



2. The following appliances are the property of the LANDLORD and are for use of the TENANT for the term of the lease: **Refrigerator and Oven/Stove**. Any damage to these appliances due to the negligence of the TENANT or the negligence of the TENANT'S family or visitor will be the responsibility of the TENANT to repair or replace. **INITIAL HERE:\_\_\_\_\_**.
3. **PETS:** No pets or animals are allowed to be kept in or about the Premises without the prior written permission of the LANDLORD. Such consent if granted, shall be revocable at LANDLORD'S option upon giving a 30 day written notice.
4. Upon thirty (30) days notice, the LANDLORD may revoke any consent previously given pursuant to this clause.
5. **Term** The term of the Lease is 12 months commencing at 12:00pm on \_\_\_\_\_ and **terminating at Noon on \_\_\_\_\_** unless terminated earlier pursuant to this lease.
6. **TERMINATION:** After expiration of the leasing period, this agreement is automatically renewed for another year, but may be terminated by either party giving to the other a 30-day written notice of intention to terminate. Where laws require 'just cause', such just cause shall be so stated on said notice. The premises shall be considered vacated only after all areas including storage areas are clear of all TENANT'S belongings, and keys and other property furnished for TENANT'S use are returned to LANDLORD. Should the TENANT hold over beyond the termination date or fail to vacate all possessions on or before the termination date, TENANT shall be liable for additional rent and damages which may include damages to LANDLORD'S loss of prospective new renters. If TENANT should move from the premises prior to the expiration of this time period, he/she shall be liable for all rent due until such time that the Premises are occupied by a LANDLORD approved paying TENANT and/or expiration of said time period, whichever is shorter.
7. **Rent** The rent payment for each month must be paid on the first day of that month via Chase Quickpay or at Landlord's Address above. Landlord need not give notice to pay the rent. Rent must be paid in full and no amount subtracted from it. The first month's rent is to be paid when Tenant signs this Lease. Tenant may be required to pay other charges to Landlord under the terms of this Lease. They are to be called "added rent." This added rent is payable as rent, together with the next monthly rent due. If Tenant fails to pay the added rent on time, Landlord shall have the same rights against Tenant as if it were a failure to pay rent.

The whole amount of rent is due and payable when this lease is effective. Payment of rent in installments is for Tenant's convenience only. If Tenant defaults, Landlord may give notice to Tenant that Tenant may no longer pay rent in installments. The entire rent for the remaining part of the term will then be due and payable.

**The TENANT understands that any rent received after 3:00 pm on the 5th of the month will automatically incur a \$50 fee and a \$2.00 per day fee for each day thereafter until rent is paid in full. LANDLORD shall have the right to start an EVICTION if we feel needed. Any dishonored check shall be treated as unpaid rent, and subject to an additional fee of \$35. INITIAL HERE:\_\_\_\_\_.**

8. **Security Deposit** Tenant has given security to LANDLORD in the amount of \$\_\_\_\_\_. If tenant fully complies with all the terms of this Lease, the LANDLORD will return the Security Deposit at the end of this tenancy if you have met the following conditions:
- a. You have vacated your apartment;
  - b. You have paid the rent and other charges due under the Lease;
  - c. You have given us proper notice of your leaving;
  - d. You have removed your personal property and have left the apartment in good and clean order, except for ordinary wear and tear.

If we retain some or all of your security deposit, we will notify you at the forwarding address you provide, of the reasons we withheld part or all of your security deposit. We will send you notice and/or return your security deposit.

The TENANT may not use the Security Deposit as payment for the Rent.

9. **QUIET ENJOYMENT:** The LANDLORD covenants that on paying the Rent and performing the covenants contained in this Lease, the TENANT will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.
10. **REPAIRS, ALTERATIONS:** TENANT must keep, and at the end of the Term return the Premises and all appliances, equipment, furniture, furnishings and other personal property, clean and in good order and repair. TENANT is not responsible for ordinary wear and damage by the elements. If TENANT defaults, LANDLORD has the right to make repairs and charge TENANT the cost. The cost will be added to rent. Tenant must not alter, decorate, change or add to the Premises without LANDLORD'S written consent. Installation of Dish is strictly prohibited.
11. **ABANDONMENT:** If at any time during the term of this Lease, the TENANT abandons the Premises or any part of the Premises, the LANDLORD may, at its option, enter the Premises by any means without being liable for any prosecution for such entering, and without becoming liable to the TENANT for damages or for any payment of any kind whatever, and may, at the LANDLORD's discretion, as agent for the TENANT, rent the Premises, or any part of the Premises, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such renting, and, at the LANDLORD's option, hold the TENANT liable for any difference between the Rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by the LANDLORD by means of the renting. If the LANDLORD's right of re-entry is exercised following abandonment of the premises by the TENANT, then the LANDLORD may consider any personal property belonging to the TENANT and left on the Premises to also have been abandoned, in which case the LANDLORD may dispose of all such personal property in any manner the LANDLORD will deem proper and is relieved of all liability for doing so.
12. **GOVERNING LAW:** It is the intention of the parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any

