#### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

## LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).

Lessor and Lessor and Lessor and Lessor and between TR Properties, Inc., at the following address:
216 College STREET APT#1
MARTINSUITE, VA. 24112
This lease shall commence for the term of one-year beginning on AUGUST 15, 2013 and ending on AUGUST 14, 2014
RENT: The lessee(s) agrees to pay the rent of \$\frac{15000}{2000}\$ due and payable in twelve (12) monthly installments (\$\frac{55000}{200}\$). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.
PRO-RATED RENT: The rent will be pro-rated for the month of <u>LuGUST</u> in the amount of <u>225.00</u> The rent amount of <u>\$ 450.00</u> will be due on the first of <u>Septem ber</u> and every month afterwards.
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashiers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\frac{\pmodedata}{\pmodedata}\$ as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.  Initial
PERSONAL PROPERTY: The following personal property is included:
Range K) Refrigerator ( Dish Washer ( ) Heat Pump ( )
Garbage Disposal ( ) Air Conditioner ( ) Washer and Dryer
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:
Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (X) Gas (

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair. Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives. kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensce to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

Page 2

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

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BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she IS IS NOT a member of any branch of the military service.
Lessee hereby affirms that he or she IS IS NOT a member of any branch of the military service.
This agreement is hereby accepted by the parties below on this date: $8 - 2 - 13$
Lessee
SS# . Employer
Lessee
SS#
Employer /
Lessor: TR Properties, Inc.
Date Date

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ensure compliance.	nder 42 U.S.C. 4852 (a) and is aware of his/he
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	ın Lead in Your Home.
2. Essor has no reports or records pertaining to lead-base	ed paint and/or lead-based paint hazards in the f
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<ol> <li>Lessor has provided the lessee with all available and re in the housing (list documents below):</li> </ol>	eports pertaining to lead-based paint and/or lead
Known lead-based paint and/or lead-based paint hazard	ds are present in the housing (explain).
A. Presence of lead-based paint and/or lead-based paint hazards [0	Check (1) or (2) below]:
LESSOR'S DISCLOSURE	- ········
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THE TON ON LEAD-BASE	ED PAINT AND/OR LEAD-BASED PAI
DISCLOSURE OF INFORMATION LEASE AT	TACHMENT
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information Clearinghouse (NLIC), toll free, at (800-424-LEAD also contact our office at 1-804-783-6731 (Housing Managem	Tograms) for asistance.
	EEAD WARNING STATE VENITH and based paint and properly Lead sprogue (1972) and exposure last specially a gradule young entitoring disclose the presence of the part of the part of the presence of the part of the par

To: Owners and Tenant & Purchasers of Housing Constructed before 1978

## Notification

Watch Out For Lead-Based Paint

This property was constructed before 1978. There is a possibility it contains lead-based point. Please read the following in

#### Sources of Lord Road Point

The interiors of older bonner and apartments offer pane parent of part-pased beint on the walls, colings, wandow alls, doors and door tramer. Lead-based paint and primers may also have been used on outside postiber, railings, garages, fire excepts and bemp posts. When the paint chips, fisher or peels off, there may be a real danger for behier and young children. Children may est paint chips or cheer on painted railings, window rills or other items when percent are not around. Children can also ingest lead even if they do not specifically out paint chins. For example, when children play in an area where there are loose paint chips or dust particles containing lead, they may get these particles on their bands, put their bands into their mouths, and ingest a dangerous amount of lead.

#### Hazarda of Lond-Board Paint

Lead personing is dangerous - especially to children under the age of seven (7). It can even maily cause mental resardance, blindness and even death.

#### Symptoms of Load-Recod Paint Poissoning

Has your child been especially cranky or interble? Is be or she caing normally? Does your child have stomachaches and vomiting? Does he or she complein about headaches? It your child unwilling to play? These may be signs of lead possessing. Many times though, there are no symptoms at all. Because there are no symptoms does not mean that you should not be concerned if you believe your child her been exposed to lead-based point.

