

ROXBURY MANAGEMENT COMPANY

The Rental Agreement, and/or Lease shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed
Landlord/Lessor/Agent shall be referred to as "OWNER" and

Tenant(s)/Lessee(s) shall be referred to as "RESIDENT." As consideration for this agreement, OWNER agrees to rent/lease to RESIDENT and RESIDENT agrees to rent/lease from
OWNER for use SOLELY AS A PRIVATE RESIDENCE, the premises known as Apartment No. , located at , in the city of

1. TERMS: RESIDENT agrees to pay in advance \$ per month on the day of each month. This agreement shall commence on
20, and continue: (check one)

A. until , 20 as a leasehold. Thereafter it shall become a month-to-month tenancy. If RESIDENT 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 Apartment is occupied by an OWNER approved paying RESIDENT and/or expiration of said time
period whichever period is shorter. RESIDENT is also responsible for any and all concessions, move-in specials, and/or free rent received by RESIDENT and/or new owner approved
replacement RESIDENT.

B. on a month-to-month tenancy until either party shall terminate this agreement by giving a written notice of intention to terminate at least 30 days prior to the date of termination.

2. PAYMENTS: Rent and/or other charges are to be paid at the office or apartment of the manager of the building or at such other place designated in writing by OWNER. For the safety
of the manager, all payments are to be made by personal check, cashier's check or money order and no cash shall be acceptable. OWNER acknowledges receipt of the First Month's
rent of \$ and a Security Deposit of \$, for a total payment of \$. All payments are to be made payable to:

3. SECURITY DEPOSITS: The Security Deposit shall not exceed two times the monthly rent for unfurnished apartments nor three times the monthly rent for furnished apartments.
The total of the above deposits shall secure compliance with the terms and conditions of this agreement and shall be refunded to RESIDENT within 21 days after the premises have
been completely vacated less any amount necessary to pay OWNER: a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) costs for repair of damages to apartment
and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement. A written accounting of said charges shall be
presented to RESIDENT within 21 days of move-out. If deposits do not cover such costs and damages, the RESIDENT shall immediately pay said additional costs for damages to
OWNER. During the term of tenancy, RESIDENT agrees to increase the deposit upon 30 days written notice by an amount equal to any future increases in rent and/or an
amount necessary to cover the cost of rectifying any damage or expense for which RESIDENT is responsible. Resident may at no time apply Security Deposit toward
monthly or last month's rent.

4a. LATE CHARGE: A late fee of \$50.00 shall be added to any payment of rent not made before three (3) days after the due date or for which a deficient (bounced) check shall have
been given.

4b. RETURNED CHECK CHARGE: A fee of \$ for each returned check will be assessed.

5. UTILITIES: Resident agrees to pay for all utilities and/or services based upon occupancy of the premises except

6a. OCCUPANTS: Guest(s) staying over 7 days without the written consent of OWNER shall be considered a breach of this agreement. ONLY the following listed
individuals and/or animals, AND NO OTHERS shall occupy the subject apartment for more than 7 days unless the expressed written consent of OWNER is obtained in
advance

RESIDENT shall pay additional rent at the rate of 10% of the then current monthly rent for the period of time that each additional guest in excess of the above named
shall occupy the premises. RESIDENT shall pay the same additional monthly rent for each additional animal in excess of the above named animal(s) which shall occupy
the premises. Acceptance of additional rent or approval of a guest shall not waive any requirement of the agreement nor convert the status of any "guest" into a
RESIDENT.

6b. KEYS: Apartment and/or building keys are the property of OWNER and are for the express use of named residents ONLY. Resident shall not duplicate, circulate, loan or afford
the use of said keys to anyone other than those persons specified in Item 6a. above without the express written consent of owner.

7. PETS AND FURNISHINGS: No liquid-filled furniture, receptacle containing more than ten gallons of liquid, highly combustible materials or other items which may cause a hazard
or affect insurance rates, musical instrument, item(s) of unusual weight or dimension, animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any
amount of time, without obtaining the prior written consent and meeting the requirements of the OWNER. Said consent, if granted, shall be revocable at OWNER'S option upon giving
a 30 day written notice. In the event laws are passed or permission is granted to have any item prohibited by this agreement or if for any reason such item exists on the premises,
there shall be minimum additional rent of \$25 a month for each such item if another amount is not stated in this agreement. RESIDENT also agrees to carry insurance deemed
appropriate by OWNER to cover possible losses caused by using said items. In the event laws are passed or permission is granted to have a pet and/or animal of any kind, an
additional deposit in the amount of \$ shall be required along with the signing of OWNER'S "PET AGREEMENT."

