



LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") is made and entered into this 25th day of December, 2011, by and between Doris Bean ("Tenant") and Senior Dwelling Inc. ("Management"); NOW THEREFORE, in consideration of the Rent hereinafter reserved and the agreements hereinafter set forth, Management and Tenant (collectively the "Parties") mutually agree as follows:

1. **Demised Premises:** Management hereby leases to Tenant, and Tenant hereby leases from Management, upon the terms, covenants and agreements, and subject to the conditions as set forth herein, the Premises know as 225 56th Place NE, Washington, D.C. 20019 (the "Premises").
2. **Term:** The term of the Lease (the "Term") shall be monthly, which shall commence on the 25th day of December, 2008 ("Effective Date"), and shall end at midnight on the 25th day of January, 2009 ("Completion Date").
3. **Rent:** Tenant shall pay to Management during the Term of this Lease total Rent of One thousand dollars (\$1000) the first such Installment Rent shall be due on the first day of the month immediately following the Effective Date, and such following Installment Rents are to be paid by the first of each proceeding month until the Term expires.

If the Effective Date begins on a day other than the first of a month, then Tenant shall pay the pro-rata balance of Installment Rent that would otherwise be due that month, and the Term shall commence the first day of the time specified and without Tenant deduction or demands

TERMS AND CONDITION

IT IS AGREED THAT:

1. **Security Deposit:** Tenant shall deposit with Management, in such manner as Management may determine, a Security Deposit equal to the half Rent due (\$600) ("Security Deposit") to secure Tenant's full and faithful performance of the terms, covenants and agreements as set forth herein. At no time shall the Security Deposit be used by Tenant as a substitute for any Rents due.

The Security Deposit shall be returned to Tenant within forty-five (45) days after the termination of this Lease, less any expenses resulting from the breach of any condition of this Lease, from damage to the premises other than normal wear and tear, in the event of default, or as otherwise provided herein.

2. **Late Payments:** Installment Rent is due and payable in advance on the first day of each month ("Due Date"). Payment received after the fifth (5th) of the month in which the rent is due shall be subject to late fees in the amount of ~~\$35.00~~ plus an additional 5% of the total monthly payment then due and outstanding, such additional payments to accrue on a daily basis beginning the 6th day after such Due Date, and shall be payable for each subsequent day on which the Installment Rent is delinquent. Tenant hereby acknowledges and agrees that the foregoing provision is necessary in order to compensate Management for the added expense of processing such delinquent Installment Rent. 10 E (Int.)
3. **Default:** Upon Tenant's material breach of any term, covenant, agreement, or condition herein, Management may, in addition to the remedies otherwise provided by the terms of this Lease, Terminate this Lease without further notice or demand, upon which, in Management's sole and absolute discretion, in the alternative or in conjunction, it may i) accelerate any and all outstanding Rents for the remainder of the Lease Term, such accelerated Rents to be due upon the day of default and/or termination; ii) require Tenant's immediate surrender of the Premises, at which time Management may resume possession of the Premises and remove and dispose of all property remaining therein; iii) require payment of all reasonable fees, costs and expenses necessary to repair any damage caused by Tenant's Default, all expenses incurred in recovering, maintaining and/or relenting the Premises; and/or iv) relent whole or part of the Premises for any period at such rent and upon such terms and conditions Management deems reasonable. In no event shall Management be liable for failure to relent the Premises or for failure to collect the Rent under such relenting. If Management is able to so relent the Premises, all rents in excess of the Rent provided for in this Lease shall be the sole and exclusive property of Management.
4. **Payment Method:** Payment of Installment Rent may be made by traditional methods, such as personal check, money order, or public assistance check. In the event Tenant's portion of the Rent is to be deducted from his/her public assistance check, Tenant shall cause such public assistance check to be made payable directly to Management. Management, in its sole discretion and upon reasonable notice to Tenant, may terminate

this Lease as provided heretofore in Section 3, if Tenant fails to pay the Rent as scheduled, or violates any other condition of this Lease. In the event of such termination, Tenant acknowledges and agrees that his/her execution hereof will operate as a NOTICE TO QUIT, and hereby expressly waives any right to notice to quit as may be required by law.

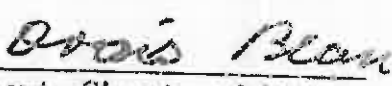
In the event of such termination, Management, in addition to the remedies herein provided, may proceed to recover possession of the premises without further demand for rent or possession under and by virtue of the provisions of the District of Columbia Code which regulate proceedings between Management and Tenant (Title 45 - Chapter 9). Tenant shall remain liable for all damage or loss of Rent resulting any such re-entry by Management, and Management reserves full power to re-let the premises for his own benefit.

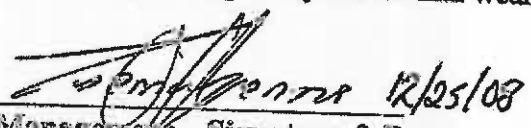
4. **Dishonored Checks:** Tenant acknowledges and agrees that any payment of Rent tendered by way of check or money order that are subsequently dishonored cause Management additional expenses; therefore, Tenant shall pay to Management a charge of **FIFTY DOLLARS (\$50.00)** plus applicable costs as may result from each such dishonored Installment Rent payment. Management may deem said charge as additional rent. Management, in its sole discretion, shall have the right to require all Rent payments be made by money order, cashier's check or certified funds. This paragraph in no way effects Tenant's obligation to pay late fees as provided by Section 2 above. DB(Int.)
5. **Non-Waiver and Accepting Payments:** In the event Management accepts any partial or late payment or past due Installment Rent payment, such acceptance shall in no way constitute a waiver of Management's rights as provided herein, including Management's right to commence or continue any notice of eviction proceedings previously given. Waiver by either party of strict performance of any provision of this agreement shall not be a waiver of, or prejudice to, the party's right to require strict performance of such provision in the future, or limit its right to enforce any other provision as the case may be.
6. **Pets:** Pets are not allowed in or around the Premises. No animal, bird, or fish of any kind will be kept on the premises, even temporarily.
7. **Occupants:** The premises will be used as a primary residence only and for Tenant person (s) only.
8. **Additional Tenants:** Persons other than those specifically listed in this Lease shall be strictly prohibited from staying in the Premises. For purposes of this section, "staying in the rental unit" shall include, but not be limited to, long-term or regular nursing aide, and visiting relatives. Unauthorized Tenants are a violation of this agreement and are grounds for termination.
9. **Assignment and Subletting:** Tenant will not sublet or relent any part of the premises or assign this Agreement without prior consent of Management.

the term of this lease. Management or his agent shall have access to the Premises at any reasonable time for the purpose of inspection or repair.

18. **Liability:** Tenant agrees to hold Management harmless of liability in the event of injury to persons or property in or about the Premises. All personal property within the Premises remains at the sole risk of Tenant.
19. **Damage and Destruction:** In the event Premises becomes uninhabitable as a result of fire or other casualty, provided such event is not caused by Tenant, his/her family or guests, then this Lease may, at the sole discretion of Management, either be terminated, or be suspended until the Premises is restored. Management is under no obligation to restore the Premises. In the event damage was caused by Tenant's action or neglect, Tenant shall be liable for all damages.
20. **Waivers:** The waiver of one condition of this lease does not waive or in any other manner affect the other conditions of this lease.
21. **Insurance:** Management is not responsible for any loss or damage to property owned by Tenant or guests unless resulting from Management's gross negligence or intentional acts. It is understood that all Tenants should carry renter's insurance for fire, extended coverage, and liability to cover accidental injury and damage or loss of personal property due to fire or theft. OB (Int.)
22. **Disclosures:** Tenant acknowledges that Management has made the following disclosures: i) Disclosure of information on Lead-Based Paint ii) and/or Lead-Based Paint Hazards. OB (Int.)