Advissibility and Availability of Blood Load Lovel Screening

If you suspect that your child has eaten chips of paint or someone told you this, you should take your child to the doctor or clinic for tenting. If the test shows that your child has an elevated blood lead level, treatment is available. Contact your doctor or local benith department for help or more informanos. Lead acroening and treatment are available, through the Modicaid Program for those who are eligible. If your child is identified as having an elevated blood lead level you should immediately notify the Community

Development or other agency to which you or your landlord is applying for rehabilitation assistance so the necessary steps can be taken to large your unit for lead-based paint herarch. If your unit does have lead-based paint, you may be eligible for amstance to abete that beauth.

#### Precentions to Take to Prevent Lond-Encode Point Pointing

You can avoid lead-based paint poisoning by performing some preventive maintenance. Look at your walls, callings, doors, door frames and window alls. Are there places where the paint is pecting, faking, chipping, or powdering? If so, there are some things you can do immediately to protect your child:

- (a) Cover all furniture and appliances:
- (b) Get a broom or suff bresh and remove all loose pieces of paint from walk, proodwork, window wells and collings:
- (c) Sweep up all pieces of paint and plaster and put them in a paper bag or strap them in severplaper. Put these packages in the trash cas. DO NOT BURN THEM:
- (d) Do not leave point chips on the floor in window wells. Damp mop floors and window sills in and around the work area to resource all dust and point particles. Keeping these areas clear of point chips, dust and dirt is easy and very important; and
- (c) Do not allow loose paint to remain within your children's reach since children may pick loose paint off the lower part of the walks.

Homeowner Maintenance and Treatment of Lead-Bessel Paint Hattards

As a homeowner, you should take the necessary steps to keep your home in good shape. Water leaks from faulty plumbing, defective roofs and exterior holes or breaks may admit rain and dampness into the interior of your home. These conditions damage walls and criticas and cause paint to peci, crack or flake. These conditions should be corrected immediately. Before repairing, all surfaces that are pecing, cracking, chipping or loose should be thoroughly cleaned by scraping or brushing the loose paint from the surface, then repainted with two (2) come of acculeaded paint, Instead of scraping and repainting.

the surface may be con such as wellboard, EXP that when lead based I ion or meding a dust beautions. The dust or broathing it of swallow paint removers could c which may crivic flow W bont to boined good removal of lead-based क्रांच्य क्षेत्रह करं का द्रांग on the premise. Simp had-based pakes such the barred Rosembe play a major tole to t pointoning. Your scil the lead problem and

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216 College STREET APT 2 Martinsville, VA 24112
This lease shall commence for the term of one-year beginning on $\frac{7-13-17}{2-18}$ and ending
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BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashiers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\frac{150.00}{250.00}\$ as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.
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INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its

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RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she IS military service.	IS NOT	a member of any branch of the
Lessee hereby affirms that he or she IS military service.	X is not	a member of any branch of the
This agreement is hereby accepted by the par	ties below on this c	date: 7-10-17
Lessee SS#	<b>?</b>	
Employer		
SCH H		

Witness

Date ()

Lessor: TR Properties, Inc.

10,2017

To: Owners and Tenants & Purchases of Housing Constructed before 1978

# Notication

Watch Out For Lead-Based Paint

This property was constructed before 1978. There is a possibility it contains lead-based paint. Plane read the following lest

#### Section of Lord Board Point

The interiors of older bomes and apartments often have layers of lead-based paint on the walls, collings, window alls, doors and door frames Load-based point and primers may also have been used on carride postder, milings, garages, fire excepts and lamp posts. When the beset chile, fighter or been off, there may be a real danger for babies and young children. Childten may car paint chips or cheer on printed tail-वात्रा क्ष्मिक व्यक्ति का त्रकेत क्ष्मिक क्ष्मिक क्ष्मिक are not around Children can also ingest lead even if they do not specifically sat paint chips. For example, when children play in an area where there are loose being chips on dust batede containing bad, they may go these particles on their bands, put their bands into their mouths, and ingres a dangerous amount of had

#### Harmin of Lord-Decod Pales

Lead poisoning is desperious — especially to children under the age of seven (7). It can even mally cause mental reservance, bloodiess and even death.

