

RESIDENTIAL CONDOMINIUM LEASE

For
452 Newton Place # 1 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 **Melissa D. Schaffer, RJ Clark (Tennants)** and **Serhat Akin**, (Landlord) on 04/15/2017 (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 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: 732 580 2216 and 703 855 1820. 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 04/15/2017 and ending 04/15/2018. 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 **\$2,700** per month. For the period from Tenant's move-in date, through the end of the month, Tenant will pay a prorated amount of \$1350 to Landlord. This prorated amount will be due before Tenant can take occupancy of the Premises. Tenant shall also pay **\$2,700** 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 **\$2,700** for security deposit and has paid **\$2,700** towards first month's rent; Tenant has also paid in full for prorated first month's rent, receipt hereby acknowledged. Landlord initials: SA
- d. **NEXT PAYMENT:** The next payment is due on in the amount of **\$2,700** on June 1st 2017

Initials of Landlord SA

Initials of Tenants MS, AC

(X) Internet

(X) Television

() Other _____

Tenant must transfer all utilities to be paid for by Tenant into Tenant's name before moving in and maintain service throughout the duration of the tenancy. If the Premises is a single-family home, Tenant agrees to pay for all metered electrical, water and sewer service charges, the cost of which is billed by the local municipality periodically, even if said bill is sent to Landlord. Tenant must pay this bill by the due date written on the invoice and include all late fees or other charges. If payment for the electrical, water and/or sewer is not paid by the due date, the total amount will be treated as additional rent payable by Tenant and due immediately. In such cases the Tenant shall be subject to eviction for nonpayment of electrical, water and sewer service charge(s), in the same manner as any other rent. Tenant's failure to promptly pay for all utilities may result in a \$35.00 service charge.

PLUMBING: Tenant shall be held responsible for all costs related to Landlord's repair or maintenance of any plumbing stoppage or slow-down caused by Tenant, whether accidental or purposeful. Tenant agrees not to place into any drain lines non-approved substances such as cooking grease, sanitary napkins, diapers, children's toys or other similar object that may cause a stoppage. Tenant shall notify Landlord of any plumbing leak or slow drainage within 24 hours to avoid additional charges. Landlord shall use all reasonable efforts to remedy the plumbing problem. Tenant shall only use a plunger to attempt to fix a slow or stopped drain, and not pour chemical or other drain cleaners into any stopped or slow drains. Tenant shall also be responsible for any plumbing system freeze-ups occasioned by Tenant's negligence.

LIABILITY AND RENTERS INSURANCE: Tenant understands and agrees that Landlord has no obligation to obtain insurance for Tenant including, but not limited to, liability, hazard, or contents insurance. Tenant shall, at Tenant's sole cost and expense, obtain renter's insurance covering the full value of all personal property of Tenant in the Premises, and providing liability coverage to Tenant in an amount not less than \$_____, which policy shall name Landlord as an additional insured. Tenant shall maintain such renter's insurance at all times during the term of this Lease. Tenant shall provide a certificate of insurance to Landlord demonstrating that Tenant has procured the required insurance coverage, within ten (10) days after the commencement of the term of this Lease and within ten (10) day after any renewal or change in such insurance coverage. If Tenant fails to procure the required insurance, allows such insurance to be cancelled or to lapse, or fails to timely provide the required certificates of insurance, the same shall be a default of this Lease. In addition to the foregoing, Tenant acknowledges that if Tenant fails to obtain and maintain renter's insurance, Tenant alone shall bear the consequences of the loss or damage to Tenant's personal property.

ACCESS AND SIGNS: Tenant agrees to allow the Landlord access to inspect the Premises at reasonable times by appointment, with at least 12 hours of notice, use of key or by force, if necessary. Landlord may enter the Premises for the purpose of emergencies, inspections, repairs, prospective purchasers, bank representatives, contractors, or other individuals as deemed necessary by Landlord, in its sole and absolute discretion. Landlord may also display "For Rent" or "For Sale" signs on the Premises, including, without limitation, in the windows of the Premises or the front yard. Tenant's request for service or maintenance shall be considered Tenant's approval for all necessary access by Landlord or Landlord's agent in connection with such service or

Initials of Landlord SA

Initials of Tenants NS, RC

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.

Initials of Landlord SA

Initials of Tenants MS, RC

Property: 452 NEWTON PLACE # 1 NW WASHINGTON DC 20010

WINDOWS: Tenant is responsible for the expense of replacing broken glass and repairing damaged screens, windows, window frames sashes, storm windows and doors, if it is needed to be repaired which is caused by Tenants or their Invitees. Landlord is not required to supply window screens, door screens, or sliding screen doors.

