includes four or more dwelling units, provide and maintain appropriate receptacles for the removal of ashes, garbage, rubbish and other waste incidental to the occupancy of a dwelling unit, and arrange for their removal;
 - 6) Supply running water, reasonable amounts of hot water and reasonable heat at all times;
 - 7) Not abuse the right of access conferred by division (B) of section 5321.05 of the Revised Code;
 - 8) Except in the case of emergency or if it is impracticable to do so, give Tenant reasonable notice of his/her intent to enter and enter only at reasonable times. Twenty-four (24) hours is presumed to

be a reasonable notice in the absence of evidence to the contrary. If an emergency occurs, Owner/Agent shall, within two (2) days thereafter, notify Tenant in writing of the date, time, purpose and result of such entry.

B. In accordance with applicable equal opportunity statutes, executive orders, regulations and State and local laws, Owner/Agent must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status, disability, creed, marital status, sexual or affectional orientation or reliance on public assistance in connection with this lease.

10. TERMINATION OR RENEWAL OF LEASE

Tenant may elect not to renew this lease without cause at the end of any lease term by giving Owner/Agent prior notice of not less than thirty (30) days in advance of the proposed termination date. Tenant agrees to return keys to Owner/Agent when he/she vacates.

During the lease term, Owner/Agent may terminate this lease for any serious tenant violations of the lease by giving Tenant proper notice of not less than thirty (30) days in advance of the proposed termination date or, in the case of non-payment of rent not less than three (3) days in advance of the proposed termination date. Owner/Agent may elect not to renew this lease without cause at the end of any lease term by giving Tenant prior notice of not less than thirty (30) days in advance of the proposed termination date.

11. LEASE ADDENDUM

The Tenancy Addendum for Section 8 Tenant-Based Assistance Housing Choice Voucher Program is attached hereto and incorporated as if fully rewritten herein.

12. OTHER CONDITIONS

NO PETS. TENANT CANNOT TAKE CARE OF OTHER
PEOPLES PETS. DO NOT LEAVE ANY STUFF OUTSIDE/INYARD
NO FIRES/GRILLS. PARK IN YOUR DESIGNATED SPOT ONLY.
NO SMOKING. NO LOUD MUSIC/TV/TALKING.

When this lease requires notice by Tenant or Owner/Agent, the notice must be in writing. Tenant and Owner/Agent's signature below acknowledges that both have read this Residential Lease, understand it, and agree to abide by terms of said Lease.

MAIL & PAY RENT TO:
DENNIS BATES
730 WOODBROOK RD
COYAHOGA FALLS, OH 44223

Tenant

Owner/Agent

[Redacted]

DENNIS E. BATES, Gen Mgr

Print Name

Print Name

[Redacted]

11-29-16

Signature

Date

11-23-16

Dennis E. Bates, Gen Mgr #

Signature

Date

RESIDENTIAL PROPERTY LEASE AGREEMENT

1. DESCRIPTION TO THE PARTIES AND PREMISES

On this 26th day of JAN, 2017, THE BATES FAMILY LTD PARTNERSHIP

(Owner/Agent)

_____ does hereby lease to _____

(Tenant)

For use by members of Tenant's household, the unit described below:

ADDRESS: _____

The members of Tenant's household are: _____
Nanny Lauenburger and Natalya Lauenburger

2. TERM AND RENEWAL

The initial term of this lease begins January 26, 2017 and ends at midnight on January 31, 2018. The lease shall be automatically renewed after the initial term on a month to month basis.

3. AMOUNT AND DUE DATE OF RENTAL PAYMENTS AND LATE CHARGES

- A. The monthly rent to owner shall be \$ 750
- B. The monthly Housing Assistance Payment (HAP) shall be \$ 309
- C. The monthly Tenant Rent shall be \$ 441

D. Each month, beginning Febl, 20 17 monthly rent shall be due and payable by the 1st day of the month, or the next working day thereafter in the event the due date is a Saturday, Sunday or holiday.

E. A charge of \$ 50 will be made as a penalty for late payments received after the 1st Day of the month, or the next working day in the event that the due date is a Saturday, Sunday or holiday unless the tenant has informed Owner/ Agent of good cause for the late rent.