#### Symptom of Lord-Board Palet Potential

Has your child been especially creatly or injusble? In he or the coing neutrally? Does your child have reconstituted and requiring? Does he or the complete about headershal is your child movilling to play? These may be signs of lead processing. Many times through these are no symptoms symptoms at all because there are no symptoms does not mean that you should not be concerned if you believe your child has been exposed to lead-based paint.

Advisability and Availability of Blood Load Lovel Screening

If you mapped that your child has esten chips of paint or assesses told you this, you should take your child to the doctor or clinic for resing. If the test shows that your child has an elevated blood lead level, unaument is available. Contact your doctor or local health department for help or more information. Lead extensing and treatment are available; through the Medicaid Profitm for these who are clipites. If your child infrantial me having an elevated blood lead level, you should immediately nearly the Community.

pe chilippe for remember to space they persual your mult goes pave keep-persod being housened to reper to home multiple for secondary seeks can be served to make the form landpoint in abblying for respectiveness of the persual persuaps.

#### Presentations to Take to Previous Load-Bound Points Pointsting

You can avoid lead-based paint poisoning by performing some preventive mointenance. Look at your walk, callings, doors, door frames and window alk. Are there pieces where the paint is pering, flaking, chipping, or pundering? If so, there are some things you can do immediately to protect your child:

- (a) Cover all furniture and appliances,
- (b) Get a broom or real break and remove all loose present of paint from weeks, woodwork, wintion wells and collings.
- (c) Sweep up all pieces of paint and plaster and put them in a paper ball or when them in a packages in the mass case. DO NOT BURN THEM:
- (d) Do not leave print chips on the floor in whedow with Damp map floors and window alls in and amount the work area to remove all that and paint particles. Keeping there areas clear of paint chips, dust and dut is easy and very important, and
- (c) Do not allow loose paint to remain within your children's reach since children may past loose paint off the lower part of the wells.

Florester Mediciness and Tressent of Lond-Board Polos Burents

As a homeowner, you should take the necessary steps to keep your home in good shape. Water healt from faulty plumbing, defective roofs and exterior holes or breaks may estimit rain and dampaces into the interior of your home. These conditions demage with and callings and cause paint to peak crack or links. These conditions should be corrected immediately, lesions tepsining, all surfaces thould be thoroughly cleaned by straping or locat should be thoroughly cleaned by straping or brushing the locat paint from the surface, then tepsinted with two (2) count of socalization paint, luxured of straping and repainting.

the surface may be poin and as wellberd top that when keet beard ing or machine, a diseli busidons Til-duri ca bresthing it of imaliand paint remover could c which may crime point look baried of time, As remertal of baid-based tapen there we bo tape on the premise Steps bad-based price meb the become Records क्षित्र व क्ष्मुक क्षेत्र क्षेत्र व positioning Your 2.75 des beed prefetes

You should immediate

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C I have received a

1-10-001)

Date

Print Full Hame

Signature

O A

1-10-20

Signature



## supplemental information:

Information Clearinghouse (NLIC), toll free, at (800-424-LEAD) or FAX requests to the NLIC at (202) 659-4850 contact our office at 1-804-783-6731 (Housing Management Special Programs) for asistance.
LEASE ATTACHMENT  DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAIN
LEAD WARNING STATELYPENT  Housing the first state of the first state o
LESSOR'S DISCLOSURE
A. Presence of lead-based paint and/or lead-based paint hazards [Check (1) or (2) below]:
1. Mown lead-based paint and/or lead-based paint hazords are present in the housing (explain).
2. Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
B. Records and reports available to the lessor [Check (1) or (2) below]:
<ol> <li>Lessor has provided the lessee with all available and reports pertaining to lead-based paint and/or lead-in the housing (list documents below):</li> </ol>
2. Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the h
LESSEE'S ACKNOWLEDGMENT (initial)
Lessee has received copies of all, information listed above.
Lessee has received the pamphlet Protect Your Family from Lead in Your Home.
AGENT'S ACKNOWLEDGMENT (initial)
Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852 (d) and is aware of his/her ensure compliance.
CERTIFICATION OF ACCURACY
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information above and certify, to the best of their knowledge, that the information above and certify, to the best of their knowledge, that the information above and certify, to the best of their knowledge, that the information above and certify, to the best of their knowledge, that the information above and certify, to the best of their knowledge, that the information above and certify, to the best of their knowledge, that the information above and certify is the best of their knowledge, that the information above and certify is the best of their knowledge.
Signatures: / 7-10-17
Lesser Date 17-10-17 Lessee Da
Agent Date Agent Da

