

GREENTREES DEVELOPMENTS, LLC

STUDENT LEASE AGREEMENT

Date _____, 20__

This Lease is between Greentrees Developments, LLC (Landlord)

- A N D -

_____, (Tenant)

Landlord and Tenant agree as follows:

1. Landlord rents to Tenant the ____ floor apartment known as Room # ____ at ____ Vine Street, Williamsport, PA (the Premises). Tenant is permitted the use of the common kitchen, living room and the 3 common bathrooms. Tenant is responsible for using and maintaining the common areas in cooperation with other Tenants.

2. This Lease is in effect for ____ semesters, beginning _____ and ending _____. Tenant is permitted to occupy the Premises for up to two days before the beginning of and up to two days after the end of any semester for which this Lease is in effect. If Tenant fails to vacate the Premises by the end of the term of this Lease, Tenant shall pay the sum of \$100 per day to Landlord as a holdover fee.

3. The rent is \$ _____ for the term of this Lease. While the rent is payable on a "per semester" basis, with payment being due in full prior to the beginning of the semester, Tenant is

responsible for payment throughout the entire term of the Lease, even if Tenant chooses not to attend school or occupy the Premises during a subsequent semester, unless Landlord agrees in writing to release Tenant from the Lease. If any payment is made after the due date, there is a late charge of \$50.00 due on the first day after the due date, plus \$10.00 for each additional day that the rent remains unpaid. These charges apply from the due date for the rent if a check or money order is dishonored for any reason, in addition to an administrative fee of \$50.00 for dishonored checks or money orders. Landlord does not accept credit cards for payment of rent, and reserves the right to require rent to be paid by money order, cashier's check or certified check.

4. Tenant will pay a security deposit of ~~\$500~~ \$500.00 at the time of signing this lease. Landlord can use any of the security deposit (including interest) for any of the following reasons: (a) to apply to any rent payment that is overdue; (b) to pay for any damages, beyond normal wear and tear, caused by any Tenant or the guest of any Tenant to the Premises; (c) to apply to any loss to Landlord caused by any Tenant's failure to perform what is required of Tenant(s) in this Lease, including but not limited to failure to return all keys for the Premises to Landlord when the Lease expires; and (d) up to \$150.00 of the security deposit for end-of-semester cleaning.

5. Tenant is responsible for routine maintenance, including snow removal, cleaning, painting, and minor repairs and any damage caused by any Tenant or guest. Tenant will keep the Premises clean, sanitary and in good condition. Tenant must immediately notify Landlord of any condition of the Premises which Tenant considers dangerous. If Landlord repairs any part of the Premises or furnishings due to damage caused by any Tenant or guest, Tenant shall pay Landlord the cost of repair immediately upon demand by Landlord. Landlord is responsible for trash removal, lawn care, maintenance of the roof, the heating plant, the electrical system, and plumbing. Tenant shall not paint the Premises, make any alteration to the Premises, install alarms for the Premises, or

change or re-key the locks to the Premises without Landlord's written consent.

6. Landlord is responsible for all utilities, including gas, electricity, water, and sewer charges. (???)

7. If any Tenant wants insurance on any of Tenant's property kept at the Premises, Tenant must buy that insurance.

8. Tenant will not keep any pet at the Premises without Landlord's written permission.

9. Landlord will have access to the Premises at any time, with or without notice to Tenant. If Tenant will not be occupying the Premises for any period of 5 consecutive days or more, Tenant will notify Landlord.

10. No one but Tenant may live at the Premises unless Landlord gives written approval.

11. Tenant gives up the right provided by the Landlord and Tenant Act of 1951 for "Notice to Quit" in advance of being removed from the Premises. When any Tenant moves from the Premises, all of that Tenant's belongings must be moved also.

12. If Tenant fails to pay the rent when it is due, the Landlord may: (a) remove Tenant's property from the Premises; (b) sell Tenant's property; (c) use the money from the sale to pay the expenses of removing and selling the property; (d) use whatever money is left to pay the rent which the Tenant owes; and/or (e) sue the Tenant in Court to recover money owed and to make Tenant move.

13. If Tenant fails to take possession of the Premises or vacates the Premises at any time during the term of this Lease, Tenant shall still be responsible for payment of rent for the entire term, and to comply with all other terms of this Lease. If Landlord is unable to deliver possession for any reason not within Landlord's control, including but not limited to failure of a prior tenant to vacate, alleged or actual building code violations that require the property to be vacated, or partial or

complete destruction of the Premises, Tenant may elect to terminate this Lease. The liability of Landlord in the event of such termination shall be limited to return of a prorated portion of rent previously received and return of the security deposit, if appropriate.

14. Tenant shall not use the Premises in such a way to (a) violate any law or ordinance, including but not limited to any law or ordinance prohibiting the use, possession or sale of controlled substances, (b) to cause damage to the Premises, or (c) to disturb, annoy or inconvenience any nearby tenant or resident.

15. This document, which includes the attachment regarding rules and regulations, is the entire agreement between Landlord and Tenant, and there has been no promise or representation made about the Premises other than stated in this document. This Lease may only be amended in writing signed by Landlord and Tenant.