other forum, by the laws of the State of New York, without regard to the jurisdiction in which any action or special proceeding may be instituted.

13. **LEGAL FEES:** Tenant agrees to pay Landlord's reasonable costs of collection and attorneys fees associated with enforcing Landlord's rights under this lease.
14. **SEVERABILITY:** If there is a conflict between any provision of this Lease and the applicable legislation of the State of New York (the 'Act'), the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.
15. If there is a conflict between any provision of this Lease and any form of lease prescribed by the Act, that prescribed form will prevail and such provisions of the lease will be amended or deleted as necessary in order to comply with that prescribed form. Further, any provisions that are required by that prescribed form are incorporated into this Lease.
16. In the event that any of the provisions of this Lease will be held to be invalid or unenforceable in whole or in part, those provisions to the extent enforceable and all other provisions will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Lease and the remaining provisions had been executed by both parties subsequent to the expungement of the invalid provision.
17. **AMENDMENT OF LEASE:** Any amendment or modification of this Lease or additional obligation assumed by either party in connection with this Lease will only be binding if evidenced in writing signed by each party or an authorized representative of each party.
18. **SUBORDINATION:** This Lease and TENANT'S rights are subject and subordinate to all present and future (a) leases for the Premises or the land on which it stands, (b) mortgages on the leases or on the Premises or on the land, (c) agreements securing money paid or to be paid by the lender, under mortgages, and (d) terms, conditions, renewals, changes of any kind in and extensions of the mortgages or leases or Lender agreements. TENANT must promptly execute any certificate(s) that LANDLORD requests to show that this Lease is subject and subordinate.
19. **CONDEMNATION:** If all of the Premises is taken or condemned by a legal authority, the Term, and TENANT'S rights shall end as of the date the authority takes title to the Premises. If any part of the Premises is taken, LANDLORD may cancel this Lease on notice to TENANT setting forth a cancellation date not less than 30 days from the date of the notice. If the Lease is cancelled, TENANT must deliver the Premises to LANDLORD on the cancellation date together with all rent due to that date. The entire award for any taking belongs to the LANDLORD. TENANT gives LANDLORD any interest TENANT might have to any part of the award and shall make no claim for the value of the remaining part of the Term.
20. **COMPLIANCE AND AUTHORITIES:** TENANT must, at TENANT'S cost, promptly comply with all laws, orders, rules and directions of all governmental authorities, property owners associations, insurance carriers or Board of Fire Underwriters or similar group. TENANT may not do anything that may increase LANDLORD'S insurance premiums. If TENANT does, TENANT must pay the increase as added rent.
21. **TENANT'S DEFAULTS AND LANDLORD'S REMEDIES**

A. LANDLORD may give 5 days written notice to Tenant to correct any of the following defaults:

1. Failure to pay rent or added rent on time.
2. Improper assignment of the Lease, improper subletting al or part of the Premises, or allowing another to use the Premises.
3. Improper conduct by Tenant or other occupant of the Premises.
4. Failure to fully perform any other terms in the Lease.

B. If TENANT fails to correct the defaults in section A within the 5 days, LANDLORD may cancel the Lease by giving TENANT a written 3 day notice stating the date the Term will end. On that date the Term and TENANT'S rights in this Lease automatically end and TENANT must leave the Premises and give LANDLORD the keys. TENANT continues to be responsible for rent, expenses, damages and losses.

C. If the Leases is cancelled, or rent or added rent is not paid on time, or TENANT vacates the Premises, LANDLORD may in addition to other remedies take any of the following steps:

1. Enter the Premises and remove TENANT and any person or property;
2. Use dispossess, eviction or other lawsuit method to take back the Premises.