RULES AND REGULATIONS

1. Management reserves the right to inspect the Premises at regular intervals.
 2. Tenant (s) responsible for minor repairs up to 5% of cost of repair.
 3. Occupancy of the above-referenced Premises is limited to the tenant, unless Management provides written approval of changes. Any violation of this condition may result in termination of the lease.
 4. Tenant hereby certifies that upon occupancy, the Premises were found to be in good condition and that Tenant(s) will be responsible for any damages beyond normal wear and tear.
- 
(Tenant - Signature & Date)


(Management - Signature & Date)
5. All damages and repairs shall immediately be reported to Management and inspected by

10. **Utilities:** Tenant agrees to secure utility services, including electric, gas, water and local telephone, for the Premises immediately upon the Effective Date, such bills are included in rent. Any installation costs are the responsibility of Tenant. Any wall jacks, telephone or cable installation shall remain with the property. DB (Int.)
11. **Plumbing:** Water closets, toilets, bathtubs, washers, any other sewer apparatus and/or fixtures shall not be used for any purpose other than for which they were designed, and no improper articles shall be thrown therein.
12. **Use of Premises:** The premises shall be used as a dwelling unit and for no other purpose. Tenant shall use, in a reasonable manner, all facilities, utilities, and appliances on the premises and shall maintain the premises and facilities in a clean and sanitary condition at all times. Upon termination of the tenancy, Tenant shall surrender the premises in as good condition as when received, ordinary wear and tear and damage by the elements excepted. Tenant agrees to maintain, in good working order, the heating, septic, electrical and structural systems of said Premises. It is agreed that Tenant is responsible for the entire cost of repairing any damage to such Premises resulting from misuse of same by Tenant and/or guests of Tenant. Management reserves the exclusive right to select, or authorize the selection of, repairmen required to repair any such damage. DB (Int.)
13. **Reporting Repairs:** Tenant shall notify Management immediately and in writing of all equipment malfunctions, failure to supply services, or repairs needed. Tenant shall not tamper with or repair heating, water, electric, or locks without first obtaining written consent of Management.
14. **Alterations:** Tenant agrees to maintain, in good working order, the plumbing, heating, septic and electrical systems within the premises and to pay for any damage to them resulting from the negligence of Tenant, his/her family or guest. Any painting or remodeling thereof is to be supervised and approved in writing in advance by Management. Walls: No nails, screws or adhesive hangers, shade brackets and curtain rod brackets may be placed in walls, woodwork, or any part of the Premises. Notwithstanding the foregoing, Tenant may make use of standard picture hooks in decorating the Premises.
15. **Compliance with Law:** Tenant agrees to comply with all health, fire and police regulations with respect to the Premises. Tenant will not use or allow the use of the Premises for any disorderly or unlawful purpose. **TENANT AGREES TO MAINTAIN THE PREMISES AT ALL TIMES FREE OF THE USE, SALE AND POSSESSION OF ILLEGAL DRUGS AND NARCOTICS.** DB (Int.)
16. **Abandonment:** Any goods, vehicles, or other property left on the Premises after termination of the tenancy by any means shall be considered abandoned and disposed of as provided by statute.
17. **Access to Property:** Management will give Tenant quiet enjoyment of the Premises for

addition or changing of locks is necessary, Tenant shall provide Management with keys to such locks immediately. Tenant is prohibited from installing burglar alarms.

17. **Kerosene Heaters and Appliances:** Tenants agrees not to use any form of kerosene space heaters in the Premises.
18. **Vehicles:** No vehicles shall be parked on lawn, steps, or walkways at any time. Non-operative vehicles are not permitted on the Premises. Any such non-operative vehicle may be removed by Management at the expense of Tenant, for storage, or for public or private sale, at the option of Management. Tenant hereby waives all right of recourse against Management in the event of such removal.
19. **Storage:** No goods or materials of any kind or description which are combustible or would increase fire risk shall be stored on the Premises. Any storage shall be at Tenant's sole risk and expense, Management shall not be responsible for any loss or damage to Tenant. Tenant, if in violation of this Section 19., shall hold Management harmless and subrogate any claims raised by third-parties in the event of combustion of such impermissible goods or materials.
20. **Noise:** All sound emitted from the Premises will be kept at a level that does not disturb other tenants.
21. **Resident's Guide:** Management reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations set forth and referred to above, as Management shall, in its judgment, determine to be necessary for the safety, care, and cleanliness of the Premises, for the preservation of good order or for the comfort or benefit of Tenants generally.
22. **Entire Agreement:** This Lease and any attached addendum constitute the entire Lease Agreement between the parties hereto, and no prior oral statement, writings, or other item shall be binding upon either Party unless expressly so contained within the four corners of this Lease. It is the intent of the parties herein that if any part of this Lease is deemed invalid, for any reason, such invalidity shall not void the remainder of the Lease.

Date: 12/25/08 Time: 5pm

Doris Bean
(Tenant Signature)

Date: 12/25/08 Time: 5pm

DORIS BEAN

(Print Name)

Rosemary Ogbenna
(Management Signature)

ROSEMARY OGBENNA

(Print Name)



LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") is made and entered into this 15th day of October, 2009, by and between Ronald Arthur Patterson ("Tenant") and Senior Dwelling Inc. ("Management");

NOW THEREFORE, in consideration of the Rent hereinafter reserved and the agreements hereinafter set forth, Management and Tenant (collectively the "Parties") mutually agree as follows:

1. **Demised Premises:** Management hereby leases to Tenant, and Tenant hereby leases from Management, upon the terms, covenants and agreements, and subject to the conditions as set forth herein, the Premises know as 223 56th Place NE, Washington, D.C. 20019 (the "Premises").
2. **Term:** The term of the Lease (the "Term") shall be monthly, which shall commence on the 15th day of October, 2009 ("Effective Date"), and shall end at midnight on the 15th day of November, 2009 ("Completion Date").
3. **Rent:** Tenant shall pay to Management during the Term of this Lease total Rent of One thousand dollars (\$1000) the first such Installment Rent shall be due on the first day of the month immediately following the Effective Date, and such following Installment Rents are to be paid by the first of each proceeding month until the Term expires.

If the Effective Date begins on a day other than the first of a month, then Tenant shall pay the pro-rata balance of Installment Rent that would otherwise be due that month, and the Term shall commence the first day of the time specified and without Tenant deduction or demands

TERMS AND CONDITION

IT IS AGREED THAT:

1. **Security Deposit:** Tenant shall deposit with Management, in such manner as Management may determine, a Security Deposit equal to the first full monthly Installment Rent due (\$600) ("Security Deposit") to secure Tenant's full and faithful performance of the terms, covenants and agreements as set forth herein. At no time shall the Security Deposit be used by Tenant as a substitute for any Rents due.

The Security Deposit shall be returned to Tenant within forty-five (45) days after the termination of this Lease, less any expenses resulting from the breach of any condition of this Lease, from damage to the premises other than normal wear and tear, in the event of default, or as otherwise provided herein.

2. **Late Payments:** Installment Rent is due and payable in advance on the first day of each month ("Due Date"). Payment received after the fifth (5th) of the month in which the rent is due shall be subject to late fees in the amount of \$35.00 plus an additional 5% of the total monthly payment then due and outstanding, such additional payments to accrue on a daily basis beginning the 6th day after such Due Date, and shall be payable for each subsequent day on which the Installment Rent is delinquent. Tenant hereby acknowledges and agrees that the foregoing provision is necessary in order to compensate Management for the added expense of processing such delinquent Installment Rent. 70 (Int.)

3. **Default:** Upon Tenant's material breach of any term, covenant, agreement, or condition herein, Management may, in addition to the remedies otherwise provided by the terms of this Lease, Terminate this Lease without further notice or demand, upon which, in Management's sole and absolute discretion, in the alternative or in conjunction, it may i) accelerate any and all outstanding Rents for the remainder of the Lease Term, such accelerated Rents to be due upon the day of default and/or termination; ii) require Tenant's immediate surrender of the Premises, at which time Management may resume possession of the Premises and remove and dispose of all property remaining therein; iii) require payment of all reasonable fees, costs and expenses necessary to repair any damage caused by Tenant's Default, all expenses incurred in recovering, maintaining and/or relenting the Premises; and/or iv) relent whole or part of the Premises for any period at such rent and upon such terms and conditions Management deems reasonable. In no event shall Management be liable for failure to relent the Premises or for failure to collect the Rent under such relenting. If Management is able to so relent the Premises, all rents in excess of the Rent provided for in this Lease shall be the sole and exclusive property of Management.

4. **Payment Method:** Payment of Installment Rent may be made by traditional methods, such as personal check, money order, or public assistance check. In the event Tenant's portion of the Rent is to be deducted from his/her public assistance check, Tenant shall cause such public assistance check to be made payable directly to Management. Management, in its sole discretion and upon reasonable notice to Tenant, may terminate this Lease as provided heretofore in Section 3, if Tenant fails to pay the Rent as scheduled, or violates any other condition of this Lease. In the event of such termination, Tenant acknowledges and agrees that his/her execution hereof will operate as a NOTICE TO QUIT, and hereby expressly waives any right to notice to quit as may be required by law.

In the event of such termination, Management, in addition to the remedies herein provided, may proceed to recover possession of the premises without further demand for rent or possession under and by virtue of the provisions of the District of Columbia Code which regulate proceedings between Management and Tenant (Title 45 – Chapter 9). Tenant shall remain liable for all damage or loss of Rent resulting any such re-entry by Management, and Management reserves full power to re-let the premises for his own benefit.