4. SECURITY DEPOSIT

The tenant agrees to pay \$ 750 ^{PD 1-27-17} as a security deposit to be used by Owner/ Agent at the termination of this lease toward reimbursement of the cost of repairing any damage (other than ordinary wear and tear) to the dwelling caused by Tenant, the household or persons on the premises with the consent of Tenant or member of the household, and any rent or other charges owed by Tenant.

Owner/ Agent agrees to return the security deposit to Tenant within thirty (30) days after Tenant vacates, less any deductions for any of the costs indicated above. The security deposit may not be used to pay rent or other charges while Tenant occupied the dwelling.

5. APPLIANCES

The owner/Agent shall provide for the appliances indicated below by an "O". The Tenant shall provide for the appliances indicated below by a "T". (check one)

Item	Provided by	
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>
Range	<input type="checkbox"/>	<input type="checkbox"/>
Additional appliances provided by the Owner/Agent (specify)		

Tenant agrees to maintain any appliances supplied by Tenant and Owner/Agent agrees to maintain any appliances supplied by Owner/Agent.

6. UTILITY SERVICES

The Owner/Agent shall pay for the utilities indicated below by an "O". The tenant shall pay for the utilities indicated below by a "T". (check one)

Item	Fuel Type				Paid By	
Heating	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Bottle Gas	<input type="checkbox"/> Oil	<input type="checkbox"/> Electric	<input type="checkbox"/> O	<input checked="" type="checkbox"/> T
Cooking	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Bottle Gas	<input type="checkbox"/> Oil	<input type="checkbox"/> Electric	<input type="checkbox"/> O	<input checked="" type="checkbox"/> T
Water Heating	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Bottle Gas	<input type="checkbox"/> Oil	<input type="checkbox"/> Electric	<input type="checkbox"/> O	<input checked="" type="checkbox"/> T
Other Electric					<input type="checkbox"/> O	<input checked="" type="checkbox"/> T
Water					<input type="checkbox"/> O	<input checked="" type="checkbox"/> T
Sewer					<input type="checkbox"/> O	<input checked="" type="checkbox"/> T
Trash Collection					<input checked="" type="checkbox"/> O	<input type="checkbox"/> T

Tenant agrees to obtain and be directly billed by all utility companies for any services to be paid by Tenant. Owner/Agent agrees to be directly billed by all utility companies for any services to be paid by Owner/Agent.

7. OCCUPANCY OF THE DWELLING

Tenant shall have the right to exclusive use and occupancy of the leased premises, which shall include reasonable accommodations of Tenant's guests and visitors. Consent by Owner/Agent is required before any additional persons may occupy the dwelling as a full time resident.

8. TENANT OBLIGATIONS

A. Tenant shall do all of the following:

- 1) Keep that part of the premises that he/she occupies and uses safe and sanitary;
- 2) Dispose of all rubbish, garbage and other waste in a clean, safe and sanitary manner;
- 3) Keep all plumbing fixtures in the dwelling unit or used by him/her as clean as their condition permits;
- 4) Use and operate all electrical and plumbing fixtures properly;
- 5) Comply with the requirements imposed on tenants by all applicable state and local housing, health and safety codes;

- 6) Personally refrain and forbid any other person who is on the premises with his/her permission from intentionally or negligently destroying, defacing, damaging or removing any fixture, appliance or other part of the premises;
 - 7) Conduct himself/herself and require other persons on the premises with his/her consent to conduct themselves in a manner that will not disturb his or her neighbors' peaceful enjoyment of the premises;
 - 8) Conduct himself/herself and require persons in his/her household and persons on the premises with his/her consent to conduct themselves, in connection with the premises so as not to violate the prohibitions contained in Chapter 2925 and 3719 of the Revised Code, or in municipal ordinances that are substantially similar to any section in either of those chapters, which relate to controlled substances;
 - 9) Pay rent on time;
 - 10) Not provide accommodations for boarders or lodgers;
 - 11) Obtain prior approval to maintain any animals or pets on the premises;
 - 12) Be responsible for any damage to the premises beyond normal wear and tear due to an animal or pet that is on the premises with the consent of Tenant or a member of the household;
 - 13) Pay for utilities in a timely manner where such utilities are supplied and billed directly to Tenant by a utility provider;
 - 14) Notify Owner/Agent promptly of known need for repairs to the dwelling;
 - 15) Refrain from illegal activity that impairs the physical or social environment of the dwelling;
- B. The tenant shall not unreasonably withhold consent for Owner/Agent to enter into the dwelling unit in order to inspect the premises, make ordinary, necessary or agreed repairs, decorations, alterations or improvements, deliver parcels that are too large for Tenant's mail facilities, supply necessary or agreed services or exhibit the dwelling unit to prospective/actual purchasers, mortgagees, tenants, workmen or contractors.

