

RESIDENTIAL LEASE AGREEMENT
Georgia, Fayette County

This agreement made this 15th day of June, 2006, is between Constantin Soulakos (Owner) and _____ (Residents).

The Owner/Management hereby rents the dwelling located at:

GA 30269 USA
(Legal Description from deed/plat book reference).

THIS LEASE IS BEING GRANTED WITH THE FOLLOWING CONDITIONS:

1. TERM: The initial term of this lease shall be one year, beginning _____ 2006. It shall end at noon _____ 2007. Residents will be given the option to renew or cancel this agreement on _____ 2007, providing the Owner/Management gives full approval. If residents have not notified owner by _____ of their intention to move out at the end of the lease, this lease will be automatically renewed for one year with a 5% increase per month in rent.

2. RENT: Rent is due and payable in advance at a monthly rate of fifteen-hundred & 00/100 dollars (\$1,500.00). **DISCOUNT RENT CLAUSE: There is a two-hundred & 00/100 dollar (\$ 200.00) discount off the above stated rent if the rental payment is received or postmarked on or before 5:00 P.M. on the first day of the month.** Each month the rent is due on the first day of the month during the initial or any extended term of this agreement. Payments will be collected at the address of: 313 Dividend Dr, Suite 200 Peachtree City, Georgia 30269 or at any other place the Owner/Management may designate.

Failure of Resident to pay same when due, said Owner/Management has the right, at his option, to declare this Lease void, cancel the same, without any legal proceedings, re-enter and take possession of the premises. Owner/Management, at his option, upon a breach of contract, for any reason, may card for rent and sublet the premises at the best price obtainable by reasonable effort, under private negotiations, and charge the balance, if any, between said price of subletting and the contract price to the Resident, and hold him therefor. Such subletting on the part of the Owner/Management will not in any sense be a breach of the contract on the part of the Owner/Management, but will be merely as agent for the Resident and to minimize the damage. These rights of the Owner/Management are cumulative and not restrictive of any other rights under the law, and failure on the part of the Owner/Management to avail himself of these privileges at any particular time shall not constitute a waiver of these rights.

3. LATE CHARGES/RETURNED CHECKS: If the Owner/Management elects to accept rent after the fifth day of the month, a late charge of 10% will be collected as additional rents. A check in the full amount of sixteen-hundred-fifty dollars & 00/100 dollars, (\$ 1,650.00) will be collected. No partial payments will be accepted at that time. After the fifteenth day of the month an additional \$10 per day late fee will be assessed. In the event any check given to the Owner/Management by the Residents is returned by the bank unpaid, Residents shall pay an additional \$25.00 late charge. This charge will be waived if the bank will verify in writing that the check was returned due to their error.

4. SECURITY DEPOSIT: Resident agrees to deposit thirteen-hundred & 00/100 dollars, (\$ 1,300.00) with the Owner/Management before taking possession of the property. (one month's rent)
This property deposit will be returned within thirty days after vacating if the following conditions have been met:

- (A) Lease term has expire or an agreement has been made by both parties to terminate the lease; and
- (B) All monies due to the Owner/Manager have been paid;
- (C) The property has not been damaged, with normal wear and tear excepted;
- (D) All keys provided for the property have been returned.

This deposit may be applied by Owner/Management to satisfy all or part of the Resident's obligations and shall not prevent collection of payment for damages in excess of this amount.

5. DEFAULT BY RESIDENT: If the resident fails to pay the rents or the other charges which may be due or if Resident should abandon the property or fail to perform any obligations to the Owner/Management this agreement may be terminated by Owner/Management. This termination would be announced in writing with three days for the Resident to correct the default.

6. UTILITIES: Residents shall be responsible for the payment of all utilities .

7. PETS: NO pets allowed.

8. GUESTS: Residents shall be responsible for the conduct of all guests.

9. LOCKS: Residents may install additional locks but this work must be approved by Owner/Management and be completed at the Resident's expense. Owner/Management must receive a key to this additional lock for entry purposes.

10. PARKING: No boats, trailers, motorcycles, campers, vans, or trucks of any type may be left on the property without the written approval of the Owner/Management.

11. ORDINANCES AND STATUTES: Residents shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, of which may hereafter be in force pertaining to the use of this property.

