

RESIDENTIAL CONDOMINIUM LEASE

For

**452 Newton Place # 1-A NW
Washington DC 20010**

DEFINITIONS: Wherever in this Lease the term "Landlord" is used, it shall be construed to also mean The Manager/Owner/Agent, as may be indicated by the specific context. Wherever in this Lease the term "Tenant" or "Tenants" is used, it shall also include any family, visiting friends, dependents, guests, employees, or other invitees, as may be indicated by the specific context.

NAMES: This Lease is entered into between **Solomon Banjo (Tenant)** and **Serhat Akin, (Landlord)** on 04/21/2017 (today's date.) Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Lease. Occupancy of the Premises shall be limited to the following individuals (children and adults) and any children born of Tenants listed on this Lease:

No other occupants will reside on the Premises

ADDRESS: Subject to the terms and conditions in this Lease, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at:

452 Newton Place # 1-A NW Washington DC 20010 (Herein after referred to as the Premises).

PHONE NUMBERS: Landlord's Current Phone Number: (410) 440 9812 Tenant's Current Phone Number: 202-386-2331. Tenant shall notify Landlord of any change to her/his telephone number immediately upon obtaining one, if there is a change.

TERM: Tenant shall lease the Premises for the calendar period beginning 06/01/2017 and ending 06/21/2018. In the event that Landlord or Tenant does not elect to terminate this Lease at the ending date therein (with 60-day advanced written notice), then the term of this Lease shall continue on a month-to-month basis.

RENT: The following terms apply to the rent payment for this Lease.

- a. **AMOUNT:** The rent for the Premises will be **\$2,900** per month. For the period from Tenant's move-in date, through the end of the month, Tenant will pay a prorated amount of \$ 0.00 to Landlord. This prorated amount will be due before Tenant can take occupancy of the Premises. Tenant shall also pay **\$2,900** towards the 1st month's rent of the Lease term before Tenant can take occupancy of Premises.
- b. **OTHER RENT DUE:** Additionally, Tenant will pay parking or other monthly fees, if any, of \$ 0 to cover 0.
- c. **RECEIPT OF MONEY PAID:** Tenant has paid **\$2,900** for security deposit and has paid **\$2,900** towards first month's rent; Tenant has also paid in full for prorated first month's rent, receipt hereby acknowledged. Landlord initials: _____
- d. **NEXT PAYMENT:** The next payment is due on _____ in the amount of **\$2,900** on July 1st 2017

Initials of Landlord _____

Initials of Tenants: SAB / CP

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Landlord's agent in connection with such service or maintenance, if no other written arrangement related to such access between Landlord and Tenant is made.

MAINTENANCE: Landlord agrees to maintain the structure, roof and foundation of the Premises, and the heating, plumbing and electrical systems of the Premises unless the repairs needed are a result of any act or omission of Tenant (excluding normal wear and tear). In such case that the damage is a result of the act or omission of Tenant, Tenant will be billed for the repair. Landlord will carry out all required repairs in as reasonable time as possible in accordance to applicable laws, but will not be liable to Tenant for any disruptions or inconvenience to Tenant or any claim that the Premises is uninhabitable (except to the extent of any non-waivable warranty of habitability provided by applicable laws).

CARE OF THE PREMISES - Tenant agrees to care for the Premises and keep it in a good, neat and sanitary condition. Tenant shall keep garages, decks, porches, and other personal areas clear of trash, rubbish, and other junk, as determined by the Landlord. Trash shall be placed in approved receptacles only and may not be left outside for any amount of time, including on decks or porches. Tenant shall report all building damage, water leaks, or other maintenance issues immediately to Landlord or will be held liable for the costs of repairing any unreported damage. If the need to repair is caused by Tenant or Tenant's family, visiting friends, dependents, guests, licensees or invitees, Landlord may make the necessary repairs and the cost of which will be treated as additional rent to be paid by the Tenant upon notification of amount. Failure to pay costs of repairs will be treated as additional rent payable by Tenant and due immediately.