4. **Dishonored Checks:** Tenant acknowledges and agrees that any payment of Rent tendered by way of check or money order that are subsequently dishonored cause Management additional expenses; therefore, Tenant shall pay to Management a charge of **FIFTY DOLLARS (\$50.00)** plus applicable costs as may result from each such dishonored Installment Rent payment. Management may deem said charge as additional rent. Management, in its sole discretion, shall have the right to require all Rent payments be made by money order, cashier's check or certified funds. This paragraph in no way effects Tenant's obligation to pay late fees as provided by Section 2 above. 20 (Int.)
5. **Non-Waiver and Accepting Payments:** In the event Management accepts any partial or late payment or past due Installment Rent payment, such acceptance shall in no way constitute a waiver of Management's rights as provided herein, including Management's right to commence or continue any notice of eviction proceedings previously given. Waiver by either party of strict performance of any provision of this agreement shall not be a waiver of, or prejudice to, the party's right to require strict performance of such provision in the future, or limit its right to enforce any other provision as the case may be.
6. **Pets:** Pets are not allowed in or around the Premises. No animal, bird, or fish of any kind will be kept on the premises, even temporarily.
7. **Occupants:** The premises will be used as a primary residence only and for Tenant person (s) only.
8. **Additional Tenants:** Persons other than those specifically listed in this Lease shall be strictly prohibited from staying in the Premises. For purposes of this section, "staying in the rental unit" shall include, but not be limited to, long-term or regular nursing aide, and visiting relatives. Unauthorized Tenants are a violation of this agreement and are grounds for termination.
9. **Assignment and Subletting:** Tenant will not sublet or relent any part of the premises or assign this Agreement without prior consent of Management.
10. **Utilities:** Tenant agrees to secure utility services, including electric, gas, water and local telephone, for the Premises immediately upon the Effective Date, such bills are included in rent. Any installation costs are the responsibility of Tenant. Any wall jacks, telephone or cable installation shall remain with the property. 20 (Int.)

11. **Plumbing:** Water closets, toilets, bathtubs, washers, any other sewer apparatus and/or fixtures shall not be used for any purpose other than for which they were designed, and no improper articles shall be thrown therein.
12. **Use of Premises:** The premises shall be used as a dwelling unit and for no other purpose. Tenant shall use, in a reasonable manner, all facilities, utilities, and appliances on the premises and shall maintain the premises and facilities in a clean and sanitary condition at all times. Upon termination of the tenancy, Tenant shall surrender the premises in as good condition as when received, ordinary wear and tear and damage by the elements excepted. Tenant agrees to maintain, in good working order, the heating, septic, electrical and structural systems of said Premises. It is agreed that Tenant is responsible for the entire cost of repairing any damage to such Premises resulting from misuse of same by Tenant and/or guests of Tenant. Management reserves the exclusive right to select, or authorize the selection of, repairmen required to repair any such damage. PP (Int.)
13. **Reporting Repairs:** Tenant shall notify Management immediately and in writing of all equipment malfunctions, failure to supply services, or repairs needed. Tenant shall not tamper with or repair heating, water, electric, or locks without first obtaining written consent of Management.
14. **Alterations:** Tenant agrees to maintain, in good working order, the plumbing, heating, septic and electrical systems within the premises and to pay for any damage to them resulting from the negligence of Tenant, his/her family or guest. Any painting or remodeling thereof is to be supervised and approved in writing in advance by Management. **Walls:** No nails, screws or adhesive hangers, shade brackets and curtain rod brackets may be placed in walls, woodwork, or any part of the Premises. Notwithstanding the foregoing, Tenant may make use of **standard picture hooks** in decorating the Premises.
15. **Compliance with Law:** Tenant agrees to comply with all health, fire and police regulations with respect to the Premises. Tenant will not use or allow the use of the Premises for any disorderly or unlawful purpose. **TENANT AGREES TO MAINTAIN THE PREMISES AT ALL TIMES FREE OF THE USE, SALE AND POSSESSION OF ILLEGAL DRUGS AND NARCOTICS.** PP (Int.)
16. **Abandonment:** Any goods, vehicles, or other property left on the Premises after termination of the tenancy by any means shall be considered abandoned and disposed of as provided by statute.
17. **Access to Property:** Management will give Tenant quiet enjoyment of the Premises for the term of this lease. Management or his agent shall have access to the Premises at any reasonable time for the purpose of inspection or repair.
18. **Liability:** Tenant agrees to hold Management harmless of liability in the event of injury to persons or property in or about the Premises. All personal property within the Premises remains at the sole risk of Tenant.

19. **Damage and Destruction:** In the event Premises becomes uninhabitable as a result of fire or other casualty, provided such event is not caused by Tenant, his/her family or guests, then this Lease may, at the sole discretion of Management, either be terminated, or be suspended until the Premises is restored. Management is under no obligation to restore the Premises. In the event damage was caused by Tenant's action or neglect, Tenant shall be liable for all damages.
20. **Waivers:** The waiver of one condition of this lease does not waive or in any other manner affect the other conditions of this lease.
21. **Insurance:** Management is not responsible for any loss or damage to property owned by Tenant or guests unless resulting from Management's gross negligence or intentional acts. It is understood that all Tenants should carry renter's insurance for fire, extended coverage, and liability to cover accidental injury and damage or loss of personal property due to fire or theft.
PP (Int.)
22. **Disclosures:** Tenant acknowledges that Management has made the following disclosures: i) Disclosure of information on Lead-Based Paint ii) and/or Lead-Based Paint Hazards. PP
(Int.)

RULES AND REGULATIONS

1. Management reserves the right to inspect the Premises at regular intervals.
2. Tenant (s) responsible for minor repairs up to 5% of cost of repair.
3. Occupancy of the above-referenced Premises is limited to the tenant, unless Management provides written approval of changes. Any violation of this condition may result in termination of the lease.
4. Tenant hereby certifies that upon occupancy, the Premises were found to be in good condition and that Tenant(s) will be responsible for any damages beyond normal wear and tear.

Ronald Patton 10/15/09
(Tenant - Signature & Date)

[Signature] 10/15/09
(Management - Signature & Date)
5. All damages and repairs shall immediately be reported to Management and inspected by Management prior to correction.
6. No soliciting or loitering in front of the building.
7. **Pest Control:** Tenant agrees to provide pest control as needed in their units. Any infestation shall constitute default and violation of this agreement.
8. **Bad Check:** Any personal checks used in the payment of rent, security deposit, or any other monies due Management, returned by the bank for insufficient funds, closed accounts, or other

reasons shall be considered the fault of Tenant. Upon such an occurrence Management shall require all future payments to be made in cash, by certified check, or money order. Tenant agrees to pay Management an administrative charge of \$50.00 on all such returned checks 24 (Int.)

9. **Tenant's Termination Notice After Term:** In the event this Lease is extended to a month-to-month tenancy after the initial term, Tenant may terminate the Lease solely by providing Management 30-days written notice. Failure of Tenant to provide appropriate written notice to terminate such month-to-month tenancy shall result in Tenant's continuing obligations under the terms and provisions hereof until such time as (30) days written notice is so provided.
10. **Appliances:** All appliances of any kind, including, but not limited to window air conditioners, are provided solely as conveniences to Tenant. Management assumes no responsibility for their operation. No part of the monthly rent is attributable to them. Any appliance on the Premises at the signing of the agreement shall be returned by Tenant upon move-out in the same condition as at the signing of this agreement.
11. **Telephones:** Tenant shall obtain a home telephone and must supply Management with operating home and work telephone numbers immediately upon execution hereof and further agrees to notify Management of any change of numbers during the Term of the Lease.
12. **Housekeeping Expectations:** Tenant agrees to keep their Premises in a clean and sanitary condition, and will dispose of any trash or rubbish as it accumulates.
13. **Smoke Alarms:** Tenant shall keep smoke alarm(s) their units in working order including replacing the battery as needed. Tenant accepts any liability associated with the use and upkeep of all such devices and understands how to operate same, and agrees to test each on a periodic basis. Tenant agrees to repair or replace any inoperative smoke detector immediately should it fail to operate. Tenant acknowledges the presence of a working smoke detector in the Premises.
15. **Waterbeds:** Waterbeds are not permitted in the Premises.
16. **Locks:** \$25 will be charged for each key that Management has to replace. If the addition or changing of locks is necessary, Tenant shall provide Management with keys to such locks immediately. Tenant is prohibited from installing burglar alarms.
17. **Kerosene Heaters and Appliances:** Tenants agrees not to use any form of kerosene space heaters in the Premises.
18. **Vehicles:** No vehicles shall be parked on lawn, steps, or walkways at any time. Non-operative vehicles are not permitted on the Premises. Any such non-operative vehicle may be removed by Management at the expense of Tenant, for

storage, or for public or private sale, at the option of Management. Tenant hereby waives all right of recourse against Management in the event of such removal.

