

GRAYSTONE PARK

TOWNHOMES

RENTAL AGREEMENT

THIS AGREEMENT, dated _____ by and between
Graystone Park, LLC, "Owners," and _____,
"Tenants," for rental of the dwelling located at _____ Bridgeview Drive, Perrysburg, OH 43551 under the
following terms and conditions:

TERM AGREEMENT (LEASE) - Tenants agree to lease this dwelling for a fixed term of _____, beginning _____ and ending _____. Thereafter, this Agreement shall become a month-to-month agreement.

RENT - Tenants agree to rent this dwelling for the sum of \$_____ per month payable in advance. The first month's rent is \$_____. Tenants agree to pay rent in the form a single draft made out to:
Graystone Park

134 W South Boundary St, Suite B
Perrysburg, OH 43551

Lessee shall pay the entire rent without any off-set deduction or counterclaim by Lessee or others against the rental. If Owners have pets, the Owner's rent will be increased per the amount specified in the "Pet Agreement".

RETURNED CHECKS - If a check is returned Tenants will pay a returned check charge of \$25.00. After the second time that a Tenants' check is returned, Tenants must thereafter secure a cashier's check or money order for payment of rent.

RENT DUE DATE; RENT LATE DATE - The due date for the rent owing under this Agreement is the first day of every calendar month. The late date is four days later. Owners expect to have RECEIVED the rent before this date.

LATE FEES - Tenants agree to pay a late fee of \$15.00 per day.

DEPOSITS - Tenants agree to deposit with the Owners the sum of \$750.00, payable before they occupy the premises. Owners may withhold from these deposits only what is reasonably necessary to cover the following tenant defaults: 1) damages to the dwelling;

2) extraordinary cleaning costs following Tenants departure; and 3) unpaid rent and various other accrued and unpaid charges.

If Owners have pets, the Owner's deposit will be increased per the amount specified in the "Pet Agreement" and be subject to the terms in the "Pet Agreement".

REFUND OF TENANTS' DEPOSITS - Within thirty (30) days after Tenants have moved out completely, Owners shall provide a written accounting of the disposition of the Tenants deposits and shall at the same time return all deposits remaining.

UTILITIES/SERVICES - Tenants agree to pay all utilities and services. Tenant acknowledges that the tenant's water service may include a small portion of watering plantings in front of dwellings as necessary.

OCCUPANTS - The number of occupants is limited to 6 (six). Only the following persons may live in the dwelling (include birth dates of minors:) _____

No one else may live there without the Owners' prior written permission.

MULTIPLE TENANTS OR OCCUPANTS - Each Tenant(s) is jointly and severally liable for all Lease Agreement obligations. If any Tenant(s), guests, or occupant violates the Lease Agreement, all Tenant(s) are considered to have violated the Lease Agreement. Landlord's requests and notices to any one Tenant(s) constitute notice to all Tenant(s) and occupants. Notices and requests from any one Tenant(s) or occupant (including repair requests and entry permissions) constitute notice from all Tenant(s). In eviction suits, each Tenant(s) is considered the agent of all other Tenants in the Premise for service of process. A notice to vacate must be signed by all Tenant(s) or it will not be considered valid.

GUESTS - Tenants may house any single guest for a maximum period of fourteen days or for whatever other period of time the law allows. Provided that they maintain a separate residence, nurses or maids required to care for Tenants during an illness are exempt from this provision.

SUBLETTING AND ASSIGNMENT - Tenants shall not sublet the entire premises or any part of the premises, nor shall they assign this Agreement to anyone else without first obtaining the Owners' written permission. Owners shall not withhold permission unreasonably.

PETS - Tenants may not house pets of any kind on the premises, even temporarily, without first obtaining Owners' written permission. "Pets" include, but are not limited, to both warm- and cold-blooded animals, such as dogs, cats, fish, hamsters, rats, birds, snakes, lizards, and insects. "Pets" does not include animals trained to serve the handicapped, such as seeing-eye-dogs, hearing dogs, or service dogs. These animals may be housed on the premises so long as they are in the direct service of those who were trained to serve and so long as Owners are notified in advance in writing of the circumstances. Tenants must agree and sign Owner's separate and current "Pet Agreement" before housing any pets.