16. The failure of any Tenant, guest or invitee to act in accordance with the requirements of this Lease shall be grounds for immediate termination of this Lease as well as a suit for damages.

17. If Landlord brings suit to enforce this Lease and is successful in the suit, Tenants shall pay the court costs and Landlord's reasonable attorney's fees.

18. The Rules and Regulations provided by Landlord regarding this property are subject to change at any time, and are hereby incorporated by reference. The Rules and Regulations in effect at the time of signing are attached as Exhibit A. Landlord may change those rules by delivering revised Rules and Regulations to Tenant and/or posting the changed rules at the Premises.

19. When Tenant moves from the Premises, the space and furnishings or appliances will be left clean and will not need repairs, and will be in a condition at least as good as that which existed at the beginning of the Lease.

20. WEAPONS, FIREWORKS, EXPLOSIVE MATERIALS AND AMMUNITION ARE

STRICTLY PROHIBITED IN THE PREMISES, AND IN THE BUILDING AND SURROUNDING
YARD OWNED BY LANDLORD AT ALL TIMES!

Greentrees Developments, LLC

by: _____

Tenant

GUARANTY/SURETY AGREEMENT

The undersigned hereby agree to act as guarantor and surety regarding the above Lease. I/we agree to be responsible for payment of any sum not paid by Tenant as required in the Lease, whether for rent or another obligation. My/our liability hereunder does not require Landlord to pursue claims against Tenant before seeking payment from me/us.

Greentrees Developments, LLC

Rules and Regulations

1. No alternate heating source such as kerosene heaters and space heaters will be permitted within the leased premises.
2. The use of charcoal or flammable gas grill is not permitted inside the leased premises or on balconies.
3. Tenants will not install shelving, pictures, wallpaper, and paint or alter in any way the features of the leased premises, including common areas, without the prior consent in writing from the Landlord.
4. No alcoholic beverages will be consumed in the common areas of the building and grounds with which the lease premises are located. No alcoholic kegs and draft balls are allowed in the building or on any part of the Premises. Consumption of alcohol by Tenants or guests under the age of 21 is prohibited.
5. Tenant will deposit all trash and rubbish from the leased premises into the designated common waste disposal containers.
6. Tenant will not bring or allow any pets, unless by written agreement with Landlord.
7. AT THE END OF THE FALL SEMESTER AND WINTER SEMESTER THE APARTMENTS WILL BE CLOSED AT NOON ON THE SECOND DAY AFTER THE SEMESTER ENDS. THE APARTMENTS WILL NOT REOPEN UNTIL TWO DAYS BEFORE THE SEMESTER IS TO START.
8. No one is allowed on the roof or emergency stair exits: \$100.00 Fine if found on the roof or emergency stairways for non-emergency.
9. There is a \$50.00 charge (plus \$10.00 per day thereafter) if all rent is not received when stated in the Lease.
10. Occupancy is limited to those individuals who have signed the Lease.
11. Tenants must inform Landlord if they wish to renew the lease for the following academic year on or before March 1st.
12. Tenants are responsible for changing light bulbs in the unit and keeping the hallway free of personal items including trash: \$100.00 Fine for improper trash placement.
13. Tenants agree to pay all cost and expenses including reasonable attorney's fees for the collection and enforcement of this lease.
14. Tenants agree to pay all cost and expenses for repairs to appliances broken due to tenant or guest negligence or misconduct.
15. No subletting is permitted. If additional or replacement Tenants are desired, application must be made with Landlord, whose determination regarding whether to extend this or any Lease to such additional or replacement Tenants shall be final.
16. Tenants may not tamper with, change, or add new locks to the unit.
17. Parties in apartments which cause disturbance or damage are not permitted and shall be deemed cause for termination lease and money damages when appropriate.

18. Tenants are responsible for any damage to their units and other units due to their negligence or misconduct.
19. Tenants are responsible for shoveling the sidewalks.
20. There will be a charge for storage of tenants' personal possessions between winter and fall terms. The landlord will determine storage fee. It must be paid prior to the end of the current lease.
21. BY SIGNING A LEASE, EACH TENANT AGREES THAT THE TENANT HAS READ AND UNDERSTANDS ALL THE AGREEMENTS IN THE LEASE AND IN THESE RULES AND REGULATIONS.

This form must be complete and returned with the signed lease.

Date: _____

Tenant Name: _____

Tenant Signature: _____

TENANT'S SOCIAL SECURITY NUMBER: _____

TENANT'S DRIVER'S LICENSE NUMBER: _____ STATE OF ISSUANCE: _____

TENANT'S AUTO MAKE AND PLATE NUMBER: _____ STATE OF REGISTRATION _____

EMERGENCY INFORMATION

This form must be complete and returned with the signed lease.

Tenant Name: _____

Tenant Social Security Number: _____

Tenant Phone Number: _____

Parent or Guardian: _____

Parent Address: _____

Parent or Guardian Phone number: Day Time: _____

Night Time: _____