19. **Storage:** No goods or materials of any kind or description which are combustible or would increase fire risk shall be stored on the Premises. Any storage shall be at Tenant's sole risk and expense, Management shall not be responsible for any loss or damage to Tenant. Tenant, if in violation of this Section 19., shall hold Management harmless and subrogate any claims raised by third-parties in the event of combustion of such impermissible goods or materials.

20. **Noise:** All sound emitted from the Premises will be kept at a level that does not disturb other tenants.

21. **Resident's Guide:** Management reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations set forth and referred to above, as Management shall, in its judgment, determine to be necessary for the safety, care, and cleanliness of the Premises, for the preservation of good order or for the comfort or benefit of Tenants generally.

22. **Entire Agreement:** This Lease and any attached addendum constitute the entire Lease Agreement between the parties hereto, and no prior oral statement, writings, or other item shall be binding upon either Party unless expressly so contained within the four corners of this Lease. It is the intent of the parties herein that if any part of this Lease is deemed invalid, for any reason, such invalidity shall not void the remainder of the Lease.

Date: 10/15/09 Time: 8:30pm Ronald Patterson
(Tenant Signature)

RONALD PATTERSON
(Print Name)

Date: 10/15/09 Time: 8:30pm [Signature]
(Management Signature)

Rosemary Ogburn
(Print Name)



LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") is made and entered into this 08th day of July, 2011, by and between Jesse L. Brown ("Tenant") and Senior Dwelling Inc. ("Management");

NOW THEREFORE, in consideration of the Rent hereinafter reserved and the agreements hereinafter set forth, Management and Tenant (collectively the "Parties") mutually agree as follows:

1. **Demised Premises:** Management hereby leases to Tenant, and Tenant hereby leases from Management, upon the terms, covenants and agreements, and subject to the conditions as set forth herein, the Premises know as 223 56th Place NE, Washington, D.C. 20019 (the "Premises").
2. **Term:** The term of the Lease (the "Term") shall be monthly, which shall commence on the 08th day of July, 2011 ("Effective Date"), and shall end at midnight on the 08th day of August, 2011 ("Completion Date").
3. **Rent:** Tenant shall pay to Management during the Term of this Lease total Rent of One thousand dollars (\$1000) the first such Installment Rent shall be due on the first day of the month immediately following the Effective Date, and such following Installment Rents are to be paid by the first of each proceeding month until the Term expires.

If the Effective Date begins on a day other than the first of a month, then Tenant shall pay the pro-rata balance of Installment Rent that would otherwise be due that month, and the Term shall commence the first day of the time specified and without Tenant deduction or demands

TERMS AND CONDITION

IT IS AGREED THAT:

1. **Security Deposit:** Tenant shall deposit with Management, in such manner as Management may determine, a Security Deposit equal to the half Rent due (\$600) ("Security Deposit") to secure Tenant's full and faithful performance of the terms,

covenants and agreements as set forth herein. At no time shall the Security Deposit be used by Tenant as a substitute for any Rents due (\$600) ("Security Deposit") to secure Tenant's full and faithful performance of the terms, covenants and agreements as set forth herein. At no time shall the Security Deposit be used by Tenant as a substitute for any Rents due.

The Security Deposit shall be returned to Tenant within forty-five (45) days after the termination of this Lease, less any expenses resulting from the breach of any condition of this Lease, from damage to the premises other than normal wear and tear, in the event of default, or as otherwise provided herein.

2. **Late Payments:** Installment Rent is due and payable in advance on the first day of each month ("Date Date"). Payment received after the fifth (5th) of the month in which the rent is due shall be subject to late fees in the amount of \$35.00 plus an additional 5% of the total monthly payment then due and outstanding, such additional payments to accrue on a daily basis beginning the 6th day after such Due Date, and shall be payable for each subsequent day on which the installment Rent is delinquent. Tenant hereby acknowledges and agrees that the foregoing provision is necessary in order to compensate management for the added expense of expense of processing such delinquent installment Rent. SLD (Int.)
3. **Default:** Upon Tenant's material breach of any term, covenant, agreement, or condition herein, Management may, in addition to the remedies otherwise provided by the terms of this Lease, Terminate this Lease without further notice or demand, upon which, in Management's sole and absolute discretion, in the alternative or in conjunction, it may i) accelerate any and all outstanding Rents for the remainder of the Lease Term, such accelerated Rents to be due upon the day of default and/or termination; ii) require Tenant's immediate surrender of the Premises, at which time Management may resume possession of the Premises and remove and dispose of all property remaining therein; iii) require payment of all reasonable fees, costs and expenses necessary to repair any damage caused by Tenant's Default, all expenses incurred in recovering, maintaining and/or renting the Premises; and/or iv) relet whole or part of the Premises for any period at such rent and upon such terms and conditions Management deems reasonable. In no event shall Management be liable for failure to relet the Premises or for failure to collect the Rent under such reletting. If Management is able to so relet the Premises, all rents in excess of the Rent provided for in this Lease shall be the sole and exclusive property of Management.
4. **Payment Method:** Payment of Installment Rent may be made by traditional methods, such as personal check, money order, or public assistance check. In the event Tenant's portion of the Rent is to be deducted from his/her public assistance check, Tenant shall cause such public assistance check to be made payable directly to Management. Management, in its sole discretion and upon reasonable notice to Tenant, may terminate this Lease as provided heretofore in Section 3, if Tenant fails to pay the Rent as scheduled, or violates any other condition of this Lease. In the event of such termination, Tenant acknowledges and agrees that his/her execution

hereof will operate as a NOTICE TO QUIT, and hereby expressly waives any right to notice to quit as may be required by law.

In the event of such termination, Management, in addition to the remedies herein provided, any proceed to recover possession of the premises without further demand for rent or possession under and by virtue of the provisions of the District of Columbia Code which regulate proceedings between Management and Tenant (Title 45 – Chapter 9). Tenant shall remain liable for all damage or loss of Rent resulting any such re-entry by Management, and Management reserves full power to re-let the premises for his own benefit.

5. **Dishonored Checks:** Tenant acknowledges and agrees that any payment of Rent tendered by way of check or money order that are subsequently dishonored cause Management additional expenses, therefore, Tenant shall pay to Management a charge as additional rent. Management, in its sole discretion, shall have the right to require all Rent payments be made by money order, cashier's check or certified funds. This paragraph in no way effects Tenant's obligation to pay late fees as provided by Section 2 above 315 (Int.)
6. **Non-Waiver and Accepting Payments:** In the event Management accepts any partial or late payment or past due Installment Rent payment, such acceptance shall in no way constitute a waiver of Management's rights as provided herein, including Management's right to commence or continue any notice of eviction proceedings previously given. Waiver by either party of strict performance of any provision of this agreement shall not be a waiver of, or prejudice to, the party's right to require strict performance of such provision in the future, or limit its right to enforce any other provision as the case may be.
7. **Pets:** Pets are not allowed in or around the Premises. No animal, bird, or fish of any kind will be kept on the premises, even temporarily.
8. **Occupants:** The premises will be used as a primary residence only and for Tenant person (s) only.
9. **Additional Tenants:** Persons other than those specifically listed in this Lease shall be strictly prohibited from staying in the Premises. For purposes of this section, "staying in the rental unit" shall include, but not be limited to, long-term or regular nursing aide, and visiting relatives. Unauthorized Tenants are a violation of this agreement and are grounds for termination.
10. **Assignment and Subletting:** Tenant will not sublet or relenting any part of the premises or assign this Agreement without prior consent of Management.
11. **Utilities:** Tenant agrees to secure utility services, including electric, gas, water and local telephone, for the Premises immediately upon the Effective Date, such bills are

included in rent. Any installation costs are the responsibility of Tenant. Any wall jacks, telephone or cable installation shall remain with the property. **SL** (Int.)