## T R Properties, Inc. P. O. Box 3565 Martinsville, VA 24115-3565 276-666-1527

## Addendum to Lease Agreement

This Addendum to the Lease Agreement between T	R Properties, Inc. (Lessor) and
(Lessee)	
dated 7-16-17 which commenced on	and ends
onis as follows:	
Premises: Lessee hereby leases from Lessor the 216 College 51. #2 Martinsville	premises known as:
Term: The term of this addendum shall coincide with	h the Lease Agreement, beginning
on and ending on	:
TR Properties Inc. will have Southwestern Virginia	Gas put the utility bill for gas
usage at 216 College 54. #2 Martins Ville	our name. The tenants'
- 유명한 문문병활성(10.10 PBP) - 10 PBP - 12	agree to reimburse
T R Properties the amount due each month and a r	monthly service fee of \$2.00.
All other Terms and Conditions of the Lease Agree	ment remain unchanged.
The above conditions are agreed upon by Lessor a commence on	and Lessee. This agreement shall
TR Properties, Inc., Lessøl	7-10-20(7 Date
TR Properties, Inc., Lesson	Bute
	7-10-2017 Date
Lessee	Date
	7-10-2017
FESSET PROPERTY.	Date

#### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

#### LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).

This lease agreement is made this 26 Hug 45T Mand between TR Properties, Inc., Lessor and Lessee	(s).
at the following address:	
216 COLLEGE STREET APT. 3	11.
MARTINSVIlle VA. 24112	
This lease shall commence for the term of one-year beginning on $\frac{SEPT, 1, 2019}{449457 31, 2020}$ and endin on $\frac{SEPT, 1, 2019}{449457 31, 2020}$ .	ıg
RENT: The lessee(s) agrees to pay the rent of S 450.00 due and payable in twelve (1 monthly installments (\$3400.00). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565 or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.	12) f he
PRO-RATED RENT: The rent will be pro-rated for the month of N/A in the amount N/A. The rent amount of \$ 4.50.00 will be due on the first of SEPTEMBER every month afterwards.	of of
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handlin fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have option to request payment by cash, cashiers or certified check.	ig the
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\frac{1}{2} \times 0.00\$ as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is he as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted in the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, agent of these premises, and release present lessor from any, and all, further liability of this security deposit.	t of ac All of or rity
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided un Virginia Law.	this ider
PERSONAL PROPERTY: The following personal property is included:	V
Range ( Refrigerator ( Dish Washer ( Heat Pump ( )	
Garbage Disposal ( Air Conditioner ( ) ( ) Washer and Dryer Hook-up	
Garbage Disposal (*) All Conditions (*) (*) Carbage Disposal, and Washer and Dryer	•:
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer	γ
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing b lessor:	
Water & Sewer & Trash Pick-Up ( Electricity ( Heat ( Gas ( ) ) (L) Lessor (X) Lessee(s)	
Page 1	

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair. Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensce to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

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Lessee hereby affirms that he or she \_\_\_\_ IS \_\_\_ IS NOT a member of any branch of the

military service.	
Lessee hereby affirms that he or she IS IS NOT a member of any military service.	branch of the
This agreement is hereby accepted by the parties below on this date:	<u>-19                                    </u>
Lessee	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
SS# Employer	<del>-</del> .,
Lessee	<del></del>
Employer  Lessor: TR Properties, Inc.	94 - 25 c. 2 c. 3 c. 3 c. 4 c. 3
Witness 30, 7019	1.5 1.50 - 1.50 25.7 - 1.50

To: Owners and Tenants & Purchasers of Housing Constructed before 1978

## Notification

Watch Out For Lead-Based Paint Poisor

Thus property was consumered before 1978. There is a possibility is contains lead-based point. Please read the following information

#### Sources of Lord Board Balant

The interiors of older bomes and apartments often have layers of lead-based paint on the walls, ordings, window alls, doors and door frames. Lead-based paint and primers may also have been used on ownide porches, milings, gaurier face excites and proof boar Alpes ape paint chips, finker or pecis off, there may be a real danger for behier and young children. Child ten they can paint chips or chees on painted milings, window silk or other items when percent are not around. Children can also ingest lead even if they do not specifically est paint chips. For example, when children play in an area subcre there are loose paint chips or dust particles containing lead, they may get these particles on their hands, put their hands into their mouths and ingest a dangerous amount of lead.