8. PARKING: When and if RESIDENT is assigned a parking space on OWNER'S property, the parking space shall be used exclusively for parking of passenger automobiles and/or
those approved vehicles listed on RESIDENTS "Application to Rent/Lease" or attached hereto. RESIDENT is hereby assigned parking space # . Said space shall not
be used for the washing, painting, or repair of vehicles. No other parking space shall be used by RESIDENT or his guest(s). RESIDENT is responsible for oil leaks and other vehicle
discharges for which RESIDENT shall be charged for cleaning if deemed necessary by OWNER. Parking assignments are a privilege, not a right, which may be eliminated for
cause.

9. NOTICES: All notices to RESIDENT shall be served at RESIDENT'S apartment and all notices to OWNER shall be served at Manager's apartment or at

10. RESIDENT acknowledges receipt of the following which shall be deemed a part of this Agreement: (Please check)

- Lease Addendum - Rules, Regulations & Required Notices
Mailbox Keys
Apartment Keys
Security Deposit Agreement
Pet Agreement
Certificate of Registration**
LA Code Enforcement Fee
Crime Free Lease Addendum
**Rent Stabilization Ordinance
Buildings Only
LA City Ord. #172537
per Month

11. ADDITIONS AND/OR EXCEPTIONS:

12. NOISE: RESIDENT agrees not to cause or allow any noise or activity on the premises which might disturb the peace and quiet of another RESIDENT. Said noise and/or activity shall be a breach of this Agreement.

13. LOITERING AND PLAY: Lounging, playing, or unnecessary loitering in the halls, on the front steps, or in the common areas in such a way as to interfere with the free use and enjoyment, passage or convenience of another RESIDENT is prohibited.

14. DESTRUCTION OF PREMISES: If the premises become totally or partially destroyed during the term of this Agreement so that RESIDENT'S use is seriously impaired, RESIDENT or OWNER may terminate this Agreement immediately upon three-day written notice to the other.

15. CONDITION OF PREMISES: RESIDENT acknowledges that he has examined the premises and that said premises, all furnishings, fixtures, appliances, furniture, plumbing, heating, electrical facilities, all items listed on the attached inventory sheet, if any, and/or all other items provided by OWNER are all clean, and in good and satisfactory condition except as may be indicated elsewhere in this Agreement. RESIDENT agrees to keep the premises and all items in good order and condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by RESIDENT, his guests and/or invitees, except as provided by law. At the termination of this Agreement, all of the above enumerated items in this provision shall be returned to OWNER in clean and good condition except for reasonable wear and tear and the premises shall be free of all personal property and trash not belonging to OWNER. It is agreed that all dirt, holes, tears, burns, and stains of any size or amount in the carpets, drapes, walls, fixtures and/or any other part of the premises, do not constitute reasonable wear and tear.

16. MAINTENANCE AND ALTERATIONS: RESIDENT shall not paint, wallpaper, alter or redecorate, change or install locks, install antenna or other equipment, screws, fastening devices, excessively large nails, or adhesive materials, place signs, displays, or other exhibits, on or in any portion of the premises without the written consent of the OWNER except as may be provided by law. RESIDENT shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles as provided and shall cooperate in keeping the garbage area neat and clean. RESIDENT shall be responsible for disposing of items of such size or nature as are not normally acceptable by the garbage hauler for the building. RESIDENT shall be responsible for keeping the garbage disposal clean of chicken bones, toothpicks, match sticks, celery, pills, grease, metal vegetable ties, and all other items that may tend to cause stoppage of the mechanism. RESIDENT shall pay for the cleaning out of any plumbing fixture that may need to be cleared of stoppage and for the expense or damage caused by the stopping of waste pipes or overflow from bathtubs, washbasins, toilets, or sinks.

17. HOUSE, POOL, AND LAUNDRY RULES: RESIDENT shall comply with all house, pool, pet and laundry rules which may be changed from time to time. These rules shall apply to, but are not limited to, noise, odors, disposal of trash, pets, parking, use of common areas, and storage of toys, bicycles, tools, and other personal items (including signs and laundry) which must be kept inside and out of view. OWNER shall not be liable to RESIDENT for any violation of such rules by any other RESIDENTS or persons. Rights of usage and maintenance of the laundry room and/or pool and pool area are gratuitous and subject to revocation by OWNER at any time.

18. 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 days written notice setting forth such change and delivered to RESIDENT. Any changes are subject to laws in existence at the time of the Notice Of Change Of Terms.

19. TERMINATION: After expiration of the leasing period, this agreement is automatically renewed from month-to-month 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 RESIDENT'S belongings, and keys and other property furnished for RESIDENT'S use are returned to OWNER. Should the RESIDENT hold over beyond the termination date fail to vacate all possessions on or before the termination date, RESIDENT shall be liable for additional rent and damages which may include damages due to OWNER'S loss of prospective new RENTERS.