12. **Plumbing:** Water closets, toilets, bathtubs, washer, any other sewer apparatus and/or fixtures shall not be used for any purpose other than for which they designed, and no improper articles shall be thrown therein.
13. **Use of Premises:** The premises shall be used as a dwelling unit and for no other purpose. Tenant shall use, in a reasonable manner, all facilities, utilities, and appliances on the premises and shall maintain the premises and facilities in a clean and sanitary condition at all times. Upon termination of the tenancy, Tenant shall surrender the premises in as good condition as when received, ordinary wear and tear and damage by the elements excepted. Tenant agrees to maintain, in good working order, the heating, septic, electrical and structural systems of said Premises. It is agreed that Tenant is responsible for the entire cost of repairing any damage to such Premises resulting from misuse of same by Tenant and/or guests of Tenant. Management reserves the exclusive right to select or authorize the selection of, repairmen required to repair any such damage. **SL** (Int.)
14. **Reporting Repairs:** Tenant shall notify Management immediately and in writing of all equipment malfunctions, failure to supply services, or repairs needed. Tenant shall not tamper with or repair heating, water, electric, or locks without first obtaining written consent of Management.
15. **Alterations:** Tenant agrees to maintain, in good working order, the plumbing, heating, septic and electrical systems within the premises and to pay for any damage to them resulting from the negligence of Tenant, his/her family or guest. Any painting or remodeling thereof is to be supervised and approved in writing in advance by Management. **Walls:** No nails, screws or adhesive hangers, shade brackets and curtain rod brackets may be placed in walls, woodwork, or any part of the Premises. Notwithstanding the foregoing, Tenant may make use of standard picture hooks in decorating the Premises.
16. **Compliance with Law:** Tenant agrees to comply with all health, fire and police regulations with respect to the Premises. Tenant will not use or allow the use of Premises for any disorderly or unlawful purpose. **TENANT AGREES TO MAINTAIN THE PREMISES AT ALL TIMES FREE OF THE USE, SALE AND POSSESSION OF ILLEGAL DRUGS AND NARCOTICS** **SL** (Int.)
17. **Abandonment:** Any goods, vehicles, or other property left on the Premises after termination of the tenancy by any means shall be considered abandoned and disposed of as provided by statute.
18. **Access to Property:** Management will give Tenant quiet enjoyment of the Premises for the term of this lease. Management or his agent shall have access to the Premises at any reasonable time for the purpose of inspection or repair.

19. **Liability:** Tenant agrees to hold Management harmless of liability in the event of injury to persons or property in or about the Premises. All personal property within the Premises remains at the sole risk of Tenant.
20. **Damage and Destruction:** In the event Premises becomes uninhabitable as a result of fire or other casualty, provided such event is not caused by Tenant, his/her family or guest, then this Lease may, at the sole discretion of Management, either be terminated, or be suspended until the Premises is restored. Management is under no obligation to restore the Premises. In the event damage was caused by Tenant's action or neglect, Tenant shall be liable for all damages.
21. **Waivers:** The waiver of one condition of this lease does not waive or in any other manner affect the other conditions of this Lease.
22. **Insurance:** Management is not responsible for any loss or damage to property owned by Tenant or guests unless resulting from Management's gross negligence or intentional acts. It is understood that all Tenants should carry renter's insurance for fire, extended coverage, and liability to cover accidental injury and damage or loss of personal property due to fire or theft IS (Int.)
23. **Disclosures:** Tenant acknowledges that Management has made the following disclosures: i) IS Disclosure of information on Lead-Based Paint ii) and/or Lead-Based Paint Hazards IS (Int.)

RULES AND REGULATIONS

1. Management reserves the right to inspect the Premises at regular intervals.
2. Tenant(s) responsible for minor repairs up to 5% of coat of repair.
3. Occupancy of the above-referenced Premises is limited to the tenant, unless Management provides written approval of changes. Any violation of this condition may result in termination of the lease.
4. Tenant hereby certifies that upon occupancy, the Premises were found to be in good condition and that Tenant(s) will be responsible for any damages beyond normal wear and tear.
5. All damages and repairs shall immediately be reported to Management and inspected by Management prior to correction.
6. No soliciting or loitering in front of the building.

Jesse Brown
(Tenant - Signature & Date)

[Signature]
(Management - Signature & Date)

7. **Pest Control:** Tenant agrees to provide pest control as needed in their units. Any infestation shall constitute default and violation of this agreement.
8. **Bad Check:** Any personal checks used in the payment of rent, security deposit, or any other monies due Management, returned by the bank for insufficient funds, closed accounts, or other reasons shall be considered the fault of Tenant. Upon such an occurrence Management shall require all future payments to be made in cash, by certified check, or money order. Tenant agrees to pay Management an administrative charge of \$50.00 on all such returned checks IVS (Int.)
9. **Tenant's Termination Notice After Term:** In the event this Lease is extended to a month-to-month tenancy after the initial term, Tenant may terminate the Lease solely by providing Management 30-days written notice. Failure of Tenant to provide appropriate written notice to terminate such month-to-month tenancy shall result in Tenant's continuing obligations under the terms and provisions hereof until such time as (30) days written notice is so provided.
10. **Appliances:** All appliances of any kind, including, but not limited to window air conditioners, are provided solely as conveniences to Tenant. Management assumes no responsibility for their operation. No part of the monthly rent is attributable to them. Any appliance on the Premises at the signing of the agreement shall be returned by Tenant upon move-out in the same condition as at the signing of this agreement.
11. **Telephones:** Tenant shall obtain a home telephone and must supply Management with operating home and work telephone numbers immediately upon execution hereof and further agrees to notify Management of any change of numbers during the Term of the Lease.
12. **Housekeeping Expectations:** Tenant agrees to keep their Premises in a clean and sanitary condition, and will dispose of any trash or rubbish as it accumulates.
13. **Smoke Alarms:** Tenant shall keep smoke alarm(s) their units in working order including replacing the battery as needed. Tenant accepts any liability associated with the use and upkeep of all such devices and understands how to operate same, and agrees to test each on a periodic basis. Tenant agrees to repair or replace any inoperative smoke detector immediately should it fail to operate. Tenant acknowledges the presence of a working smoke detector in the Premises.
14. **Waterbeds:** Waterbeds are not permitted in the Premises.
15. **Locks:** \$25 will be charged for each key that Management has to replace. If the

addition or changing of locks is necessary, Tenant shall provide Management with keys to such locks immediately. Tenant is prohibited from installing burglar alarms.

16. **Kerosene Heaters and Appliances:** Tenants agrees not to use any form of kerosene space heaters in the Premises.
17. **Vehicles:** No vehicles shall be parked on lawn, steps, or walkways at any time. Non-operative vehicles are not permitted on the Premises. Any such non-operative vehicle may be removed by Management at the expense of Tenant, for storage, or for public or private sale, at the option of Management. Tenant hereby waives all right of recourse against Management in the event of such removal.
18. **Storage:** No goods or materials of any kind or description which are combustible or would increase fire risk shall be stored on the Premises. Any storage shall be at Tenant's sole risk and expense. Management shall not be responsible for any loss or damage to Tenant. Tenant, if in violation of this Section 19, shall hold Management harmless and subrogate any claims raised by third-parties in the event of combustion of such impermissible goods or materials.
19. **Noise:** All sound emitted from the Premises will be kept at a level that does not disturb other tenants.
20. **Resident's Guide:** Management reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations set forth and referred to above, as Management shall, in its judgment, determine to be necessary for the safety, care and cleanliness of the Premises, for the preservation of good order or for the comfort or benefit of Tenants generally.
21. **Entire Agreement:** This Lease and any attached addendum constitute the entire Lease Agreement between the parties hereto, and no prior oral statement, writings, or other item shall be binding upon either Party unless expressly so contained within the four corners of this Lease. It is the intent of the parties herein that if any part of this Lease is deemed invalid, for any reason, such invalidity shall not void the remainder of the Lease.

Date: July 8th 2011 Time: 11am

Jesse Brown
(Tenant Signature)

JESSE Brown
(Print Name)

Date: July 8th 2011 Time: 11am

Rosemary Oghenig
(Management Signature)

Rosemary Oghenig
(Print Name)



LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") is made and entered into this 01th day of November, 2013, by and between Issac Ahanmisi ("Tenant") and Senior Dwelling Inc. ("Management");

NOW THEREFORE, in consideration of the Rent hereinafter reserved and the agreements hereinafter set forth, Management and Tenant (collectively the "Parties") mutually agree as follows:

1. **Demised Premises:** Management hereby leases to Tenant, and Tenant hereby leases from Management, upon the terms, covenants and agreements, and subject to the conditions as set forth herein, the Premises know as 225 56th Place NE, Washington, D.C. 20019 (the "Premises").
2. **Term:** The term of the Lease (the "Term") shall be monthly, which shall commence on the 1st day of November, 2013 ("Effective Date"), and shall end at midnight on the 1st day of December, 2013 ("Completion Date").
3. **Rent:** Tenant shall pay to Management during the Term of this Lease total Rent of One thousand dollars (\$1000) the first such Installment Rent shall be due on the first day of the month immediately following the Effective Date, and such following Installment Rents are to be paid by the first of each proceeding month until the Term expires.