Additionally, Tenant hereby agrees as follows:

- Tenant agrees not to affix any structures to the Premises including, but not limited to, antennas, satellite dishes, or signs, without prior written consent of Landlord, which may be granted or withheld in Landlord's sole and absolute discretion.
- Tenant agrees not to use a barbeque grill (or any other similar cooking device) inside the Premises or under any covered area (as carbon monoxide (CO) is a very poisonous combustion gas that cannot be seen or smelled, but can injure or kill individuals with little to no warning).
- Tenant will maintain water heater temperature at no more than 120 Degrees Fahrenheit.
- Tenant agrees to give immediate notice to Landlord of any fire, flood, or other damage to or within the Premises. If the Premises is damaged and the Premises rendered uninhabitable, the rent shall cease until such a time as the Premises has been repaired or Landlord shall have the option of terminating this Lease upon five (5) days' prior written notice.
- Tenant agrees not to store boats, RVs, waterbeds, firearms, equipment, hazardous materials, paints, fuel, chemicals, waste, and non-usable items, including non-operating vehicles, in or around the Premises without prior written consent of Landlord, which may be granted or withheld in Landlord's sole and absolute discretion.
- Vehicles may never be parked in the yard of the Premises. Tenant may not repair vehicles on the Premises, unless in an enclosed garage, if such repairs take longer than one day.

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MONTH-TO-MONTH: This Lease shall continue in force from month to month after the expiration of the Initial Term. However, either party may terminate this Lease at the end of the initial Term by giving written notice to the other party at least sixty (60) days prior to end of the Initial Term. Either party may terminate the month-to-month lease at the end of any rental month, provided that written notice is given to the other party at least thirty (30) days prior to the last day of the desired final rental month of the tenancy. NOTE: In Washington DC at least sixty (60) days notice must be given: i.e., either party may terminate the month-to-month lease at the end of any rental month provided that written notice is given to the other party at least sixty (60) days prior to the last day of the desired final rental month of the tenancy SAB / CP / / / Tenant's Initials.

SECURITY DEPOSIT: Contemporaneously with the execution of this Lease, Tenant shall deposit with Landlord a security deposit in the amount of \$ 2,900 as security for the return of the Premises at the expiration of the term of this Lease in as good condition as when Tenant took possession of the Premises, normal wear and tear excepted, as well as the faithful, timely and complete performance of all other terms, conditions and covenants of the Lease. Provided that Tenant has paid all amounts due and has otherwise performed all obligations hereunder, the security deposit will be returned to Tenant without interest (unless required by applicable laws) within the lesser of (i) sixty (60) days after the expiration of the term of this Lease or (ii) the maximum time period allowed by applicable laws, further provided that Landlord may deduct from the Security Deposit prior to returning it any amounts owed by Tenant to Landlord. Except to the extent otherwise required by applicable laws, Landlord may, at its discretion, commingle the security deposit with its other funds, in an interest bearing escrow account.

INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included, as follows:

CHECK INCLUDED ITEMS AND NUMBER WITH QUANTITIES

- X / 1 Stove or Range X / 1 Dishwasher X / Ceiling Fan X / Alarm System
/ Cooktops X / 1 Freezer X / 1 Clothes Washer X / 1 Intercom
X / 1 Wall Oven / Window Fans X / 1 Clothes Dryer / Storage Shed
X / 1 Refrigerator / Fireplace X / Sump Pump / Garage Opener
X / 1 Ice Maker / Pool,Equip,Cover / Electric Air Filter / Remotes (for A/C)
X / 1 Microwave / Hot Tub X / Water Filter / Playground Equipment
/ Trash Compactor X / Screens / Water Softener / Wood Stove
/ Carpeting (Basement) / Storm Doors / Draperies/Curtains / T.V. Antenna
X / 1 Garbage Disposer / Storm Windows / Drapery/CurtainRod / Satellite Dish
X / 3 Exhaust Fan / Wall A/C Unit X / 7 Shades/Blinds / Central Vacuum
/ Lawn Mower / Carbon Monoxide Detector

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by Tenant unless express written permission is given by Landlord, which permission may be granted or withheld in Landlord's sole and absolute discretion.