D. If the Lease is ended or LANDLORD takes back the Premises, rent and added rent for the unexpired Term becomes due and payable. LANDLORD may re-rent the Premises and anything in it for any Term. LANDLORD may re-rent for a lower rent and give allowances to the new tenant. TENANT shall be responsible for LANDLORD'S cost of re-renting. LANDLORD'S cost shall include the cost of repairs, decorations, broker's fees, attorney's fees, advertising and preparation for renting. Any rent received from the re-renting shall be applied to the reduction of money TENANT owes. TENANT waives all rights to return to the Premises after possession is given to the LANDLORD by a court.

22. **BANKRUPTCY**: If (1) TENANT assigns property for the benefit of creditors, (2) TENANT files a voluntary petition or an involuntary petition is filed against TENANT under any bankruptcy or insolvency law, or (3) a trustee or receiver of TENANT or TENANT'S property is appointed, LANDLORD may give TENANT 30 days notice of cancellation of the Term of this Lease. If any of the above is not fully dismissed within 30 days, the Term shall end as of the date stated in the notice. TENANT must continue to pay rent, damages, losses and expenses without offset.

23. **CORRECTING TENANT'S DEFAULTS**: If TENANT fails to correct a default after notice from LANDLORD, LANDLORD may correct it for TENANT at TENANT'S expense. The sum TENANT must repay to LANDLORD will be added to rent.

24. **WAIVER OF JURY, COUNTERCLAIM, SET OFF**: LANDLORD and TENANT waive trial by a jury in any matter which comes up between the parties under or because of this lease (except for a personal injury or property damage claim). In a proceeding to get possession of the Premises, TENANT shall not have the right to make counterclaim or set off.

25. **LANDLORD UNABLE TO PERFORM**: If due to labor trouble, government order, lack of supply, TENANT'S act or neglect, or any other cause not fully within LANDLORD'S reasonable control, LANDLORD is delayed or unable to (a) carry out any LANDLORD'S promises or agreements, (b) supply any service to be supplied, (c) make any required repair or change in the apartment or building, or (d) supply any equipment or appliances, this Lease shall not be ended or TENANT'S obligations affected.
26. **ILLEGALITY**: If any part of the LEASE is not legal, the rest of the Lease will be unaffected.
27. **NO WAIVER**: LANDLORD'S failure to enforce any terms of this Lease shall not prevent LANDLORD from enforcing such terms at a later time.
28. **SUCCESSORS**: This Lease is binding on all parties who lawfully succeed to the rights or take the place of the LANDLORD or TENANT.

### **ADDITIONAL PROVISIONS**

29. Any sign of drug activity and/or illegal weapons will result in the termination of the lease, and the immediate eviction of the TENANT and the automatic forfeit of the security deposit  
**INITIAL HERE:** \_\_\_\_\_.
30. Any loud parties or gatherings that disturb the other TENANTS of the buildings will result in the termination of the lease, and the immediate eviction of the TENANT and the automatic forfeiture of the security deposit  
**INITIAL HERE:** \_\_\_\_\_.
31. Any damage due to the negligence of the TENANT or the negligence of the TENANT'S family or visitor, which affects the premises, and/or the rest of the building will result in the termination of the lease, and the immediate eviction of the TENANT and the automatic forfeiture of the security deposit. **INITIAL HERE:** \_\_\_\_\_.
32. **INSURANCE**: The LANDLORD is not responsible for any damage to TENANT's personal property related to sewage backups, leaks, or any other water issue. TENANT acknowledges that LANDLORD'S insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall LANDLORD be held liable for such losses. TENANT is hereby advised to obtain his own insurance policy to cover any personal losses. **INITIAL HERE:** \_\_\_\_\_.
33. **RIGHT OF ENTRY AND INSPECTION**: LANDLORD may enter the premises to examine, inspect, and/or repair at any time and in case of emergency or suspected abandonment. For non-emergencies, LANDLORD shall give 24 hours advance notice and may enter for the purpose of showing the premises during normal business hours to prospective renters, buyers, lenders, for smoke alarm inspections, and/or for normal inspections and repairs. LANDLORD is permitted to make all alterations, repairs and maintenance that in LANDLORD'S judgment is necessary to perform.
34. **ASSIGNMENT**: TENANT agrees not to transfer, assign or sublet the premises or any part thereof. **INITIAL HERE:** \_\_\_\_\_.
35. **UTILITES**: TENANT agrees to pay all utilities and/or services based upon occupancy of the premises except water and refuse removal. **INITIAL HERE:** \_\_\_\_\_.

