## LEASE AGREEMENT

NAME:  ADDRESS:  In consideration of the mutual agreements and coverants set forth below LESSOR hereby leases for LESSEE and LESSEE	138 Beaufort Suite A♦Normal, Illinois 61761♦309/888-4444						
NAME:  ADDRESS:  In condication of the relatal agreements and coversals set from below LESSOR hereby assess to LESSOE and LESSOE hereby assess from LESSOR for a private own control and control of the relatation			1		MONTHLY RENT	SECURITY DEPOSIT	
no consideration of the mutual agreements and covernants set forth below LESSOR meetly leases to LESSEE and LESSEE hereby leases from LESSOR for a private designated above for the abov	-						
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1. RESIDET, LESSEE shall on the first day of each month, pay to LESSOR in advance the rent set from above. A lade fee of 1996 of the rent due will be chapted if not have recovered in the office of 1996 of the rent due will be chapted if not have recovered in the office of 1996 of the rent due will be chapted if not have recovered in the office of 1996 of the rent due will be chapted if not have recovered in the office of 1996 of the rent due will be chapted in the payment and the payment a	In consideration of the mutual agreements and covenants set forth below LESSOR hereby leases to LESSEE and LESSEE hereby leases from LESSOR for a private dwelling, the apartment designated above for the above term. All parties listed above as LESSOR and LESSEE herein referred to individually and collectively as LESSOR and LESSEE						
received in the office of FRST STIE, LTD. on the born the S <sup>th</sup> day of each month. There will be a \$25.00 service charge for any neck returned by the service of the street of the individual of LESSCR shall first be applied to urpaid falle fees, damages and utilities Upon breach of any terms of the lease, all future leases payments shall be accelerated and interested and the street of the street of the street of the street of days statistory notice or the street of the street of the street of days statistory notice several upon LESSCE.  2. RESIDENT RESERVE ACCOUNT: In addition 150 to the payments and forth brene for rent, LESSEE shall upon recordion herrord deposed with LESSOR that same of supplied gained damages of any of of the partners lessed bears accessed from the control of the partners less common street of the payments and the payments and the breamon the labours, statistics are common street of payments and the payments and the payments and the breamon the labours, statistics are common street of the payments and the payments and the breamon the labours, statistics are common street of the payments and the payments and the breamon the labours and the payments and the payments and the payment bearing the payment of the control of the payments and the payments are payment to the control of the contr							
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LESSCR shall first be applied to unpost late feet, damages and utilities Upon breach of any terms of this lease, all future lease payments shall be accelerated and mirrodately upon and only an advantage of the control according to the power of the according to the provided of the control of according to the power of the according to the power of the control of the		LESSEE agrees he shall pay the amount of any such check plus service charges within three (3) days of receiving notice of its dishonor or he shall be in default of the Lease					
2. RESIDENT RESERVE ACCOUNT: In addition to the parments suf forth herein for rent. LESSEE shall, upon execution hereof, deposil with LESSOR the sum of \$1 applied against dranges to any part of the premises beside hereby; or to the furnishings therein and to the common hallways, statismed ofther common areas on LESSEE a spartment, urgard withly bills, urgard rent, cleaning oppores upon vacation by LESSEE, or any other expense caused by LESSEE and the second provided by with LESSOR harder Accounts of the partment of the p		LESSOR shall first be applied to unpaid late fees, damages and utilities Upon breach of any terms of this lease, all future lease payments shall be accelerated and become					
applied against damages to any part of the permisse leasted hereby, or to the furnishings therein and to the common halways, stailwells and other common areas on the LESSEE as partners, unpactable to LESSEE to a growth experise caused by LESSEE to LESSOR. Said depondence of the permisses as provided by live. LESSOR and/or ACENT's assessment of any auch loss or damage shall be binding upon the parties hereby.  CONDITION OF APATREENT LESSEE has seatinged the permisses as provided by live. LESSOR and the permisses as provided by live. LESSOR and the permisses are provided by live. LESSOR and the permisses of the permisses are permissed as a permissed and the permisses of the permisses and the loss of the permisses of the loss of the permisses and the loss of the permisses of the permisses of the loss of the permisses of the permisses of the loss of the permisses of the permisses of the loss of the		RESIDENT RESERVE ACCOUNT: In addition to the payments set forth herein for rent, LESSEE shall, upon execution hereof, deposit with LESSOR the sum of \$, to be					
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3. CONDITION OF APARTMENT: LESSEE has becamined the apartment and acknowledges that except for the work LESSOR has agreed to on in the application or winting. LESSEE is austined with the present condition of the apartment and mather LESSOR or LESSEE's agreed have made previously and the present condition of the apartment and mather LESSOR or LESSEE's agreed have made previously and the previously and or previously and the prev	;	applied to any of the aforesaid losses related to the aforesaid unit unless such damage is paid for prior to the end of the term. Refunds shall be made after inspection of the					