LIQUID-FILLED FURNITURE - Tenants agree to not keep any liquid-filled furniture in this dwelling without first obtaining Owners' written permission.

VEHICLES - Tenants agree to keep a maximum to two (2) vehicles on the premises unless approved by management. These vehicles must be both operable and currently licensed. Tenants agree to park their vehicles in their own driveway space and keep those spaces clean of oil drippings. Tenants agree to advise their visitors about parking and accept responsibility for where their visitors park. Only those motorcycles which have exhaust muffling comparable to that of a passenger car are allowed. Only those self-propelled recreational vehicles which are used for regular personal transportation are allowed. Tenants agree not to park boats, recreational trailers, utility trailers, and the like on the premises without first obtaining Owners' written permission. Tenants agree not to repair their vehicles on the premises if such repairs will take longer than a single day unless the vehicle is kept in an enclosed garage.

APPLIANCES - Usage of appliances in the dwelling, such as a refrigerator, stove, dishwasher, clothes washer, or dryer is included in the rent. If Tenants wish to use these appliances, they agree to assume responsibility for care and maintenance. If Tenants break it, they agree to fix it. If it is not the fault of Tenants, then Owners assume responsibility.

TENANT INSPECTION - Tenants have inspected the dwelling and its contents and agree that they are in satisfactory order, as are the electrical, plumbing, and heating systems.

NOTIFICATION OF SERIOUS BUILDING PROBLEMS - Tenants agree to notify the Owners immediately upon first discovering any signs of serious building problems such as a crack in the foundation, a crack in the plaster or stucco, moisture in the ceiling, buckling sheet rock or siding, a leak in the roof, a spongy floor, a leaky water heater, or termite activity.

REASONABLE TIME FOR REPAIRS - Upon being notified by Tenants that there is some building defect which is hazardous to life, health, or safety, Owners shall undertake repairs as soon as possible. Should there be a delay of more than seventy-two (72) hours in making repairs, due to a difficulty in scheduling the work or obtaining parts or for any other reason beyond the Owners' control, Owners agree to keep Tenants informed about the progress of the work.

WINDOWS - Except for those windows which are noted in writing as being cracked or broken when Tenants move in, Tenants agree to be responsible for any windows which become cracked or broken in their dwelling while they live there.

DRAIN STOPPAGES - As of the date of this Agreement, Owners warrant that the dwelling's sewage drains are in good working order and that they will accept the normal household waste for which they were designed. They will not accept things such as paper diapers, sanitary napkins, tampons, children's toys, wads of toilet paper, balls of hair, grease, oil, table scraps, clothing, rags, sand, dirt, rocks, or newspapers. Tenants agree to pay for clearing the drains of any and all stoppages except those which the plumber who is called to clear the stoppage will attest in writing were caused by defective plumbing, tree roots, or acts of God.

TRASH - Tenants agree to dispose of their ordinary household trash by placing it into a receptacle for periodic collection. They agree to dispose of their extraordinary household trash, such as Christmas Trees, damaged furniture, and the like, by compacting it so that it will fit inside their trash receptacle or by hauling it to the dump themselves or by paying someone else to haul it away. Trash receptacles provided are property of the Owner.

OUTSIDE PLACEMENT - Owners reserve the right to place dumpsters, trash receptacles, portable storage units, and the like wherever convenient on the premises. Owners further reserve the right to construct property improvements above or below the ground on the premises so long as they conform to all building codes.

DAMAGE - Tenants agree to pay for repairs of all damage which they or their guest have caused.

LOCKS - Tenants agree that they will not change or add locks on any door or mailbox without first obtaining Owners' written permission. Having obtained permission, they agree to pay for changing the locks themselves and to provide the Owners with one duplicate key per lock.

LOCKOUTS - Should Tenants lock themselves out of their dwelling and be unable to gain access through their own resources, they may call upon a professional locksmith or the manager to let them in. In either case, they are responsible for payment of the charges and/or damages involved. Management charges a fee of \$10.00 for providing this service between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays. This fee is due and payable when the service is provided.