If the Effective Date begins on a day other than the first of a month, then Tenant shall pay the pro-rata balance of Installment Rent that would otherwise be due that month, and the Term shall commence the first day of the time specified and without Tenant deduction or demands

TERMS AND CONDITION

IT IS AGREED THAT:

1. **Security Deposit:** Tenant shall deposit with Management, in such manner as Management may determine, a Security Deposit equal to the half Rent due (\$600) ("Security Deposit") to secure Tenant's full and faithful performance of the terms, covenants and agreements as set forth herein. At no time shall the Security Deposit

hereof will operate as a NOTICE TO QUIT, and hereby expressly waives any right to notice to quit as may be required by law.

In the event of such termination, Management, in addition to the remedies herein provided, any proceed to recover possession of the premises without further demand for rent or possession under and by virtue of the provisions of the District of Columbia Code which regulate proceedings between Management and Tenant (Title 45 – Chapter 9). Tenant shall remain liable for all damage or loss of Rent resulting any such re-entry by Management, and Management reserves full power to re-let the premises for his own benefit.

5. **Dishonored Checks:** Tenant acknowledges and agrees that any payment of Rent tendered by way of check or money order that are subsequently dishonored cause Management additional expenses; therefore, Tenant shall pay to Management a charge as additional rent. Management, in its sole discretion, shall have the right to require all Rent payments be made by money order, cashier's check or certified funds. This paragraph in no way effects Tenant's obligation to pay late fees as provided by Section 2 above 1A (Int)
6. **Non-Waiver and Accepting Payments:** In the event Management accepts any partial or late payment or past due installment Rent payment, such acceptance shall in no way constitute a waiver of Management's rights as provided herein, including Management's right to commence or continue any notice of eviction proceedings previously given. Waiver by either party of strict performance of any provision of this agreement shall not be a waiver of, or prejudice to, the party's right to require strict performance of such provision in the future, or limit its right to enforce any other provision as the case may be.
7. **Pets:** Pets are not allowed in or around the Premises. No animal, bird, or fish of any kind will be kept on the premises, even temporarily.
8. **Occupants:** The premises will be used as a primary residence only and for Tenant person (s) only.
9. **Additional Tenants:** Persons other than those specifically listed in this Lease shall be strictly prohibited from staying in the Premises. For purposes of this section, "staying in the rental unit" shall include, but not be limited to, long-term or regular nursing aide, and visiting relatives. Unauthorized Tenants are a violation of this agreement and are grounds for termination.
10. **Assignment and Subletting:** Tenant will not sublet or relenting any part of the premises or assign this Agreement without prior consent of Management.
11. **Utilities:** Tenant agrees to secure utility services, including electric, gas, water and local telephone, for the Premises immediately upon the Effective Date, such bills are

included in rent. Any installation costs are the responsibility of Tenant. Any wall jacks, telephone or cable installation shall remain with the property JA (Int.)

12. **Plumbing:** Water closets, toilets, bathtubs, washer, any other sewer apparatus and/or fixtures shall not be used for any purpose other than for which they designed, and no improper articles shall be thrown therein.
13. **Use of Premises:** The premises shall be used as a dwelling unit and for no other purpose. Tenant shall use, in a reasonable manner, all facilities, utilities, and appliances on the premises and shall maintain the premises and facilities in a clean and sanitary condition at all times. Upon termination of the tenancy, Tenant shall surrender the premises in as good condition as when received, ordinary wear and tear and damage by the elements excepted. Tenant agrees to maintain, in good working order, the heating, septic, electrical and structural systems of said Premises. It is agreed that Tenant is responsible for the entire cost of repairing any damage to such Premises resulting from misuse of same by Tenant and/or guests of Tenant. Management reserves the exclusive right to select, or authorize the selection of, repairmen required to repair any such damage JA (Int.)
14. **Reporting Repairs:** Tenant shall notify Management immediately and in writing of all equipment malfunctions, failure to supply services, or repairs needed. Tenant shall not tamper with or repair heating, water, electric, or locks without first obtaining written consent of Management.
15. **Alterations:** Tenant agrees to maintain, in good working order, the plumbing, heating, septic and electrical systems within the premises and to pay for any damage to them resulting from the negligence of Tenant, his/her family or guest. Any painting or remodeling thereof is to be supervised and approved in writing in advance by Management. **Walls:** No nails, screws or adhesive hangers, shade brackets and curtain rod brackets may be placed in walls, woodwork, or any part of the Premises. Notwithstanding the foregoing, Tenant may make use of **standard picture hooks** in decorating the Premises.
16. **Compliance with Law:** Tenant agrees to comply with all health, fire and police regulations with respect to the Premises. Tenant will not use or allow the use of Premises for any disorderly or unlawful purpose. **TENANT AGREES TO MAINTAIN THE PREMISES AT ALL TIMES FREE OF THE USE, SALE AND POSSESSION OF ILLEGAL DRUGS AND NORCOTICS** JA (Int.)
17. **Abandonment:** Any goods, vehicles, or other property left on the Premises after termination of the tenancy by any means shall be considered abandoned and disposed of as provided by statute.
18. **Access to Property:** Management will give Tenant quiet enjoyment of the Premises for the term of this lease. Management or his agent shall have access to the Premises at any reasonable time for the purpose of inspection or repair.

19. **Liability:** Tenant agrees to hold Management harmless of liability in the event of injury to persons or property in or about the Premises. All personal property within the Premises remains at the sole risk of Tenant.
20. **Damage and Destruction:** In the event Premises becomes uninhabitable as a result of fire or other casualty, provided such event is not caused by Tenant, his/her family or guest, then this Lease may, at the sole discretion of Management, either be terminated, or be suspended until the Premises is restored. Management is under no obligation to restore the Premises. In the event damage was caused by Tenant's action or neglect, Tenant shall be liable for all damages.
21. **Waivers:** The waiver of one condition of this lease does not waive or in any other manner affect the other conditions of this Lease.
22. **Insurance:** Management is not responsible for any loss or damage to property owned by Tenant or guests unless resulting from Management's gross negligence or intentional acts. It is understood that all Tenants should carry renter's insurance for fire, extended coverage, and liability to cover accidental injury and damage or loss of personal property due to fire or theft IA (Int.)
23. **Disclosures:** Tenant acknowledges that Management has made the following disclosures: i) Disclosure of information on Lead-Based Paint ii) and/or Lead-Based Paint Hazards IA (Int.)

RULES AND REGULATIONS

1. Management reserves the right to inspect the Premises at regular intervals.
2. Tenant(s) responsible for minor repairs up to 5% of coat of repair.
3. Occupancy of the above-referenced Premises is limited to the tenant, unless Management provides written approval of changes. Any violation of this condition may result in termination of the lease.
4. Tenant hereby certifies that upon occupancy, the Premises were found to be in good condition and that Tenant(s) will be responsible for any damages beyond normal wear and tear.

Isaac Ahannisi
(Tenant - Signature & Date)

[Signature] 11/01/13
(Management - Signature & Date)

5. All damages and repairs shall immediately be reported to Management and inspected by Management prior to correction.
6. No soliciting or loitering in front of the building.

7. **Pest Control:** Tenant agrees to provide pest control as needed in their units. Any infestation shall constitute default and violation of this agreement.
8. **Bad Check:** Any personal checks used in the payment of rent, security deposit, or any other monies due Management, returned by the bank for insufficient funds, closed accounts, or other reasons shall be considered the fault of Tenant. Upon such an occurrence Management shall require all future payments to be made in cash, by certified check, or money order. Tenant agrees to pay Management an administrative charge of \$50.00 on all such returned checks LA (Int.)
9. **Tenant's Termination Notice After Term:** In the event this Lease is extended to a month-to-month tenancy after the initial term, Tenant may terminate the Lease solely by providing Management 30-days written notice. Failure of Tenant to provide appropriate written notice to terminate such month-to-month tenancy shall result in Tenant's continuing obligations under the terms and provisions hereof until such time as (30) days written notice is so provided.
10. **Appliances:** All appliances of any kind, including, but not limited to window air conditioners, are provided solely as conveniences to Tenant. Management assumes no responsibility for their operation. No part of the monthly rent is attributable to them. Any appliance on the Premises at the signing of the agreement shall be returned by Tenant upon move-out in the same condition as at the signing of this agreement.
11. **Telephones:** Tenant shall obtain a home telephone and must supply Management with operating home and work telephone numbers immediately upon execution hereof and further agrees to notify Management of any change of numbers during the Term of the Lease.
12. **Housekeeping Expectations:** Tenant agrees to keep their Premises in a clean and sanitary condition, and will dispose of any trash or rubbish as it accumulates.
13. **Smoke Alarms:** Tenant shall keep smoke alarm(s) their units in working order including replacing the battery as needed. Tenant accepts any liability associated with the use and upkeep of all such devices and understands how to operate same, and agrees to test each on a periodic basis. Tenant agrees to repair or replace any inoperative smoke detector immediately should it fail to operate. Tenant acknowledges the presence of a working smoke detector in the Premises.
14. **Waterbeds:** Waterbeds are not permitted in the Premises.
15. **Locks:** \$25 will be charged for each key that Management has to replace. If the

addition or changing of locks is necessary; Tenant shall provide Management with keys to such locks immediately. Tenant is prohibited from installing burglar alarms.