#### Hammis of Land-Board Pales

Lead peaseing is dangerous - especially to ciuldren under the age of seven (7). It can even-tually cause mental retardation, bindress and Great death.

#### Symptoms of Lord-Board Paint Point

Has your child been especially cranky or intinble? Is he or she caming normally? Does your child have stomachaches and vomining? Does he or the complain about headaches? In your child unwilling to play? These may be signs of lead possoning. Many times though, there are no symptoms at all. Because there are no symptoms does not mean that you should not be con if you believe your child has been exposed to lead-based paint

Advisability and Availability of Blood Land Level Screening

If you suspect that your child has cases chips of paint or someone told you thin, you should take your child to the doctor or clinic for testing. If the test above that your child has an elevated. blood lead level, treatment is available. Contact your doctor or local bealth department for belo or more information. Lead screening and treatmost are available through the Medicaid Program for those who are eligible. If your child i identified as having an elevated blood lead lev you should immediately couly the Community Development or other agency to which you or your landlord is applying for rehabilization sence so the necessary steps can be taken to rest Apar muit for lead-passed barnt paranter it your unit does have lead-based paint, you may be climble for emissance to about that benurd.

#### Precautions to Take to Prevent Lond-Be Print Poisson

You can avoid lead-based paint poisoning by perferming some preventive maintenance. Look at your walls, ceilings, doors, door frames and window with Are there places where the point is posting arting chipping or powdering? If so, there are some things you can do immediately to protect your child:

- (a) Cover all furniture and appliances; (b) Get a broom or suff brush and remove all loose pieces of paint from walk, woodwork, window wells and cellings:
- (c) Sweep up all pieces of paint and plaster and her tpent in a babet pad or such tpent in scanplaper. For these packages in the trans can. DO NOT BURN THEM:
- (d) Do not leave paint chips on the floor in window wells. Damp mop floors and window lle avocers or some since bett bencome but ni allic dust and paint particles. Keeping these areas clear of paint chips, dust and dist is easy and very important and
- (c) Do not allow loose paint to remain within your children's reach since children may peciloose paint off the lower part of the walls.

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As a homogener, you should take the posterry steps to keep your bome in good shape. Water leaks from faulty plumbing defective roots and exterior boles or breaks may admit rain and dempness into the interior of your house. The conditions damage walls and ceilings and cause paint to peel, crack or fisks. These conditions should be corrected immediately. Before repainting all surfaces that are posting cracking chipping or loose should be thoroughly cleaned by scraping or brushing the loose paint from the surface, then repainted with two (2) costs of nonloaded paint. Imsend of scraping and repainting.

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bayer berg You should immediately notify office or the agency through wh chaning your home if the uses h cing, powdering or pering pain from plumbing or a defective to operate with that office's effort