9. OWNER/AGENT OBLIGATIONS

- A. Owner/Agent shall do all of the following;
- 1) Comply with the requirements of all applicable building, housing, health and safety code that materially affect health and safety;
 - 2) Make all repairs and do whatever is reasonably necessary to put and keep the premises in a fit and habitable condition;
 - 3) Keep all common areas of the premises in a safe and sanitary condition;
 - 4) Maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating and air conditioning fixtures and appliances, and elevators, supplied or required to be supplied by him/her;
 - 5) If the unit leased under this rental agreement is part of a structure that includes four or more dwelling units, provide and maintain appropriate receptacles for the removal of ashes, garbage, rubbish and other waste incidental to the occupancy of a dwelling unit, and arrange for their removal;
 - 6) Supply running water, reasonable amounts of hot water and reasonable heat at all times;
 - 7) Not abuse the right of access conferred by division (B) of section 5321.05 of the Revised Code;
 - 8) Except in the case of emergency or if it is impracticable to do so, give Tenant reasonable notice of his/her intent to enter and enter only at reasonable times. Twenty-four (24) hours is presumed to

be a reasonable notice in the absence of evidence to the contrary. If an emergency occurs, Owner/Agent shall, within two (2) days thereafter, notify Tenant in writing of the date, time, purpose and result of such entry.

B. In accordance with applicable equal opportunity statutes, executive orders, regulations and State and local laws, Owner/Agent must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status, disability, creed, marital status, sexual or affectional orientation or reliance on public assistance in connection with this lease.

10. TERMINATION OR RENEWAL OF LEASE

Tenant may elect not to renew this lease without cause at the end of any lease term by giving Owner/Agent prior notice of not less than thirty (30) days in advance of the proposed termination date. Tenant agrees to return keys to Owner/Agent when he/she vacates.

During the lease term, Owner/Agent may terminate this lease for any serious tenant violations of the lease by giving Tenant proper notice of not less than thirty (30) days in advance of the proposed termination date or, in the case of non-payment of rent not less than three (3) days in advance of the proposed termination date. Owner/Agent may elect not to renew this lease without cause at the end of any lease term by giving Tenant prior notice of not less than thirty (30) days in advance of the proposed termination date.

11. LEASE ADDENDUM

The Tenancy Addendum for Section 8 Tenant-Based Assistance Housing Choice Voucher Program is attached hereto and incorporated as if fully rewritten herein.

12. OTHER CONDITIONS

NO PETS, NO POOLS, TENANT CANNOT TAKE CARE OF OTHER PEOPLE'S PETS. DO NOT LEAVE STUFF OUTSIDE/IN YARD
NO FIRES OR GRILLS. PARK IN YOUR DESIGNATED SPOT ONLY
GUEST PARK IN STREET OR REAR PARKING LOT. NO SMOKING,
NO LOUD MUSIC/TV/TALKING. NO FURNITURE OR LARGE ITEMS IN THE DUMPSTER. PHONE LINES + INTERNET ARE TENANT
When this lease requires notice by Tenant or Owner/Agent, the notice must be in writing. Tenant and **RESPON**

Owner/Agent's signature below acknowledges that both have read this Residential Lease, understand it, and agree to abide by terms of said Lease. **PAY RENT TO: DENNIS BATES**

**730 WOODBROOK RD
CUYAHOGA FALLS, OH
44223**

Tenant

[Redacted]

Print Name

[Redacted]

Signature

Date

Owner/Agent

DENNIS E BATES. GEN PTR

Print Name

Dennis E. Bates, GenPtr 3/2/17

Signature

Date

RESIDENTIAL PROPERTY LEASE AGREEMENT

1. DESCRIPTION TO THE PARTIES AND PREMISES

On this 21st day of MAR, 20 11, BATES FAMILY LIMITED PARTNERSHIP
DENNIS E. BATES, GENERAL
(Owner/Agent)

_____ does hereby lease to _____
(Tenant)

for use by members of Tenant's household, the unit described below:

ADDRESS: 1376 FOREST GLEN DR., APT#5
CUYAHOGA FALLS, OH 44221

The members of Tenant's household are: _____

2. TERM AND RENEWAL

The initial term of this lease begins February 28, 20 11 and ends at midnight on
February 29, 20 12. The lease shall be automatically renewed after the initial term
on a month to month basis.