16. **Kerosene Heaters and Appliances:** Tenants agrees not to use any form of kerosene space heaters in the Premises.
17. **Vehicles:** No vehicles shall be parked on lawn, steps, or walkways at any time. Non-operative vehicles are not permitted on the Premises. Any such non-operative vehicle may be removed by Management at the expense of Tenant, for storage, or for public or private sale, at the option of Management. Tenant hereby waives all right of recourse against Management in the event of such removal.
18. **Storage:** No goods or materials of any kind or description which are combustible or would increase fire risk shall be stored on the Premises. Any storage shall be at Tenant's sole risk and expense. Management shall not be responsible for any loss or damage to Tenant. Tenant, if in violation of this Section 19, shall hold Management harmless and subrogate any claims raised by third-parties in the event of combustion of such impermissible goods or materials.
19. **Noise:** All sound emitted from the Premises will be kept at a level that does not disturb other tenants.
20. **Resident's Guide:** Management reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations set forth and referred to above, as Management shall, in its judgment, determine to be necessary for the safety, care and cleanliness of the Premises, for the preservation of good order or for the comfort or benefit of Tenants generally.
21. **Entire Agreement:** This Lease and any attached addendum constitute the entire Lease Agreement between the parties hereto, and no prior oral statement, writings, or other item shall be binding upon either Party unless expressly so contained within the four corners of this Lease. It is the intent of the parties herein that if any part of this Lease is deemed invalid, for any reason, such invalidity shall not void the remainder of the Lease.

Date: 11-1-13 Time: 2 PM

Isaac Ahannisi
(Tenant Signature)

ISAAC AHANNISI
(Print Name)

Date: 11/1/13 Time: 2:05 PM

[Signature]
(Management Signature)

Rosemary Okeke
(Print Name)



LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") is made and entered into this 06th day of January, 2011, by and between Mercy Udeh ("Tenant") and Senior Dwelling Inc. ("Management");

NOW THEREFORE, in consideration of the Rent hereinafter reserved and the agreements hereinafter set forth, Management and Tenant (collectively the "Parties") mutually agree as follows:

1. **Demised Premises:** Management hereby leases to Tenant, and Tenant hereby leases from Management, upon the terms, covenants and agreements, and subject to the conditions as set forth herein, the Premises know as 223 55th Place NE, Washington, D.C. 20019 (the "Premises").
2. **Term:** The term of the Lease (the "Term") shall be monthly, which shall commence on the 6st day of January, 2011 ("Effective Date"), and shall end at midnight on the 6st day of February, 2011 ("Completion Date").
3. **Rent:** Tenant shall pay to Management during the Term of this Lease total Rent of One thousand dollars (\$1000) the first such Installment Rent shall be due on the first day of the month immediately following the Effective Date, and such following Installment Rents are to be paid by the first of each proceeding month until the Term expires.

If the Effective Date begins on a day other than the first of a month, then Tenant shall pay the pro-rata balance of Installment Rent that would otherwise be due that month, and the Term shall commence the first day of the time specified and without Tenant deduction or demands

TERMS AND CONDITION

IT IS AGREED THAT:

1. **Security Deposit:** Tenant shall deposit with Management, in such manner as Management may determine, a Security Deposit equal to the half Rent due (\$600) ("Security Deposit") to secure Tenant's full and faithful performance of the terms, covenants and agreements as set forth herein. At no time shall the Security Deposit

be used by Tenant as a substitute for any Rents due (\$600) ("Security Deposit") to secure Tenant's full and faithful performance of the terms, covenants and agreements as set forth herein. At no time shall the Security Deposit be used by Tenant as a substitute for any Rents due.

The Security Deposit shall be returned to Tenant within forty-five (45) days after the termination of this Lease, less any expenses resulting from the breach of any condition of this Lease, from damage to the premises other than normal wear and tear, in the event of default, or as otherwise provided herein.

2. **Late Payments:** Installment Rent is due and payable in advance on the first day of each month ("Due Date"). Payment received after the fifth (5th) of the month in which the rent is due shall be subject to late fees in the amount of **\$35.00 plus an additional 5% of the total monthly payment then due and outstanding**, such additional payments to accrue on a daily basis beginning the 6th day after such Due Date, and shall be payable for each subsequent day on which the installment Rent is delinquent. Tenant hereby acknowledges and agrees that the foregoing provision is necessary in order to compensate management for the added expense of processing such delinquent Installment Rent. 11/4/83 (Int.)
3. **Default:** Upon Tenant's material breach of any term, covenant, agreement, or condition herein, Management may, in addition to the remedies otherwise provided by the terms of this Lease, Terminate this Lease without further notice or demand, upon which, in Management's sole and absolute discretion, in the alternative or in conjunction, it may i) accelerate any and all outstanding Rents for the remainder of the Lease Term, such accelerated Rents to be due upon the day of default and/or termination; ii) require Tenant's immediate surrender of the Premises, at which time Management may resume possession of the Premises and remove and dispose of all property remaining therein; iii) require payment of all reasonable fees, costs and expenses necessary to repair any damage caused by Tenant's Default, all expenses incurred in recovering, maintaining and/or relenting the Premises; and/or iv) relent whole or part of the Premises for any period at such rent and upon such terms and conditions Management deems reasonable. In no event shall Management be liable for failure to relent the Premises or for failure to collect the Rent under such relenting. If Management is able to so relent the Premises, all rents in excess of the Rent provided for in this Lease shall be the sole and exclusive property of Management.
4. **Payment Method:** Payment of Installment Rent may be made by traditional methods, such as personal check, money order, or public assistance check. In the event Tenant's portion of the Rent is to be deducted from his/her public assistance check, Tenant shall cause such public assistance check to be made payable directly to Management. Management, in its sole discretion and upon reasonable notice to Tenant, may terminate this Lease as provided heretofore in Section 3, if Tenant fails to pay the Rent as scheduled, or violates any other condition of this Lease. In the event of such termination, Tenant acknowledges and agrees that his/her execution

hereof will operate as a NOTICE TO QUIT, and hereby expressly waives any right to notice to quit as may be required by law.

In the event of such termination, Management, in addition to the remedies herein provided, any proceed to recover possession of the premises without further demand for rent or possession under and by virtue of the provisions of the District of Columbia Code which regulate proceedings between Management and Tenant (Title 45 – Chapter 9). Tenant shall remain liable for all damage or loss of Rent resulting any such re-entry by Management, and Management reserves full power to re-let the premises for his own benefit.

5. **Dishonored Checks:** Tenant acknowledges and agrees that any payment of Rent tendered by way of check or money order that are subsequently dishonored cause Management additional expenses, therefore, Tenant shall pay to Management a charge as additional rent. Management, in its sole discretion, shall have the right to require all Rent payments be made by money order, cashier's check or certified funds. This paragraph in no way effects Tenant's obligation to pay late fees as provided by Section 2 above 10% (Int.)
6. **Non-Waiver and Accepting Payments:** In the event Management accepts any partial or late payment or past due Installment Rent payment, such acceptance shall in no way constitute a waiver of Management's rights as provided herein, including Management's right to commence or continue any notice of eviction proceedings previously given. Waiver by either party of strict performance of any provision of this agreement shall not be a waiver of, or prejudice to, the party's right to require strict performance of such provision in the future, or limit its right to enforce any other provision as the case may be.
7. **Pets:** Pets are not allowed in or around the Premises. No animal, bird, or fish of any kind will be kept on the premises, even temporarily.
8. **Occupants:** The premises will be used as a primary residence only and for Tenant person (s) only.
9. **Additional Tenants:** Persons other than those specifically listed in this Lease shall be strictly prohibited from staying in the Premises. For purposes of this section, "staying in the rental unit" shall include, but not be limited to, long-term or regular nursing aide, and visiting relatives. Unauthorized Tenants are a violation of this agreement and are grounds for termination.
10. **Assignment and Subletting:** Tenant will not sublet or relenting any part of the premises or assign this Agreement without prior consent of Management.
11. **Utilities:** Tenant agrees to secure utility services, including electric, gas, water and local telephone, for the Premises immediately upon the Effective Date, such bills are

included in rent. Any installation costs are the responsibility of Tenant. Any wall jacks, telephone or cable installation shall remain with the property Many (Int.)