Tenant (is / X Is not) responsible for lawn/yard maintenance and snow removal. If Tenant is responsible for lawn/yard maintenance, such maintenance shall include, without limitation, mowing, watering, edging and pruning of trees, shrubs and bushes, and Tenant shall at all times keep the lawn/yard of the Premises sufficiently watered, well maintained and in good condition. If Tenant is responsible for snow removal, Tenant shall promptly remove snow and ice from the sidewalks and walkways serving the Premises.

PARKING: Vehicles parked at the Premises must be in working, drivable condition. Tenant may not repair Tenant's vehicles on the Premises if such repairs take longer than one day, unless in an enclosed garage. Vehicles may never, under any condition, be parked in or driven on the yard of the Premises. Tenant may not park more than one vehicle, per adult living at the home, at the Premises. Tenant has no rights in or to any particular parking spot, and Landlord does not guarantee Tenant a parking spot on the Premises or any property surrounding the Premises. If street parking is permitted by applicable laws, Tenant may be permitted to park vehicles on the street in front of the Premises in accordance with all such laws; however, Landlord does not guaranty the availability, quality or location of any street parking. In no event shall Landlord be liable for any damage or loss to Tenant's vehicles or to any personal property contained in such vehicles. 1 car space is allocated for the Apt # 1-A

ALTERATIONS: Tenant agrees not to make any repairs, improvements, or alterations to the Premises unless prior written permission is given by Landlord, which may be given or withheld in Landlord's sole and absolute discretion. Any repairs, improvements, or alterations made by Tenant must be completed in compliance with all local, state, and federal laws. As used herein "repairs, improvements, or alterations" includes, without limitation, lock changes, painting, replacing fixtures, installing wallpaper, attaching shelves, installing curtains or shades, or other permanent or semi-permanent changes to the Premises.

KEYS AND LOCKOUTS: Landlord shall provide a key to the Tenant for the Premises and Landlord shall keep a duplicate key for access. If Tenant changes the lock without supplying Landlord with a key, and Landlord is prevented from entering the Premises due to the lock change, Tenant shall bear the financial cost of Landlord's effort to enter by force. If Landlord or contractor is unable to enter the Premises to perform repair or maintenance tasks due to the Tenant's unauthorized lock change, Tenant will be charged \$100.00 for each violation, which will be charged to Tenant as additional rent and due immediately. If such consent to a lock change is given, Tenant will immediately provide Landlord with a key for the use of Landlord or Landlord's agent pursuant to Landlord's right of access to the Premises. Upon vacating the Premises, Tenant shall return all keys to Landlord or Tenant will be charged \$50.00 per unreturned key. If Tenant is locked out of the Premises, and Landlord must unlock the door for Tenant, then Tenant will be charged a \$75.00 lock-out fee.

SMOKE DETECTOR NOTICE: This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will not

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liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have specifically reported in writing to Owner as required. If any detector within the Property becomes damaged by tampering or through the negligence of deliberate misuse or abuse by Tenant, and resident of the Property, or any agent, employee invitee or family member of Tenant, Tenant shall promptly notify Owner and Owner shall promptly cause the detector to be repaired or replaced. Upon demand, Tenant shall pay to Owner the costs of repair or replacement incurred by Owner, or such costs as may be added to and deemed part of the rent. Owner shall have the same remedies for the collection of such costs as Owner has for nonpayment of rent.

I hereby certify that I am an adult and that I have received from the Owner or the Owner's Authorized Representative written information concerning the manufacturer's recommendation for maintenance and testing of the detector(s).

Signature
Relationship to Tenant

MOVE IN: All appliances and systems in the Premises, including refrigerators, stoves, microwaves, dishwashers, washers, dryers, water heaters, furnaces, etc., will be deemed to be in working condition at the commencement of the Lease term, unless Tenant notifies Landlord, in writing, of any nonfunctioning appliances and/or systems within 24 hours of Tenant's move in to the Premises. As of the commencement of the Lease, Tenant acknowledges that Tenant has examined the Premises and approves of the condition of the Premises, including all systems and appliances in the Premises. Taking possession of the Premises by Tenant is conclusive that the Premises are in good order and satisfactory condition.