12. USE: This property shall be used for residential purposes only and shall be occupied only by those persons named in this lease agreement. The property shall be kept in a clean and orderly fashion. Resident shall not use this property or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other residents' quiet enjoyment of their property.

13. ASSIGNMENT/SUBLETTING: Resident may not sublet or assign this lease without the Owner/Management's written consent and approval.

14. NO ESTATE IN LAND: This agreement creates only the relationship of the landlord and tenant between the Owner/Management and the Resident. No estate shall pass out of the Owner/Management.

15. FAILURE OF OWNER/MANAGEMENT TO ACT: Failure of the Owner/Management to insist upon strict compliance with the terms of this agreement shall not constitute a waiver of any violation.

16. REPAIRS: Tenant is responsible for all repairs under \$25. Owner/Management shall make all other necessary repairs to the property with reasonable promptness upon receipt of a written notice. The Resident may not remodel or change the structure of the property and shall not remove any fixture without written consent of the Owner/Management. Tenant shall further:

- A. Tenant will change filters in the heating and air conditioning equipment at least once every three months in order to prevent damage to unit.
- B. Should the Landlord furnish a refrigerator or range hood with the premises, then it will be the responsibility of the Tenant to keep the refrigerator coils free of lint and dirt, and to clean the oven and range hood at least once a month to prevent buildup grease and fire hazards.
- C. Landlord will provide pest control service for termites, powder post beetles and honey bees. Tenant is to provide for pest control of roaches, ants, silver fish, flies, fleas and their eggs, or larva.

17. FIRE: If this property is made uninhabitable by fire or some other casualty, not the fault of the Resident, this agreement shall be terminated.

18. PROPERTY LOSS: Owner/Management shall not be liable for the Resident's personal property, except where such damages is due to the Owner/Management's negligence. Resident's are hereby encouraged to obtain insurance on their personal property for protection from loss due to fire, flooding, or other events that could damage the Resident's personal property.

19. RIGHT OF ACCESS: Owner/Management may enter the property without notice to the Resident for inspection and for maintenance to the property during reasonable hours. In the case of an emergency the Owner/Management may enter at any time.

20. WATERBEDS: Waterbeds shall be permitted by the Owner/Management only with written consent.

21. ANTENNAS: Antennas shall not be erected on the roof or on any other portion of the property without written consent of the Owner/Management.

22. DRAPES AND SHADES: All drapes and shades installed must be lined with a white or off-white color.

23. ENTIRE AGREEMENT: This agreement and any attached addendums constitute the entire agreement between the parties and no oral statements shall be binding.

24. DAMAGES: Resident hereby releases Owner/Management from any and all damages to both person and property and will hold the Owner/Management harmless from all such damages during the term of this lease.

25. FIRE POLICY: Resident agrees not to leave the premises herein leased unoccupied, nor to do or to permit any act which would vitiate the fire insurance rate, and to comply with all rules, orders, ordinances and regulations of the city government, in any and all of its departments, and with all the statutes, rules, and regulations of the State of Georgia in any or all of its departments.

26. BANKRUPTCY: In the event bankruptcy or state insolvency proceedings shall be filed and sustained against Resident, his heirs or assigns, in any Federal or State Court, it shall give the right to said Owner/Management his heirs or assigns, at their option, to immediately declare this contract null and void, and to at once resume possession of the property. No Receiver, Trustee or other judicial officer shall ever have any right, title or interest in or to the above described property by virtue of this contract.

27. CARDING: Owner/Management has the privilege of carding the above described premises for rent or for sale at any time within sixty days previous to the expiration of the lease, and during the said time to exhibit the said premises during reasonable hours.

28. VIOLATE RESTRICTIONS: If the Resident shall violate any of the restrictions in this lease or fail to keep any of its covenants, the Owner/Management or his agents may at once, if they so elect, declare this lease void, terminate the same and at once take possession of the premises.

29. SPECIAL STIPULATIONS:

Lawn service (is or is not) included in monthly rent.

List all parties below that will occupy this dwelling in compliance with the terms of this agreement:

_____ (Residents).

IN WITNESS WHEREOF, the parties have executed or caused this lease to be executed by authorized officials in duplicate for, the day and year first stated above.

RESIDENT

MANAGEMENT

RESIDENT