12. **Plumbing:** Water closets, toilets, bathtubs, washer, any other sewer apparatus and/or fixtures shall not be used for any purpose other than for which they designed, and no improper articles shall be thrown therein.
13. **Use of Premises:** The premises shall be used as a dwelling unit and for no other purpose. Tenant shall use, in a reasonable manner, all facilities, utilities, and appliances on the premises and shall maintain the premises and facilities in a clean and sanitary condition at all times. Upon termination of the tenancy, Tenant shall surrender the premises in as good condition as when received, ordinary wear and tear and damage by the elements excepted. Tenant agrees to maintain, in good working order, the heating, septic, electrical and structural systems of said Premises. It is agreed that Tenant is responsible for the entire cost of repairing any damage to such Premises resulting from misuse of same by Tenant and/or guests of Tenant. Management reserves the exclusive right to select, or authorize the selection of, repairmen required to repair any such damage Many (Int.)
14. **Reporting Repairs:** Tenant shall notify Management immediately and in writing of all equipment malfunctions, failure to supply services, or repairs needed. Tenant shall not tamper with or repair heating, water, electric, or locks without first obtaining written consent of Management.
15. **Alterations:** Tenant agrees to maintain, in good working order, the plumbing, heating, septic and electrical systems within the premises and to pay for any damage to them resulting from the negligence of Tenant, his/her family or guest. Any painting or remodeling thereof is to be supervised and approved in writing in advance by Management. **Walls:** No nails, screws or adhesive hangers, shade brackets and curtain rod brackets may be placed in walls, woodwork, or any part of the Premises. Notwithstanding the foregoing, Tenant may make use of **standard picture hooks** in decorating the Premises.
16. **Compliance with Law:** Tenant agrees to comply with all health, fire and police regulations with respect to the Premises. Tenant will not use or allow the use of Premises for any disorderly or unlawful purpose. **TENANT AGREES TO MAINTAIN THE PREMISES AT ALL TIMES FREE OF THE USE, SALE AND POSSESSION OF ILLEGAL DUGS AND NORCOTICS** Many (Int.)
17. **Abandonment:** Any goods, vehicles, or other property left on the Premises after termination of the tenancy by any means shall be considered abandoned and disposed of as provided by statute.
18. **Access to Property:** Management will give Tenant quiet enjoyment of the Premises for the term of this lease. Management or his agent shall have access to the Premises at any reasonable time for the purpose of inspection or repair.

19. **Liability:** Tenant agrees to hold Management harmless of liability in the event of injury to persons or property in or about the Premises. All personal property within the Premises remains at the sole risk of Tenant.
20. **Damage and Destruction:** In the event Premises becomes uninhabitable as a result of fire or other casualty, provided such event is not caused by Tenant, his/her family or guest, then this Lease may, at the sole discretion of Management, either be terminated, or be suspended until the Premises is restored. Management is under no obligation to restore the Premises. In the event damage was caused by Tenant's action or neglect, Tenant shall be liable for all damages.
21. **Waivers:** The waiver of one condition of this lease does not waive or in any other manner affect the other conditions of this Lease.
22. **Insurance:** Management is not responsible for any loss or damage to property owned by Tenant or guests unless resulting from Management's gross negligence or intentional acts. It is understood that all Tenants should carry renter's insurance for fire, extended coverage, and liability to cover accidental injury and damage or loss of personal property due to fire or theft very(Int.)
23. **Disclosures:** Tenant acknowledges that Management has made the following disclosures: i) Disclosure of information on Lead-Based Paint ii) and/or Lead-Based Paint Hazards very (Int.)

RULES AND REGULATIONS

1. Management reserves the right to inspect the Premises at regular intervals.
2. Tenant(s) responsible for minor repairs up to 5% of cost of repair.
3. Occupancy of the above-referenced Premises is limited to the tenant, unless Management provides written approval of changes. Any violation of this condition may result in termination of the lease.
4. Tenant hereby certifies that upon occupancy, the Premises were found to be in good condition and that Tenant(s) will be responsible for any damages beyond normal wear and tear.

Mercy
(Tenant – Signature & Date)

[Signature] 1/06/11
(Management – Signature & Date)

5. All damages and repairs shall immediately be reported to Management and inspected by Management prior to correction.
6. No soliciting or loitering in front of the building.

7. **Pest Control:** Tenant agrees to provide pest control as needed in their units. Any infestation shall constitute default and violation of this agreement.
8. **Bad Check:** Any personal checks used in the payment of rent, security deposit, or any other monies due Management, returned by the bank for insufficient funds, closed accounts, or other reasons shall be considered the fault of Tenant. Upon such an occurrence Management shall require all future payments to be made in cash, by certified check, or money order. Tenant agrees to pay Management an administrative charge of \$50.00 on all such returned checks may (Int.)
9. **Tenant's Termination Notice After Term:** In the event this Lease is extended to a month-to-month tenancy after the initial term, Tenant may terminate the Lease solely by providing Management 30-days written notice. Failure of Tenant to provide appropriate written notice to terminate such month-to-month tenancy shall result in Tenant's continuing obligations under the terms and provisions hereof until such time as (30) days written notice is so provided.
10. **Appliances:** All appliances of any kind, including, but not limited to window air conditioners, are provided solely as conveniences to Tenant. Management assumes no responsibility for their operation. No part of the monthly rent is attributable to them. Any appliance on the Premises at the signing of the agreement shall be returned by Tenant upon move-out in the same condition as at the signing of this agreement.
11. **Telephones:** Tenant shall obtain a home telephone and must supply Management with operating home and work telephone numbers immediately upon execution hereof and further agrees to notify Management of any change of numbers during the Term of the Lease.
12. **Housekeeping Expectations:** Tenant agrees to keep their Premises in a clean and sanitary condition, and will dispose of any trash or rubbish as it accumulates.
13. **Smoke Alarms:** Tenant shall keep smoke alarm(s) their units in working order including replacing the battery as needed. Tenant accepts any liability associated with the use and upkeep of all such devices and understands how to operate same, and agrees to test each on a periodic basis. Tenant agrees to repair or replace any inoperative smoke detector immediately should it fail to operate. Tenant acknowledges the presence of a working smoke detector in the Premises.
14. **Waterbeds:** Waterbeds are not permitted in the Premises.
15. **Locks:** \$25 will be charged for each key that Management has to replace. If the

addition or changing of locks is necessary; Tenant shall provide Management with keys to such locks immediately. Tenant is prohibited from installing burglar alarms.

16. **Kerosene Heaters and Appliances:** Tenants agrees not to use any form of kerosene space heaters in the Premises.
17. **Vehicles:** No vehicles shall be parked on lawn, steps, or walkways at any time. Non-operative vehicles are not permitted on the Premises. Any such non-operative vehicle may be removed by Management at the expense of Tenant, for storage, or for public or private sale, at the option of Management. Tenant hereby waives all right of recourse against Management in the event of such removal.
18. **Storage:** No goods or materials of any kind or description which are combustible or would increase fire risk shall be stored on the Premises. Any storage shall be at Tenant's sole risk and expense. Management shall not be responsible for any loss or damage to Tenant. Tenant, if in violation of this Section 19, shall hold Management harmless and subrogate any claims raised by third-parties in the event of combustion of such impermissible goods or materials.
19. **Noise:** All sound emitted from the Premises will be kept at a level that does not disturb other tenants.
20. **Resident's Guide:** Management reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations set forth and referred to above, as Management shall, in its judgment, determine to be necessary for the safety, care and cleanliness of the Premises, for the preservation of good order or for the comfort or benefit of Tenants generally.
21. **Entire Agreement:** This Lease and any attached addendum constitute the entire Lease Agreement between the parties hereto, and no prior oral statement, writings, or other item shall be binding upon either Party unless expressly so contained within the four corners of this Lease. It is the intent of the parties herein that if any part of this Lease is deemed invalid, for any reason, such invalidity shall not void the remainder of the Lease.

Date: 1/6/11 Time: 5pm

A
(Tenant Signature)

Mercy Udeh
(Print Name)

Date: 1/6/11 Time: 5pm

[Signature]
(Management Signature)

Roxanne Offenberg
(Print Name)