36. **DAMAGE TO PREMISES:** Tenant must give LANDLORD immediate notice in case of fire or other damage to the Premises. LANDLORD will have the right to repair the damage within a reasonable time or cancel this Lease. If LANDLORD repairs, TENANT shall pay rent only to the date of the fire or damage and shall start to pay rent again when the Premises become usable. LANDLORD may cancel the Lease by giving TENANT 3 days' written notice. The Term shall be over at the end of the third day and all rent shall be paid to the date of the damage.

**Care and Use of Premises**

37. The TENANT will promptly notify the LANDLORD of any damage, or of any situation that may significantly interfere with the normal use of the Premises or to any structure or furnishings supplied by the LANDLORD. **INITIAL HERE: \_\_\_\_\_.**
38. The TENANT will not make (or allow to be made) any noise or nuisance, which, in the reasonable opinion of the LANDLORD, disturbs the comfort or convenience of other TENANTS. **INITIAL HERE: \_\_\_\_\_.**
39. The TENANT will keep the Premises and grounds neat and clean. Vehicles may be driven or parked only in driveways or in the garage where applicable. **INITIAL HERE: \_\_\_\_\_.**
40. The TENANT will dispose of its trash in a timely, tidy, proper and sanitary manner and **will not flush anything down the toilet other than toilet paper.** **INITIAL HERE: \_\_\_\_\_.**
41. The TENANT will not engage in any illegal trade or activity on or about the Premises. **INITIAL HERE: \_\_\_\_\_.**
42. The LANDLORD and TENANT will comply with standards of health, sanitation, fire, housing and safety as required by law. **INITIAL HERE: \_\_\_\_\_.**
43. The LANDLORD will use reasonable efforts to maintain the Premises in such a condition as to prevent the accumulation of moisture and the growth of mold, and to promptly respond to any written notices from the TENANT in relations to accumulation of moisture and visible evidence of mold.
44. The TENANT will use reasonable efforts to maintain the Premises in such a condition as to prevent the accumulation of moisture and the growth of mold, and to promptly notify the LANDLORD in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the TENANT.
45. The TENANT must give to LANDLORD keys to all locks. Locks may not be changed or additional locks installed without LANDLORD'S written consent. **INITIAL HERE: \_\_\_\_\_.**
46. If the TENANT is absent from the Premises and the Premises are unoccupied for a period of four consecutive days or longer, the TENANT will arrange for regular inspection by a competent person. The LANDLORD will be notified in advance as to the name, address and phone number of this said person.

47. The hallways, passages and stairs of the building in which the Premises are situated will be used for no purpose other than going to and from the Premises and the TENANT will not in any way encumber those areas with boxes, furniture or other material or place or leave rubbish in those areas and other areas used in common with any other TENANT. **INITIAL HERE: \_\_\_\_\_.**
48. The LANDLORD has provided the PREMISES in a clean and sanitary condition, free of pests including but not limited to rodents, roaches and bedbugs. Should any of the aforementioned pests infest the PREMISES, it is the responsibility of the TENANT to inform the LANDLORD and to treat the PREMISES to eliminate the pests in a timely manner at the TENANT'S expense. **INITIAL HERE: \_\_\_\_\_.**
49. At the expiration of the lease term, the TENANT will quit and surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.
50. **CHANGE OF TERMS:** The terms and conditions of this agreement are subject to future change by OWNER after the expiration of the agreed lease period upon 30-day written notice setting forth such change and delivered to TENANT. Any changes are subject to laws in existence at the time of the Notice of Change Of Terms.
51. **HAZARDOUS MATERIALS:** The TENANT will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company. **INITIAL HERE: \_\_\_\_\_.**
52. **RULES AND REGULATIONS:** The TENANT will obey all rules and regulations posted by the LANDLORD regarding the use and care of the building, parking lot, laundry room and other common facilities that are provided for the use of the TENANT in and around the building containing the Premises. **INITIAL HERE: \_\_\_\_\_.**

### **Lead Warning**

53. Housing built before 1978 may contain lead based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint hazards in the dwelling.
54. The LANDLORD or the TENANT may, on written notice to each other, change their respective addresses for notice under this Lease.