A USE AND CARE OF THE PREMISES  A. Said premises shall be used by LESSEE solely for residential purposes. Further, LESSEE shall not permit any unlawful or immoral practices to be committed premises, including, but not limited to, directing by persons under the legal age of wenty-one, selling tickets to parties where drinking by persons under the legal age of wenty-one, selling tickets to parties where drinking by persons under the legal age of wenty-one, selling tickets to parties where drinking by persons under the legal age of wenty-one, selling tickets to parties where drinking by persons under the legal age of wenty-one, selling tickets to parties where drinking by persons under the legal age of wenty-one, selling tickets to parties where drinking by the persons to county the persons to county persons to county persons to county the persons to county persons to county the pe		CONDITION OF APARTMENT: LESSEE has examined the apartment and acknowledges that except for the work LESSOR has agreed to do in the application or other in					
A. Sad premises shall be used by LESSEE solely for residential purposes. Further, LESSEE shall not permit any unlawful or immoral practices to be committed premises, including, but not limited to U, drinking by persons under the legal age of twenty-one, selling tickets to parties where drinking by persons under the legal age of twenty-one, selling tickets to parties where drinking by persons under the legal age of twenty-one, selling tickets to parties where drinking by persons under the legal age of twenty-one age of the parties of the pa		writing. LESSEE is satisfied with the present condition of the apartment and neither LESSOR or LESSEE"S agent have made any representations or promises concerning the physical condition except those specifically set forth in the Lease.					
premises, including, but not limited to, dinking by persons under the legal age of twenty-one, selling sickets to parties where dinking by persons under the top twenty-one may occur or the use of a controlled substance by any person may occur wherein that substance or substances is bought, sold or given gratulously, no premises in a manner which is offensive, noisy or diagnetics which may result in an increase of the insurance rate thereon. Further, the use of the premises by shall be in a manner consistent with the formation of a sold bearing the accordance with any Federal, State of local laws or ordinances on an of to can be a sold to the premises of the formation of a sold to accordance with any Federal, State of local laws or ordinances on an of to can shall be charged for any damage to the premises or the formation of said and plants and appliances within a sold and papilances shall be left by LESSEE in a sanitary, clean condition, suitable for immediate lease to another tenant, and any loss, cost or expense occas LESSEEs fellure to so a shall be charged against the abrevasab bond. LESSOR and/or ACENT's ecicions not so sold selections on a shall be charged against the abrevasab bond. LESSOR and/or ACENT's ecicions are to sense of the sense	4.	USE AND CARE OF THE PR	REMISES				
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shall be in a manner consistent with the rights of other residents of said building in accordance with any Federal, State or local laws or ordinances as a not to cau disturbance. Not to allow any other persons to occupy premises hereby rende, excepting causal visits of frends or guests to a two (2) skys. NO OTHER PE STALL OCCUPY SAID PREMISES FOR MORE THAN TEN DAYS, IN TOTAL, DURNING THE TERM OF THE LEASE.  8. LESSEE's shall be laided for any strange to the premises or the furnishings and any stranger or the control of the co		twenty-one may occur or the use of a controlled substance by any person may occur wherein that substance or substances is bought, sold or given gratuitously, nor use the					
SHALL OCCUPY SAID PREMISES FOR MORE THÂN TEN DAYS, IN TOTAL, DURNIG THE TERM OF THE LEASE.  8. LESSEE shall be listed for any damage to the premises or the furnishings and appliances within said unit. Upon termination of said Lease, the unit including furnish and appliances shall be left by LESSEE in a sanitary, clean condition, suitable for immediate lease to another tenant; and any loss, cost or expense occase. LESSEE's failure to do so shall be tranged against the effortsead both controlled in the controlled property and any loss, cost or expense occase. The controlled in the controlled property of the parties herefore.  C. W. The controlled in the controlled property of the parties herefore.  C. W. On colhes or wearing appared shall be burged of doors or out of the confirms of said unit.  3. No pictures or other objects shall be hung or suspended within said unit, except with approved hooks.  4. LESSE shall not permit or allow any rubbish, waster materials or other products to accumulate upon premises but shall maintain the same in a reasonal condition at all times.  5. LESSEE shall be to shall be through you developed the products to accumulate upon premises but shall maintain the same in a reasonal condition at all times.  6. LESSEE and premise to abide by Town Noise Ordinance. No parties will be held outdoors. Indoor parties shall be small, controlled and not disturb neighbor activities are prohibited any time.  7. LESSEE and premise to abide by Town Noise Ordinance. No parties will be held outdoors. Indoor parties shall be small, controlled and not disturb neighbor activities are prohibited any time.  8. Cars shall be parted only in designed areas and shall not be driven or parked on grass, and or shall was a partie of the parties.  9. LESSEE and see to abide by Town Noise Ordinance. No parties will be held outdoors. Indoor parties shall be small, controlled and not disturb neighbor activities are provided to the parties of the p		shall be in a manner consistent with the rights of other residents of said building in accordance with any Federal, State or local laws or ordinances so as not to cause undue					