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supplemental Information:			
For general information or to ob- information Clearinghouse (NLI also contact our office at 1-804-	tain copies of the fir C), toll free, at (800- 783-6731 (Housing	nal rule, pamphiet or backgrour 424-LEAD) or FAX requests to Management Special Program	nd materials, contact the Nations the NLIC at (202) 659-1192, Yours for asistance.
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DISCLOSURE OF INFOI	Idaty LION ON LE	EASE ATTACHMENT AD-BASED PAINT AND/OF	R LEAD-BASED PAINT HAZ
LEAD WARNING STATE  Housing built before 1978 may con properly: East exposure is especial disclose the presence of known lead approved paraphiles on lead polysom	iaur lead-based paint	Lead from paint, paint chips, and hildren and pregnant women Be ad-based paint hazards in the dw	i dust can pose lical th luzzarda li fac do ci renting pre-1978 housing licss elling li Lessces must also receive a
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		maint hazards are present in the ho	
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2. Lessor has no knowled	ige of lead-based pain	t and/or lead-based paint hazards	in the housing.
B. Records and reports available t	o the lessor (Check ()	\ or (2) haloude	
•	e lessee with all availa		d-based paint and/or lead-based pair
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2. Plessor has no renorts o			West-draw and the second secon
A CONTRACT AND THE INTERIOR IN	a records pertaining to	o lead-based paint and/or lead-bas	ed paint hazards in the housing.
L'ESSEE'S ACKNOWLEDGM	(ENT (initial)		•
Lessee has received copies	of all information lis	ied above.	•
		Family from Lead in Your Home.	
AGENTS ACKNOWLEDGM			•
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ensure compliance.  When has informed the le	ssor of the lessor's obl	igations under 42 U.S.C. 4852 (d	and is aware of his/her responsibil
CERTIFICATION OF ACCUI	LACY		
The following parties have reviewed	the information above	e and certify, to the best of their k	nowledge, that the information they
provided is true and accurate.		•	
Signatures: 4/ -			
<u>and and an annian and an annian an annian an annian an an annian an an an annian an an an an an an an an an a</u>	8-30-	19	
Lessor	. Date	Lessor	Date
Lessee	Date	Lessee	· Date

Date

Date

Agent

Lessee

Agent

Date

#### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

#### LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).

- 10 - 10 - 10 - 10 - 10 - 10 - 10 - 10
This lease agreement is made this 2 - 8 - 19 and between TR Properties, Inc., Lessor and Lessee(s),
at the following Address:  216 College Street APT. 4  Martinsville VA 24112
This lease shall commence for the term of one-year beginning on $3-8-19$ and ending on $3-8-19$ .
RENT: The lessee(s) agrees to pay the rent of \$\frac{\sqrt{00.00}}{\sqrt{00.00}}\$ due and payable in twelve (12) monthly installments (\$\frac{\sqrt{000.00}}{\sqrt{000.00}}\$. Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.
PRO-RATED RENT: The rent will be pro-rated for the month of March in the amount of 299, 00. The rent amount of \$ 400.00 will be due on the first of APRIL and every month afterwards.
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashiers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\frac{\text{\textit{OO_OD}}}{\text{\text{doposit}}}\$ as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.
PERSONAL PROPERTY: The following personal property is included:
Range (U) Refrigerator (U) Dish Washer ( ) Heat Pump ( )
Garbage Disposal ( ) Air Conditioner ( ) ( ) Washer and Dryer
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:
Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (X) Gas ( ) N/K (L) Lessor (X) Lessee(s) Page 1

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensec to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.



BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she \_\_\_\_ IS \_\_\_ IS NOT a member of any branch of the

military service.	
Lessee hereby affirms that he or she IS IS NOT military service.	a member of any branch of the
This agreement is hereby accepted by the parties below on this d	ate: 3-8-19
Lessee	
SS#	
Employer	
Lessee	,
SS#	
Employer \/ /	
Lessor: TR Properties, Inc.	
Witness 3-8-19	
Date	

To: Owners, and Tenants & Purchasers of Housing Constructed before 1978

## Notification

Watch Out For Lead-Based Paint Poison

This property was consumered before 1978. There is a possibility is contains lead-based paint. Please read the following information

#### Sources of Lord Board Point

The interiors of older bosnes and apartments often have layers of lead-based paint on the walls, critists, window sills, doors and door tranca. Load-based paint and primers may also have been used on outside porchet, milings, finuriter the excelor and famp boser. After the paint chips, flaker or poets off, there may be a real danger for betwee and young children Childten may eat baint chips or chess on painted tailings, window alle or other terms when patents are not around. Children can also ingest lead even if they do not specifically ent point chips. For example, when children play in an area where there are loose paint chips or thus particles containing lead, they may get these particles on their bands, put their bands into their mouths, and ingest a dangerous amount of lead

#### Harmon of Land-Record Paint

Lead poissoning is dangerous — especially to children under the age of seven (7). It can eventually cause mental retardation, blindings and even death.