WINDOW COVERINGS: Tenant will not use bed sheets or any other coverings over the windows of the Premises other than materials which are solely designed to cover windows, such as blinds, mini blinds, and curtains. If window coverings are provided, and Tenant destroys or damages the coverings, Landlord will, at Tenants financial responsibility, replace them, the cost of which will be treated as additional rent payable by Tenant and due immediately.

ACCESS FOR REPAIRS: If Tenant does not allow access to the Premises when Landlord or Landlord's hired contractors agree to repair the Premises, Tenant will be assessed a \$100.00 fee due with the following month's rent.

PETS: Pet(s) are allowed to reside in the Premises, written permission is granted by Landlord.

SMOKING - Tenant shall not smoke on the Premises, including the use of any vapor products.

MARIJUANA AND OTHER DRUGS: Tenant shall not be permitted to, and shall not permit any family, visiting friends, dependents, guests, licensees or invitees of Tenant to grow, produce, possess, consume, use, smoke, or ingest any marijuana, cannibas or any products or ingestibles containing marijuana or cannibas in any location in, on or about the Premises; the foregoing prohibition to be absolute and without exception and shall include any growing, production, possession, use or consumption pursuant to any medical use or medical prescription, or any medical, retail or recreational marijuana activities that may otherwise be permitted under any local, state or federal laws, rules or regulations now or hereafter in effect. Tenant's violation of this rule shall be an immediate and incurable default of this Lease and shall be cause for eviction.

QUIET ENJOYMENT: While paying the rental and performing its other covenants and agreements contained in this Lease, Tenant is entitled to quiet enjoyment of the Premises during the duration of the term of this Lease, subject to all the terms and conditions of this Lease. Tenant may not infringe upon the quiet enjoyment right of other tenants through disturbances including but not limited to TVs, stereos, musical instruments, other loud noises, heavy walking, or other disturbing actions.

LAWN/DECK CARE: The rooftop deck present on the Premises, Tenant (is / X Is not) responsible for maintaining the condition of the deck. Tenant acknowledges that rooftop decks are potentially dangerous (especially to small children). Tenant assumes full responsibility for any injuries to Tenant and any family, visiting friends, dependents, guests, licensees or invitees of Tenant in connection with any rooftop deck on the Premises. Tenant shall indemnify, defend and hold Landlord harmless from and against any and all penalties, damages, fines, causes of action, liabilities, judgments, expenses (including, without limitation, attorneys' fees) or charges incurred in connection with or arising from any rooftop deck on the Premises. No trampolines, pools, satellite dishes, TV antennas, air conditioners, spas, swing sets, or other similar features shall be added to the Premises by Tenant unless express written permission is given by Landlord, which permission may be granted or withheld in Landlord's sole and absolute discretion.

Initials of Landlord SA

Initials of Tenants MB, LC

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.

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 provide an alarm. Therefore, the occupants should obtain a dual powered smoke detector or a battery powered smoke detector.

MS/RL Tenant's Initials.

Initials of Landlord SA.

Initials of Tenants MS/RL

SMOKE DETECTOR INSTALLATION AND MAINTENANCE: (a) Tenant acknowledges that Landlord has installed one or more smoke detector in accordance with §9-102 of the Public Safety Article of the Annotated Code of Washington DC. (b) If this Lease pertains to a property located in Washington DC , Tenant also acknowledges that Owner has installed one or more smoke detectors in accordance with §§ 14-2-201 of the Public Code. Washington DC (c) If this Lease pertains to property located in , Tenant also acknowledges that Owner has installed one or more smoke detectors in accordance with Part VIII, Section 907 of the Building, Fire and Related Codes of Washington DC. (d) Tenant further acknowledges that with respect to any smoke detector installed in accordance with state or local law, said detector(s) is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector periodically and to report in writing to Owner any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Owner harmless from any and all 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 _____

CARBON MONOXIDE DETECTOR INSTALLATION AND MAINTENANCE: (a) Tenant acknowledges that Landlord has installed one or more carbon monoxide as follows: (b) If this Lease pertains to a property located in Washington DC, in accordance with §35-5-213.1 Section 907 of the Washington DC. (c) If this lease pertains to property located in Baltimore City, in accordance with Part II §1211 Section 907 of the Building, Fire and Related Codes of Washington DC. (d) Tenant further acknowledges that with respect to any carbon monoxide detector installed in accordance with state or local law, said detector(s) is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector periodically and to report in writing to Owner any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Owner harmless from any and all 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

Initials of Landlord SA

Initials of Tenants MS, AC

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.

NOTICES: Any notices required by either law or this Lease may be hand delivered to Tenant or mailed to the Premises. If there is more than one Tenant signing this Lease, then any notice given by Landlord to any one Tenant will constitute notice to all Tenants. Notices maybe delivered to Landlord via e mail.