3. AMOUNT AND DUE DATE OF RENTAL PAYMENTS AND LATE CHARGES

- A. The monthly Rent to Owner shall be \$ 537
- B. The monthly Housing Assistance Payment (HAP) shall be \$ 537
- C. The monthly Tenant Rent shall be \$ 0

D. Each month, beginning FEB 28, 20 11 monthly rent shall be due and payable by the 1ST day of the month, or the next working day thereafter in the event the due date is a Saturday, Sunday or holiday.

E. A charge of \$ 25.00 will be made as a penalty for late payments received after the 5th day of the month, or the next working day in the event that the due date is a Saturday, Sunday or holiday unless Tenant has informed Owner/Agent of good cause for the late rent.

4. SECURITY DEPOSIT

Tenant agrees to pay \$ 537.00 as a security deposit to be used by Owner/Agent at the termination of this lease toward reimbursement of the cost of repairing any damage (other than ordinary wear and tear) to the dwelling caused by Tenant, the household or persons on the premises with the consent of Tenant or member of the household, and any rent or other charges owed by Tenant.

Owner/Agent agrees to return the security deposit to Tenant within thirty (30) days after Tenant vacates, less any deductions for any of the costs indicated above. The security deposit may not be used to pay rent or other charges while Tenant occupied the dwelling.

5. APPLIANCES

The Owner/Agent shall provide for the appliances indicated below by an "O". The Tenant shall provide for the appliances indicated below by a "T". (check one)

Item	Provided by	
Refrigerator	<input checked="" type="checkbox"/> O	<input type="checkbox"/> T
Range	<input checked="" type="checkbox"/> O	<input type="checkbox"/> T
Additional Appliances provided by the Owner/Agent (specify)		

Tenant agrees to maintain any appliances supplied by Tenant and Owner/Agent agrees to maintain any appliances supplied by Owner/Agent.

6. UTILITY SERVICES

The Owner/Agent shall pay for the utilities indicated below by an "O". The Tenant shall pay for the utilities indicated below by a "T". (check one)

Item	Fuel Type				Paid By	
	Natural Gas	Bottle Gas	Oil	Electric	O	T
Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cooking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Electric					<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water					<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer					<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash Collection					<input checked="" type="checkbox"/>	<input type="checkbox"/>

Tenant agrees to obtain and be directly billed by all utility companies for any services to be paid by Tenant. Owner/Agent agrees to be directly billed by all utility companies for any service to be paid by Owner/Agent

7. OCCUPANCY OF THE DWELLING

Tenant shall have the right to exclusive use and occupancy of the leased premises, which shall include reasonable accommodations of Tenant's guests and visitors. Consent by Owner/Agent is required before any additional persons may occupy the dwelling as a full time resident.

8. TENANT OBLIGATIONS

A. Tenant shall do all of the following:

- 1) Keep that part of the premises that he/she occupies and uses safe and sanitary;
- 2) Dispose of all rubbish, garbage and other waste in a clean, safe and sanitary manner;
- 3) Keep all plumbing fixtures in the dwelling unit or used by him/her as clean as their condition permits;
- 4) Use and operate all electrical and plumbing fixtures properly;
- 5) Comply with the requirements imposed on tenants by all applicable state and local housing, health and safety codes;