20. POSSESSION: If OWNER is unable to deliver possession of the Apartment to RESIDENT on the agreed date, because of the loss or destruction of the Apartment or because of the failure of the prior RESIDENT to vacate or for any other reason, the RESIDENT and/or OWNER may immediately cancel and terminate this agreement upon written notice to the other party at their last known address, whereupon neither party shall have liability to the other, and any sums paid under this Agreement shall be refunded in full. If neither party cancels, this Agreement shall be pro-rated and begin on the date of actual possession.

21. INSURANCE: RESIDENT acknowledges that OWNER'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 OWNER be held liable for such losses. RESIDENT IS HEREBY ADVISED TO OBTAIN HIS OWN INSURANCE POLICY TO COVER ANY PERSONAL LOSSES. This does not waive OWNER'S duty to prevent personal injury or property damage where that duty is imposed by law.

22. RIGHT OF ENTRY AND INSPECTION: OWNER or OWNER'S Agent by themselves or with others, may enter, inspect and/or repair the premises at any time in case of emergency or suspected abandonment. OWNER 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 normal inspection and repairs. Normal business hours shall be 9:00 AM to 6:00 PM, Monday through Saturday except holidays and 10:00 AM to 5:00 PM on Sundays. Upon 24 hours notice, RESIDENT hereby agrees to lend OWNER the keys to the premises for the purpose of having a duplicate made for OWNER'S USE. Apartments will be inspected on a periodic basis.

23. ASSIGNMENT: RESIDENT agrees not to transfer, assign or sublet the premises or any part thereof and hereby appoints and authorizes the OWNER as his agent and/or by OWNER'S own authority to evict any person claiming possession by way of any alleged assignment or subletting.

24. PARTIAL INVALIDITY: Nothing contained in this Agreement shall be construed as waiving any of RESIDENT'S or OWNER'S rights under the law. If any part of this Agreement shall be in conflict with the law, that part shall be void to the extent that it is in conflict, but shall not invalidate this Agreement nor shall it affect the validity or enforceability of any other provision of this Agreement.

25. NO WAIVER: OWNER'S acceptance of rent with knowledge of any default by RESIDENT or waiver by OWNER of any breach of any term or condition of this Agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be construed as waiver by OWNER of said term, condition, and/or right, and shall not affect the validity or enforceability of any other provision of this Agreement.

26. ATTORNEY'S FEES: If any legal action or proceeding be brought by either party to this agreement, the prevailing party shall be reimbursed for all reasonable attorney's fees and costs, not to exceed \$500.00, in addition to other damages awarded. Due to the ever increasing fees that can be charged by attorneys, it is agreed by the parties that both sides will waive their right to a jury trial.

27. ABANDONMENT: Abandonment shall be governed by California Civil Code Section 1951.2. If any rent has remained unpaid for 14 or more consecutive days and the OWNER has a reasonable belief of abandonment of the premises, OWNER shall give 18 days written notice to RESIDENT of any place (including the rented premises) that OWNER has reason to believe RESIDENT may receive said notice of OWNER'S intention to declare the premises abandoned. RESIDENT'S failure to respond to said notice as required by law shall allow OWNER to reclaim the premises.

28. The undersigned RESIDENTS are jointly and severally responsible and liable for all obligations under this agreement and shall indemnify OWNER for liability caused by the actions (omission or commission) of RESIDENTS, their guests and invitees.

29. Pursuant to Section 1785.26 of the California Civil Code, as required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency, if you fail to fulfill the terms of your credit obligation.

30. Lead Notification Requirements (for rental units built before 1978). RESIDENT acknowledges receipt of the following:

Lead Based Paint Disclosure Form AOA #134

Pamphlet - EPA 747-K-91-001

31. VOLUNTARY VACANCY: if and when RESIDENT voluntarily vacates the premises, RESIDENT hereby agrees to immediately sign a statement, at no cost to OWNER or RESIDENT, that meets the requirements necessary to substantiate and prove for any governmental purposes, such as rent control laws, that RESIDENT did in fact, voluntarily vacate. If RESIDENT fails to sign the required statement within three days after vacating, RESIDENT shall be liable to OWNER for the amount of all losses reasonably suffered by OWNER as a result of not being able to claim a voluntary vacancy. Said loss may substantially exceed RESIDENT'S Security Deposit.

32. ENTIRE AGREEMENT: This Agreement constitutes the entire Agreement between OWNER and RESIDENT. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

33. RECEIPT OF AGREEMENT: The undersigned RESIDENT has read and understands this Agreement and hereby acknowledges receipt of a copy of this "Rental Agreement and/or Lease."

Owner/Agent _____ Date _____ Resident _____ Date _____

Owner/Agent _____ Date _____ Resident _____ Date _____

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR THE ADEQUACY OF ANY PROVISION IN THIS AGREEMENT. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.