ATTORNEY/COLLECTION FEES: In the event that legal action must be taken against Tenant to enforce any part of this Lease or applicable laws, Landlord shall be entitled to its recover costs and reasonable attorneys' fees incurred in connection therewith. If Tenant becomes delinquent on rent or fees due, Tenant agrees to pay all landlord/agent charges including 18% annual interest.

Initials of Landlord SA

Initials of Tenants MS, RL

INDEMNIFICATION & LIABILITY: Landlord shall not be held liable for any acts by, or injury or damage to any persons on or about the Premises. Tenant shall indemnify, defend, and hold Landlord harmless from all injury, loss, claim or damage to any person or property while on the Premises, or arising in any way out of Tenant's use or occupancy of the Premises.

INVALID CLAUSES: Any provision of this Lease that is found unenforceable or invalid shall not affect any other term or provision contained herein and all other provisions of this Lease shall be enforceable and valid as permitted by applicable laws. If such invalid or unenforceable provisions exist, at Landlord's sole discretion, those provisions shall be (a) modified to the extent necessary to comply with such law, or (b) removed from this Lease and will cease to be a part thereof.

SUBORDINATION: The Lease is subordinate to all existing and future mortgages, deeds of trust and other security interests on the Premises.

WAIVER: The failure of the Landlord to insist, in any one or more instances, upon strict performance of any of the covenants of this Lease, or to exercise any option herein contained, shall not be construed as a waiver or a relinquishment for the future of such covenant or option, but the same shall continue and remain in full force and effect.

CONTROLLING LAW: This Lease shall be construed and interpreted in accordance with the laws of the District of Columbia. As used in this Lease, the signal shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders.

LEAD PAINT - APPLICABLE LAW: Title X, Section 10108, The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner's actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property.

If the property was built prior to 1979, the Property is also subject to the Maryland Lead Paint Poising Prevention Program Act contained in the DC Code, Environmental Article Section 6-801 et seq. (the Washington DC Program). If the Property was constructed prior to 1950, all provisions of the DC 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.

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

- Age Classification Unknown
____X____ 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 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.

____/____/____/____ 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.

GOVERNING LAW: This Lease is governed by and construed in accordance with the laws of the State in which the Premises is located. Venue is proper in the county in which the Premises is located.

HEADINGS: Section headings or titles in this Lease are for convenience only and shall not be deemed to be part of the Lease.

PRONOUNS: Whenever the terms referred to in the Lease are singular, the same shall be deemed to mean the plural, as the context indicates, and vice versa.

WAIVER OF JURY TRIAL: TO THE MAXIMUM EXTENT PERMITTED BY LAW, LANDLORD AND TENANT EACH WAIVE ANY RIGHT TO TRIAL BY JURY IN ANY LITIGATION OR TO HAVE A JURY PARTICIPATE IN RESOLVING ANY DISPUTE ARISING OUT OF OR WITH RESPECT TO THIS LEASE OR ANY OTHER

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INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HEREWITH OR THE TRANSACTIONS RELATED HERETO.

OWNER DOES NOT WAIVE LEGAL RIGHTS: The failure of Owner to insist upon the strict performance of any of the terms and conditions of this Lease, in any one or more instance, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Owner of such term or an elect for future instances.

NOTICE OF LANDLORD DEFAULT: In the event of any alleged default in the obligation of Landlord under this Lease, Tenant will deliver to Landlord written notice specifying the nature of Landlord's default and Landlord will have thirty (30) days following receipt of such notice to cure such alleged default or, in the event the alleged default cannot reasonably be cured within a 30-day period, to commence action and proceed diligently to cure such alleged default.

TENANT AND OWNER MAY MEDIATE DISPUTES: In the event a dispute between Owner and Tenant arises out of or from this Lease, Owner and Tenant acknowledge that such dispute may be voluntarily submitted to mediation through the local board/association of REALTORS, the Washington DC Association of REALTORS, or through such other mediator or mediation service as may be mutually agreed upon by Tenant and Owner in writing. Mediation is a process by which the parties attempts to resolve a dispute which the assistance of neutral mediator who is trained to facilitate the resolution of disputes. The mediation process requires the voluntary participation by both Tenant and Owner. The mediator has no authority to make an award, to imp rose a resolution of the dispute upon the parties, or to require the parties to continue mediation if either party does not desire to do so. A resolution of a dispute through mediation is not binding upon the parties, unless the parities voluntarily enter into a binding written agreement resolving the dispute.

COVENANTS, CONDITIONS AND RESTRICTIONS: This Lease shall be subject to and Tenant shall comply with all recorded covenants, conditions and restrictions affecting the Premises. Tenant's failure to comply with such covenants, conditions and restrictions shall be a default of this Lease.

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 [Signature] Date: 4/15/17
Tenant [Signature] Date: 4/15/17
Landlord SERHAT AKIN [Signature] Date: 04/15/17