- 6) Personally refrain and forbid any other person who is on the premises with his/her permission from intentionally or negligently destroying, defacing, damaging or removing any fixture, appliance or other part of the premises;
- 7) Conduct himself/herself and require other persons on the premises with his/her consent to conduct themselves in a manner that will not disturb his or her neighbors' peaceful enjoyment of the premises;
- 8) Conduct himself/herself and require persons in his/her household and persons on the premises with his/her consent to conduct themselves, in connection with the premises so as not to violate the prohibitions contained in Chapters 2925. and 3719. of the Revised Code, or in municipal ordinances that are substantially similar to any section in either of those chapters, which relate to controlled substances;
- 9) Pay rent on time;
- 10) Not provide accommodations for boarders or lodgers;
- 11) Obtain prior approval to maintain any animals or pets on the premises;
- 12) Be responsible for any damage to the premises beyond normal wear and tear due to an animal or pet that is on the premises with the consent of Tenant or a member of the household;
- 13) Pay for utilities in a timely manner where such utilities are supplied and billed directly to Tenant by a utility provider;
- 14) Notify Owner/Agent promptly of known need for repairs to the dwelling;
- 15) Refrain from illegal activity that impairs the physical or social environment of the dwelling;

B. Tenant shall not unreasonably withhold consent for Owner/Agent to enter into the dwelling unit in order to inspect the premises, make ordinary, necessary or agreed repairs, decorations, alterations or improvements, deliver parcels that are too large for Tenant's mail facilities, supply necessary or agreed services or exhibit the dwelling unit to prospective/actual purchasers, mortgagees, tenants, workmen or contractors.

9. OWNER/AGENT OBLIGATIONS

A. Owner/Agent shall do all of the following;

- 1) Comply with the requirements of all applicable building, housing, health and safety codes that materially affect health and safety;
- 2) Make all repairs and do whatever is reasonably necessary to put and keep the premises in a fit and habitable condition;
- 3) Keep all common areas of the premises in a safe and sanitary condition;
- 4) Maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating and air conditioning fixtures and appliances, and elevators, supplied or required to be supplied by him/her;
- 5) If the unit leased under this rental agreement is part of a structure that includes four or more dwelling units, provide and maintain appropriate receptacles for the removal of ashes, garbage, rubbish and other waste incidental to the occupancy of a dwelling unit, and arrange for their removal;
- 6) Supply running water, reasonable amounts of hot water and reasonable heat at all times;
- 7) Not abuse the right of access conferred by division (B) of section 5321.05 of the Revised Code;
- 8) Except in the case of emergency or if it is impracticable to do so, give Tenant reasonable notice of his/her intent to enter and enter only at reasonable times. Twenty-four (24) hours is presumed

to be a reasonable notice in the absence of evidence to the contrary. If an emergency occurs, Owner/Agent shall, within two (2) days thereafter, notify Tenant in writing of the date, time, purpose and result of such entry.

B. In accordance with applicable equal opportunity statutes, executive orders, regulations and State and local laws, Owner/Agent must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status, disability, creed, marital status, sexual or affectional orientation or reliance on public assistance in connection with this lease.

10. TERMINATION OR RENEWAL OF LEASE

Tenant may elect not to renew this lease without cause at the end of any lease term by giving Owner/Agent prior notice of not less than thirty (30) days in advance of the proposed termination date. Tenant agrees to return the keys to Owner/Agent when he/she vacates.

During any lease term, Owner/Agent may terminate this lease for any serious tenant violations of the lease by giving Tenant proper notice of not less than thirty (30) days in advance of the proposed termination date or, in the case of non-payment of rent, not less than three (3) days in advance of the proposed termination date. Owner/Agent may elect not to renew this lease without cause at the end of any lease term by giving Tenant prior notice of not less than thirty (30) days in advance of the proposed termination date.

11. LEASE ADDENDUM

The Tenancy Addendum for Section 8 Tenant-Based Assistance Housing Choice Voucher Program is attached hereto and incorporated as if fully rewritten herein.

12. OTHER CONDITIONS

NO PETS
S. Morris pd \$50 extra towards the rental deposit. This \$50 will be applied to the \$210 Cayakoga Falls utility deposit. Shelly Morris agrees to pay \$460 balance of the C. F. deposit to Fatima Rida by April 2, 2011. If payment is late there is a \$25 late fee.

When this lease requires notice by Tenant or Owner/Agent, the notice must be in writing. Tenant and Owner/Agent's signature below acknowledges that both have read this Residential Lease, understand it, and agree to abide by the terms of said Lease.

Tenant

[Redacted]

Print Name

[Redacted]

Signature

2-22-11

Date

Owner/Agent

*THE BATES FAMILY LIMITED PARTNERSHIP
DENNIS E. BATES, GENERAL*

Print Name

Dennis E. Bates, Gen. Mgr. 3/21/11

Signature

Date