### **General Provisions**

55. Any waiver by the LANDLORD of any failure by the TENANT to perform or observe the provisions of this Lease will not operate as a waiver of the LANDLORD's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the LANDLORD's rights in respect of any subsequent default or breach.

56. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
57. All sums payable by the TENANT to the LANDLORD pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the LANDLORD as rental arrears.
58. Where there is more than one TENANT executing this Lease, all TENANTS are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.  
**INITIAL HERE: \_\_\_\_\_.**
59. The TENANT will be charged an additional amount of **\$35.00 for each N.S.F. check or check returned by the TENANT's financial institution. INITIAL HERE: \_\_\_\_\_.**
60. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
61. This Lease and the TENANT's leasehold interest under this Lease are and will be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Premises by the LANDLORD, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions such liens or encumbrances.
62. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
63. This Lease will constitute the entire agreement between the LANDLORD and the TENANT. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party except to the extent incorporated in this Lease.
64. The TENANT will indemnify and save the LANDLORD and OWNER of the Premises harmless from all liabilities, fines, suits, claims, demands and actions of any kind or nature for which the LANDLORD will or may become liable or suffer in relation to the tenancy by and between the parties herein. This duty to indemnify and hold the LANDLORD harmless shall include and not be limited to any liabilities, fines, suits, claims, demands and actions of any kind or nature relating to any guest, invitee, agent or contractor of TENANT. Such indemnification in respect of any such breach, violation or non-performance, damage to property, injury or death occurring during the term of the Lease will survive the termination of the Lease, notwithstanding anything in this Lease to the contrary.
65. **LIABILITY** LANDLORD is not liable for loss, expense or damage to any person or property unless it is due to LANDLORD'S negligence. TENANT must pay for damages suffered and money spent by LANDLORD relating to any claim arising from any act or neglect of TENANT. TENANT is responsible for all acts of TENANT'S family, employees, guests and invitees.
66. LANDLORD may place the usual 'For Rent' or 'For Sale' signs upon the premises.

67. All persons signing this lease as TENANTS and COSIGNERS are jointly and severally liable for the payment of rent. In addition, all persons signing this lease as TENANTS state that he/she has the authority to sign for all other approved persons who will occupy the apartment.

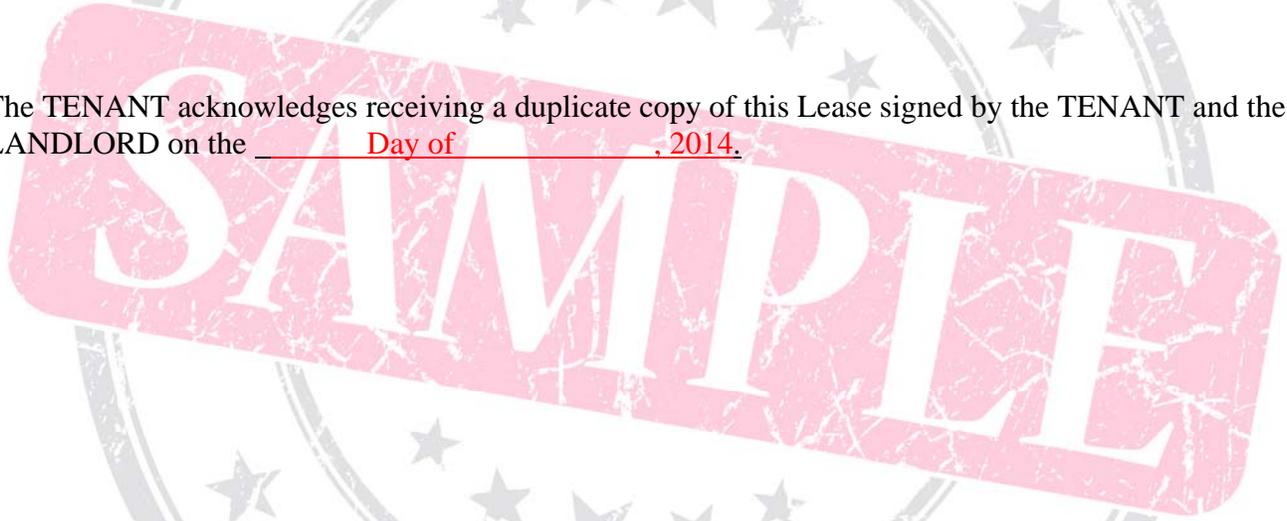
**IN WITNESS WHEREOF** Olive Tree Properties, LLC and \_\_\_\_\_ have duly affixed their signatures on this 7<sup>th</sup> Day of August, 2014.