LANDSCAPING AND GRASS - Will be maintained by Owners. Tenant agrees to leave the grass areas free from toys, furniture, and any objects other than those constructed by Owner for the purpose of mowing. No playsets, yard toys, balls, etc. are permitted to remain in the grass areas. Owner is not responsible for damage to any of Tenants belongings that are in the grass areas at the time of mowing.

SNOW REMOVAL - Owner will remove snow within 24 hours or less of snowfall stopping. The areas to be cleared include the driveways, public sidewalks, front service walks from driveway to front porch, and the front porches. Rear patios are Tenant's responsibility, and the City of Perrysburg is responsible for roads. Please be aware of our equipment coming to remove snow and move your vehicles if necessary. Any doormats, potted plants, etc. on front porch or walkways need to be removed for snow removal. We will not be responsible of clearing snow in areas we cannot access with our equipment because of parked vehicles.

ALTERATIONS, DECORATIONS, AND REPAIRS - Except as provided by law, Tenants agree not to alter or decorate their dwelling without first obtaining Owners' written permission. Decorations include painting and wallpapering. Further, Tenants agree not to repair their dwelling or anything belonging to the Owners without first obtaining Owners' written permission.

PAINTING - Owners reserve the right to determine when the dwelling will be painted unless there is any law to the contrary.

PATIO USE – All grills must be used at least 6-feet away from siding, fencing, or any structure of the dwelling to not risk melting or damage to the dwelling. Further, no towels, clothes, etc. are to be draped over furniture on front porch or patio.

ACCESS - Owners recognize that Tenants have a right to privacy and wish to observe that right scrupulously. At certain times, however, Owners, their employees, or agents may have to gain access to the Tenants' dwelling for purposes of showing it to prospective Tenants, purchasers, lenders, or others or for repairs, inspection, or maintenance. When seeking access under ordinary circumstances, Owners will schedule entry between the hours of 8:00 a.m. and

6:00 p.m., Monday through Saturday, except holidays, and Owners will provide Tenants reasonable notice of twenty-four (24) hours, or less than twenty-four (24) hours notice with Tenants' concurrence. In emergencies or hazardous situations, there will be no notice.

PEACE AND QUIET - Tenants are entitled to the quiet enjoyment of their own dwelling. Tenants agree to refrain from making loud noises and disturbances and keep down the volume of their music and broadcast programs at all times so as not to disturb other people's peace and quiet.

TELEPHONE - If Tenant installs a telephone in their dwelling, they will furnish Owners with the number within five (5) calendar days. When divulging the number, Tenants shall advise Owners whether the number is listed or unlisted. If it is unlisted, Owners agree to take reasonable precautions to keep it from falling into the hands of third parties.

SATELLITE - If Tenant would like to install a satellite dish they must notify Owner at least 5 working days in advance. Owner reserves the right to specify or restrict location of any satellite dish and the installation of wire into the dwelling. No satellite dish will be allowed to be roof mounted.

BUSINESS USE - Tenants agree to use this dwelling as their personal residence. They agree to conduct no business on the premises without first obtaining Owners' written permission.

LAWFUL USE - Tenants agree that they will not themselves engage in any illegal activities on the premises nor will they allow others to engage in any illegal activities on the premises insofar as they have the power to stop such activities.

INSURANCE - Owners have obtained insurance to cover fire damage to the building itself and liability insurance to cover certain personal injuries occurring as a result of property defects or owner negligence. Owners' insurance does not cover Tenants' possessions or Tenants' negligence. Tenants should obtain a Tenants' insurance policy to cover damage to or loss of their own possessions, as well as any damage Tenant may cause to the dwelling.

INSURANCE CONSIDERATIONS - Tenants agree that they will do nothing to the premises nor keep anything on the premises which will result in an increase in the Owners' insurance policy or an endangering of the premises. Nor will they allow anyone else to do so.

FIRE OR CASUALTY DAMAGE - During any time when the dwelling cannot be used because of fire or casualty damage, Tenants are not responsible for payment of rent. Should a portion of the dwelling become unusable due to fire or casualty damage, Tenants are not responsible for payment of rent on that portion. In either case, Owners reserve the right to decide whether the dwelling is usable and what portions are usable. Owners are not responsible for repairing or replacing any improvements made by Tenants if those improvements are damaged. Should the fire or casualty damage have been caused by Tenants' own actions or neglect, they shall not be relieved of the responsibility for payment of rent and they shall also bear the full responsibility for repair of the damage.