#### Symptoms of Land-Bessel Paint Poissoning

Has your child been especially cranky or intrable? Is he or she caing normally? Does your child have nonnechaches and vomining? Does he or she complain about headaches? Is your child unwilling to play? These may be nigns of lead possessing. Many times though, there are no symptoms at all. Because there are no symptoms does not mean that you should not be concerned if you believe your child has been exposed to lead-based paint.

Advisibility and Availability of Blood Land Level Screening

If you suspect that your child has easen chips of paint or someone told you thin, you should take your child to the doctor or clinic for texting. If the test shows that your child has an elevated blood lead level, treatment is available. Contact your doctor or local health department for help or more informance. Lead screening and treatment are available, through the Madienid Program for those who are eligible. If your child is identified as having an elevated blood lead level you should immediately nearly the Community

Development or other agency to which you or your unit does have lead-based paint, you may be cligible for amusence to the accessory scepe can be taken to answering the cligible for amusence to abuse that hererd.

#### Processions to Take to Prevent Lond-Bessel Paint Pointsing

You can avoid lead-based paint possoning by performing some preventive maintenance. Look at your walk, callings, doors, door frames and window alls. Are there places where the paint is pecting, flaking, chipping, or powdering? If so, there are some things you can do immediately to protect your child:

- (a) Cover all furniture and appliances,
- (b) Get a broom or mill brish and remove all loose peops of paint from walls, woodwork, window wells and ceilings;
- (c) Sweep up all pieces of paint and planter and put them in a paper bag or wrap them in newplace. Fut these packages in the track can. DO NOT BURN THEM:
- (d) Do not leave paint chips on the floor in window wells. Damp mop floors and window sills in and around the work area to remove all dust and paint particles. Korping these areas clear of paint chips, dust and dirt is easy and very important; and
- (e) Do not allow loose paint to remain within your children's reach since children may pick loose paint off the lower part of the walls.

#### Houseowner Mehiensence and Trestment of Lond-Bosed Paint Hazards

As a homerwiser, you should take the necessary steps to keep your home in good shape. Water leaks from faulty plumbing, defective roofs and exterior holes or breaks may admit rain and dampness into the interior of your home. These conditions damage walls and callings and cause paint to peel, crack or flake. These conditions should be corrected immediately. Before repaining, all surfaces that are posting, cracking, chipping or loose should be thoroughly cleaned by scraping or brushing the loose paint from the surface, then repainted with two (2) coars of son-leaded paint, instead of scraping and repainting.

the sursec may be covered with such as wallboard, supering or pa ing or moding a dest a created becardoor. The dust can exten the breathing it of swellowing it. The paint removes could croste a va which may cause postoning if ini iong period of time. Whenever p removal of lead-based paint abox when there are no children or pr on the premiers. Shapiy pointing lead-based paint resisces does the become Remember that you play a major role to the preven mer. Your actions and a the had project the make a b

Terms and Homebuyer Bespe

You should immediately notify to office or the agency through which chang your borne if the unit hacing powdering or pesting paint from plumbing, or a defective rot operate with that office's effort s

C I have received a copy of a

March 8, 2016

Date

Print Full Hame

Signature

### Supplemental Information:

For general information or to obta information Clearinghouse (NLIC) also contact our office at 1-804-78	in copies of the final rule, par , toll free, at (800-424-LEAD) 33-6731 (Housing Manageme	mphlet or background mater or FAX requests to the NLK int Special Programs) for asi	ials, contact the National C at (202) 659-1192. You stance.
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DISCLOSURE OF INFORM	Lease att Mation on Lead-Base	ACHMENT D PAINT AND/OR LEAD	-BASED PAINT HAZA
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LESSOR'S DISCLOSURE			and the commission of the same
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•	and/or lead-based paint hazard	·	plain).
2. Lessor has no knowledg	e of lead-based paint and/or lead	d-based paint hazards in the ho	using,
B. Records and reports available to	the lessor [Check (1) or (2) belo	pw]:	
Lessor has provided the in the housing (list document)	lessee with all available and reas below):	ports pertaining to lead-based p	oaint and/or lead-based pain
2. Lessor has no reports or	records pertaining to lead-bases	d paint and/or lend-based paint	hazards in the housing.
LESSEE'S ACKNOWLEDGM	ENT (initial)		
Lessee has received copies	of all information listed above.	·	
Lessee has received the par	nphlet Protect Your Family from	n Lead in Your Home.	
AGENT'S ACKNOWLEDGME	CNT (initial)		
Agent has informed the les	ssor of the lessor's obligations un	nder 42 U.S.C. 4852 (d) and is	aware of his/her responsibil
CERTIFICATION OF ACCUR	ACY		
The following parties have reviewed provided is true and accurate.  Signatures:		ify, to the best of their knowled	ge, that the information they
Lesson	-8-19 - Patarch 8,2019	Lessor	Date
Lessee	Date Date	Lessee	Date
Agent	Date	Agent	Date

#### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

### LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).

This lease agreeme	ent is made this ( )	28-22	and bet	ween T R Pro	perties, Inc., <u>Lessee</u> (s),
Lessor <u>and</u> at the following ad	dress:				Para Para Para Para Para Para Para Para
216 Coll	eg = Stree	<u>T#3</u>			
Martinsu	ille Va.2	-			
This lease shall co on <u> </u>	mmence for the term	n of one-year begin	ming on <u></u>	1-22	and ending
	4.	motors Ha	1500	lue and paval	le in twelve (12)
monthly installme	ents (\$ 5 /00.60).	Payment is due on mad if rent is not r	one urst usy of regived by Les	sor within five	(5) days of the
due dote Rent ch	all be mailed to T R	Properties, Inc., I	, coct tom .U.	aiblineamic, a	A 24115-3305,
				./_	
PRO-RATED RE	NT: The rent will be rent amount of 5	e pro-rated for the 425.50 will	month of $\underline{\hspace{1.5cm}}^{\hspace{1.5cm} \prime}$ be due on the	first of <u>AP</u>	in the amount of Liu and
every month after	rwards.				
BAD CHECKS:	All returned checks	shall be charged \$	45.00 for each	return, plus a	\$5.50 handling
fee as charged to	ns by the bank. Thi payment by cash, c	s charge is in addi	ion to any mie	charges. Les	or shall have the
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limited to, but in	cluding the return o	f the leased premis	es to the lessor	at the end of inted in said is	ase, and in the
same condition a	s when received, res	sonable wear, exce	med. Lessects	m of this Leas	e Agreement.
Upon terminatio	n of lease, or vacatu	ig of premises, icos	n nes de i gu Il cleaning nec	essarv shall a	so be deducted.
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agent of these pr	essee agrees that the emises, and release	present lessor from	eny, and sh,	GLEBEL HEDIR	y ut this section.
deposit.					THE STATE OF THE S
WAIVER OF H	OMESTEAD AND ants agree to waive	OR POOR DERI	OR'S EXEMI r Poor Debtor	TION: for the Exemption	e purposes of this is provided under
Virginia Law.	allo agree			Initial_	
TOTAL PI	ROPERTY: The fol	lowing personal pr	operty is inclu	ded:	
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		itioner ( ) W	asher and Dry	er.	
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USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dampster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be be compliances with all state and county ordinances and not keep any nurregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any demands that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings; rubbish, rags; or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessec(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures; facilities, and appliances) or permit any person(s) to do so whether known by the Lesses(s) or not, and Lesses(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwellies any explosives, harneene, inflammable or combustible materials (including kernsens heaters) or other rise; so, or persal; the use of the prepalses in any manner which would increase the rate of fre-or other morrance concerns on the premises. Lessee will not install any satellite countment or dishar on proparty. Lessee(s) agrees to keep doors and windows closed during rate and snow and to maintain ordities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensec to engage in any conduct on the lessed premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations; and will result in a breach of lesse and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lesse agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U.S Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for any injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lesse. The lesse will automatically be renewed to a month to month lesse by lessor upon notification of the lessee if lesse is not terminated. If lesse is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessec(s)'s safety.

Lessec(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessec(s) shall not have the right to terminate this lesse because of conditions caused by negligent or intentional acts of lessec(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has falled t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for reatal was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lesses(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she IS IS NOT a member of any branch of the military service.  This agreement is hereby accepted by the parties below on this date:  Lessee  SS#  Employer  Lessee  SS#  Employer  Lessor: TR Properties, Inc.	military service.				
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