\_\_\_\_\_  
TENANT:

\_\_\_\_\_  
Olive Tree Properties, LLC

\_\_\_\_\_  
TENANT:

The TENANT acknowledges receiving a duplicate copy of this Lease signed by the TENANT and the LANDLORD on the Day of, 2014.



## Lead-Based Paint Disclosure

Premises: \_\_\_\_\_

LANDLORD: Olive Tree Properties, LLC

TENANT: \_\_\_\_\_

### LANDLORD's Disclosure

The LANDLORD CERTIFIES THAT:

1. The LANDLORD has NO knowledge of any lead-based paint and/or lead-based paint hazards in or about the Premises.
2. The LANDLORD has NO records or reports relating to lead-based paint and/or lead-based paint hazards in or about the Premises.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Olive Tree Properties, LLC

### TENANT's Acknowledgement

The TENANT ACKNOWLEDGES receipt of:

- (a) the information contained in the above LANDLORD's Disclosure ; and
- (b) the pamphlet *Protect Your Family from Lead in Your Home* (EPA-747-K-99-001) or an equivalent pamphlet that has been approved for use in its state by the Environmental Protection Agency.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of \_\_\_\_\_

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The pamphlet *Protect Your Family from Lead in Your Home* can be ordered in hard copy or can be printed from the website <http://www.epa.gov/lead/pubs/leadpdf.pdf>.

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**LEASE ADDENDUM**

**BROKEN WINDOW ADDENDUM**

Tenant takes full responsibility for all windows in their apartment. I agree that if any windows during my occupancy become broken, cracked or damaged in any way, I will take full responsibility in having them repaired at my own expense and the landlord will reimburse none of these expenses. Whether by passer-by, act of nature, burglary or any other reason, I agree I can, will and should repair the window(s) within 48 hours.

**Initials**\_\_\_\_\_

**EXCESS WATER BILL DUE TO LEAK**

Tenant agrees to keep the water bill at or under normal usage. Tenant will call landlord immediately when seeing or hearing a water leak. Tenant is responsible for over usage of water payments at all times. Tenant agrees, excuses of leaky sinks, faucets, pipes, toilets, water heaters, etc., are irrelevant if not reported to Landlord.

**Initials**\_\_\_\_\_

**CLOGGED DRAIN ADDENDUM**

Tenant agrees that during pre-inspection of the property, they have tested all drains and flushed all toilets in leased property. Tenant agrees that at this time, all drains and toilets are flushing properly and are free and clear of clogs. Tenant agrees to pay to open all clogged drains, toilets, sinks and traps caused by Tenants' actions. Tenant must make first attempt to clear clogged line before assuming what is broken. **YOU MUST KEEP A PLUNGER NEAR YOUR TOILET.** In the event of a clog, Tenant will call a professional drain cleaner (not the Landlord), in an attempt to have clogged line opened. In the event that the clog cannot be cleared, Tenant will need to show Landlord receipt from drain cleaning company. 99% of all clogs are due to what is flushed or poured down drains and toilets. Please do not flush baby wipes, tampons, condoms, paper towels, or anything of the like down your toilets, toilet paper only. Please do not pour grease/oil down the kitchen sink drain; this must be disposed of in another way. Please use a basket strainer in your sinks and tub at all times.

**Initials**\_\_\_\_\_

**LOST KEY OR LOCKOUT**

Tenant understands that if they have lost their key or are locked out of the apartment, they can get a replacement at their expense at Advanced Safe and Lock located at 1459 Lake Ave., Rochester, NY 14615, (585) 254-5140. For security purposes, the Tenant must first call the Landlord who will approve Advanced Safe and Lock to provide a new key. If Advanced Safe and Lock is closed and the Landlord must open the door for the Tenant, the Tenant will incur a \$50.00 emergency lockout fee.

**Initials**\_\_\_\_\_

**Tenant:** \_\_\_\_\_ **Landlord:** \_\_\_\_\_  
\_\_\_\_\_

**Date:** \_\_\_\_\_ **Date:** \_\_\_\_\_