RULES AND REGULATIONS - Owners' existing rules and regulation, if any, shall be signed by Tenants, attached to this Agreement, and incorporated into it. Owners may adopt other rules and regulations at a later time provided that they have a legitimate purpose, not modify Tenants' rights substantially, and not become effective without notice of at least two (2) weeks.

SERVICE OF PROCESS - Every Tenant who signs this Agreement agrees to be the agent of the other Tenants and occupants of this dwelling and is both authorized and required to accept, on behalf of the other Tenants and occupants, service of summons and other notices relative to the tenancy.

IDENTITY OF MANAGER - The person who is responsible for managing this dwelling and is authorized to accept legal service on Owners' behalf is Michelle Mesker, whose address is 134 W. South Boundary, Suite B, Perrysburg, Ohio 43551

CHANGES IN TERMS OF TENANCY - *[This paragraph applies only when this Agreement is or has become a month-to-month agreement.]* Owners shall advise Tenants of any changes in terms of tenancy with advance notice of at least thirty (30) days. Changes may include notices of termination, rent adjustments, or other reasonable changes in the terms of this Agreement.

NOTICE OF INTENTION TO VACATE - *[This paragraph applies only when this Agreement is or has become a month-to-month agreement.]* When Tenants have decided to vacate the premises, they will give Owners written notice of their intentions at least sixty (60) days prior to their departure, and they will give an exact date when they expect to be moved out completely. They will also cooperate fully with management to allow future Tenants to be shown the premises with a twenty-four (24) hour advance notice.

HOLDING OVER - If Tenants remain on the premises following the date of their termination of tenancy, they are "holding over" and become liable for "rental damages" equaling one/thirtieth of the amount of their then current monthly rent.

POSSESSION - Owners shall endeavor to deliver possession to Tenants by the commencement date of this Agreement. Should Owners be unable to do so, they shall not be held liable for any damages Tenants suffer as a consequence, nor shall this Agreement be considered void unless Owners are unable to deliver possession within ten (10) days following the commencement date. Tenants' responsibility to pay rent shall begin when they receive possession.

SALE OF THE DWELLING - If Owners sell this dwelling or otherwise transfer its Ownership to another party they shall have the right to terminate this Agreement by giving Tenants written notice of at least sixty (60) days, notwithstanding any conflicting occupancy rights Tenants might have under a fixed-term agreement. Should Tenants have conflicting occupancy rights guaranteed them by law, however, those legal rights shall prevail.

ILLEGAL PROVISIONS NOT AFFECTING LEGAL PROVISIONS - Whatever item in this Agreement is found to be contrary to any local, state, or federal law shall be considered null and void, just as if it had never appeared in the Agreement, at it shall not affect the validity of any other item in the Agreement.

NON WAIVER - Should either Owners or Tenants waive their rights to enforce any breach of this Agreement, that is not a waiver of any later breach. Although, Owners may know when accepting rent that Tenants are violating one or more of this Agreement's conditions, Owners in accepting the rent are in no way waiving their rights to enforce the breach. Neither Owners nor Tenants shall have waived their rights to enforce any breach unless they agree to a waiver in writing.

REFERENCES IN WORDING - Plural references made to the parties involved in this Agreement may also be singular, and singular reference may be plural. These references also apply to Owners' and Tenants' heirs, executors, administrators, or successors.

ENTIRE AGREEMENT - As written, this Agreement constitutes the entire agreement between the Tenants and Owners. They have made no further promises of any kind to one another, nor have they reached any other understandings, either verbal or written.

CONSEQUENCES - Violation of any part of this Agreement or nonpayment of rent when due shall be cause for eviction under appropriate sections of the applicable code.

ATTORNEY'S FEES - If either party to this Agreement shall bring a cause of action against the other party for enforcement of the Agreement, the prevailing party shall recover reasonable attorney's fees involved.

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

Graystone Park, LLC.

Owner

Tenant

Michelle Mesker

Tenant

[All blanks should be filled in or crossed out]