MOVE OUT AND CLEANING INSTRUCTIONS: If Tenant intends to move out, Tenant must give Landlord _____-days advanced written notice, delivered to the Landlord's place of business and must supply a forwarding address to Landlord, or Tenant may forfeit the entire security deposit to Landlord as liquidated damages, in Landlord's sole and absolute discretion. Tenant agrees that Tenant will leave the Premises in the same or better condition than when Tenant moved in (ordinary wear and tear excepted), or may be charged for any repairs or cleaning needed to prepare the Premises for the next tenant. Upon receipt of Tenant's notice to vacate the Premises, Landlord will schedule a move-out inspection of the Premises. Tenant has the right, but not the obligation, to be present for this inspection, which will take place after all of Tenant's belongings have been removed from the Premises.

PREMISES RELOCATION: If Tenant desires to relocate to another unit/property owned by Landlord, and Landlord consents to such relation, in its sole and absolute discretion, a relocation fee may be charged to Tenant, plus any cleaning or damage charges attributable to the Premises being vacated. In such event, Tenant's security deposit and credit for any prepaid rent shall transfer to the new unit/property; provided, that Tenant may be required to provide additional security deposit and/or prepaid rent, as determined by Landlord, in connection with such relocation.

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Program will apply to the Property. If the Property was constructed during the period 1950 through 1978, the provisions of the DC Program will apply to the Property except that Owner will have the option to participate in the liability limitation portion of the DC Program.

Age Classification of Property: Owner represents and warrants to Tenant(s), broker(s), broker(s)' agents and subagents, intending that they rely upon such warranty and representation, that (*initial all that apply.*)

- The Federal Program (*initial one*)
 the Property was built during or after 1978: the Federal Program does not apply.
 the Property was built during or after 1978: the Federal Program applies.

- The Washington DC Program (*initial one*)
 the Property was built during or after 1978: the DC Program applies fully.
 the Property was built during or after 1978: the Federal Program applies at Owner's options.

- Age Classification Unknown
 Owner is uncertain as to age classification: therefore, Owner acknowledges that, for the purposes of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950, and agrees that the Property is fully subject to the Federal and DC law as to the presence of lead-based paint and/or lead-based paint hazard.

NOTICE TO TENANT - LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS: Tenant acknowledges that Property may be subject to Federal laws as to the presence of lead-based paint and/or lead-based paint hazards. Tenant acknowledges that receipt of the following required brochures:

1. Under Federal Law (the Residential Lead-Based Paint Hazard Reduction Act of 1992.)
 - a. The EPA "Protect Your Family From Lead In Your Home" brochure.
2. Under DC Law (the Washington DC Lead Poisoning Prevention Program)
 - a. The Notice of Tenants' Rights, Lead Poisoning Prevention, as published by the Washington DC Department of Environment.
 - b. The EPA "Protect Your Family From Lead In Your Home" brochure (the same brochure as 1.a.)

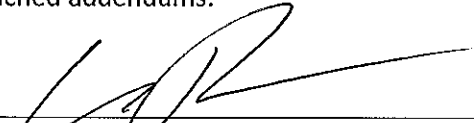
Tenant understands and acknowledges that compliance under the Federal and DC laws is the sole responsibility of Owner and that Tenant agrees to read and become familiar with the requirements of Federal laws as contained in the above brochures and notice.

SAB/CP / ___ / ___ Tenant's Initials.

ENTIRE LEASE: This Lease agreement and any attached addendums constitute the entire agreement between parties and can only be changed by a written instrument signed by both Landlord and Tenant. No agreement made verbally outside this Lease shall be considered valid or legally binding.

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IN WITNESS WHEREOF, Tenant hereby acknowledges they have read this Lease, understand both the Tenant's and Landlord's rights and responsibilities, and agrees to abide by the terms set forth in this Lease and any attached addendums.

Tenant  Date: 04/28/17

Tenant Salomon Bego Date: 04/28/17

Landlord _____ Date: _____