

LEASE AGREEMENT

Agreement between John & Eileen Holtan (Owners) and _____
(Tenants) for a dwelling located at _____. Tenants agree to lease this dwelling for a term of one
year, beginning _____ and ending _____ for \$ _____ per month, payable in advance
on the 1st day of each calendar month to Owners, whose address is 5328 Woodland Pond Lane, Loves Park, IL
61111.

The first month's rent is \$ _____. A late fee of \$50.00 will be assessed for rent not received by the 5th of
the month. The security/cleaning deposit on this dwelling is \$ _____. It is refundable if Tenant leaves the
dwelling in as good condition at time of possession, clean and undamaged, excluding normal wear. Deposit may
NOT be used as rent.

Upon expiration, this Agreement shall AUTOMATICALLY RENEW UNLESS either Tenants or Owners notify
the other party in writing at least thirty days prior to expiration that they do not wish this Agreement to continue
on any basis.

Should tenants move before this Agreement expires, they will be responsible for payment of rent through the end
of the term or until another tenant approved by the Owners has moved in, whichever comes first. If Tenant
breaks lease, they forfeit half of security deposit and owe for all cost incurred in re-renting unit. Owners will
refund all deposits due within 30 days after Tenants have moved completely and returned their keys and lease
has expired.

Only the following ___ persons: _____
will live in this dwelling. Without Owner's prior written permission, no other persons may live there, and no
other pets may stay there, even temporarily, nor may the dwelling be sublet or used for business purposes.

NO PETS ALLOWED. TENANT IS ADVISED TO OBTAIN RENTER'S INSURANCE TO COVER
PERSONAL POSSESSIONS. TENANT MUST MAINTAIN SMOKE DETECTOR AND 9 VOLT BATTERY.
TENANT IS RESPONSIBLE FOR SNOW AND ICE REMOVAL FROM FRONT DOOR TO ASPHALT.

TENANTS AGREE TO THE FOLLOWING:

- 1) To accept the dwelling "as is," having already inspected dwelling.
- 2) To keep premises, yards and garbage areas clean.
- 3) To keep from making loud or bothersome noises and disturbances and to play music and broadcast
programs at all times so as not to disturb other people.
- 4) Not to paint or alter the dwelling without first getting Owner's written permission.
- 5) To park their motor vehicle in assigned space and to keep those spaces clean of drippings and grease.
- 6) Not to repair their motor vehicle on the premises (unless it is in an enclosed garage) if such repairs will
take longer than a single day.
- 7) To allow Owners to inspect the dwelling, work on it, or show it to prospective tenants at any and all
reasonable times.
- 8) Heat should never be turned off in the winter months. Tenant will be responsible for any damages
caused by pipes breaking as a result of heat being turned below 60 degrees.
- 9) To pay for repairs of all damage, including drain stoppages, they or their guest have caused.

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- 10) To pay for any windows broken in their dwelling while they live there.
- 11) Grills must be kept away from dwelling. Any damage done will be tenant's responsibility including grease stains.
- 12) No satellite dishes are permitted to be attached to the dwelling.
- 13) No satellite dishes may be installed away from the dwelling without first getting Owner's written permission.
- 14) If a satellite dish is installed away from the dwelling, the installation must be completely removed and the grounds restored as they were before the installation by the tenant at the end of lease agreement.
- 15) No weapons or illegal drugs are permitted on premises.
- 16) Owner assumes no liability for belongings or inconveniences due to fire or other catastrophes.
- 17) Owner assumes no responsibility when tenant uses exercise equipment.
- 18) All maintenance issues must be reported to the Owner.
- 19) No work vehicles, campers or boats allowed to be parked in building parking areas.
- 20) No re-keying of any locks without Owner's written permission.
- 21) Tenants shall furnish up-dated phone number as soon as phone is installed or changed.
- 22) List of the cleaning charges deducted from deposit if not done by tenant:
 - Cleaning stove or dishwasher \$40.00
 - Cleaning refrigerator \$30.00
 - Cleaning tub/shower or toilet \$30.00
 - Cleaning kitchen or bath sink \$20.00
 - Removal of trash \$30.00 Plus cost of removal
 - Patching holes in wall or ceiling \$15.00 Minimum per hole
 - Repairing window or screen \$35.00 Minimum per window
 - All carpet in unit must be professionally cleaned; the charge will be deducted from the security deposit.
 - Other deductions will be made for just causes on basis of cost of labor and parts.

Violation of any part of this Agreement or nonpayment of rent when due shall be cause for eviction under applicable code sections. The prevailing party shall recover reasonable legal services fees involved.

Tenants hereby acknowledge that they have read this Agreement, understand it, agree to it, and have been given a copy.

Owner _____ Tenant _____

Agent _____ Tenant _____

Dated _____ Dated _____