and appliances shall be left by LESSEE in a saintary, clean condition, suitable for immediate lease to another tenant; and any loss, cost or expense occase LESSEE's failure to do so shall be binding upon the parties hereb.  C. Without infling the activities or uses oftenives prohibited or the parties hereb.  C. Without infling the activities or uses oftenives prohibited by this Lease, the fellowing activities are specifically prohibited:  1. Including the provided of the parties hereb.  1. On clothes or wearing apparel shall be hung out of doors or out of the conflines of said unit.  2. No clothes or wearing apparel shall be hung out of doors or out of the conflines of said unit.  3. No pictures or other objects shall be hung out of doors or out of the conflines of said unit.  4. LESSE shall not permit or allow any rubbish, waset materials or other products to accumulate upon premises but shall maintain the same in a reasona condition at all times.  5. Padiocks, chain lock of any type on any door exterior or interior are prohibited except locks installed by LESSOR.  6. LESSEE agrees to add by a decident of the products to accumulate upon premises but shall maintain the same in a reasona condition at all times.  7. LESSEE may not make changes, temporary or permanent, to the unitibilitied nor install air conditioner or a satellite dish without prior written consent of I Unauthorized satellite dishes can be removed at anytime. No personal belongings are allowed in common areas or outside of unit.  8. Cars shall be parked only in designed areas and shall not be driven or parked on grass, yard, or sideuts. Cars must be parked in compliance with Tow Ordinances. Unless otherwise stated, parking will be limited to 2 spaces per apartment.  1. LESSEE is responsible for putting out garbage and returning cans to storage in compliance with municipal regulations governing such actions.  5. TENANT SHALL NOT SUBLET apartment without pror written consent of landord. There will be a \$100.00 sublease fee to be paid at the time of		SHALL OCCUPY SAID PREMISES FOR MORE THAN TEN DAYS, IN TOTAL, DURING THE TERM OF THE LEASE.					
said unit in a usable condition shall be binding upon the parties hereto.  C. Without limiting the activities or uses otherwise prohibited by this Lease, the following activities are specifically prohibited:  1. NO PETS SHALL BE PERMITTED UPON THE PREMISES. LESSOR may remove pets without notice. LESSOR is not responsible for removed pets release to outdoors. There is a Scool fine per occurrance, plus any cost associated with restoring the apartient from pet damage.  2. No cothes or wearing apparel shall be hung or usepered within said unit.  3. No Petres or offer objects shall be hung or usepered within said unit.  4. On petres or offer objects shall be hung or usepered within said unit.  5. Padiooss, chain locks or locks of any type on any one or exterior or interior are prohibited except locks installed by LESSOR.  6. LESSEE agrees to abide by Town Noise Ordinance. No parties will be held outdoors. Indoor parties shall be small, controlled and not disturb neighbor activities are prohibited at any time.  7. LESSEE may not make changes, temporary or permanent, to the unitivoliding nor install air conditioner or a satellite dish without prior written consent of I unauthorized satellite dishes can be removed at anytime. No personal belongings are allowed in common areas or outside of unit.  8. Cars shall be parked only in designed areas and shall not be driven or parked on grass, yard, or sidewalk. Cars must be parked in compliance with Town Ordinances. Unless otherwise stated, parking with be limited to 2 pasces per agantrem.  5. TENANT SHALL NOT SUBLET apartment without prior written consent of I and the parked on the parked or of government authors. The LESSEE agrees that he will be labele for a \$25.00 service charge in the event the LESSOR is required to close or reopen the leasehold by the required to LESSEOR of government and though the parties of the parting of the parties of the party point of the termination of this Lease, the LESSOR, its agent	ı	B. LESSEE shall be liable for any damage to the premises or the furnishings and appliances within said unit. Upon termination of said Lease, the unit including furnishings and appliances shall be left by LESSEE in a sanitary, clean condition, suitable for immediate lease to another tenant; and any loss, cost or expense occasioned by					
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Unauthorized satellite dishes can be removed at anytime. No personal belongings are allowed in common areas or outside of unit.  8. Cars shall be parked only in designed areas and shall not be driven or parked on grass, yard, or sidewalk. Cars must be parked in compliance with Tow Ordinances. Unless otherwise stated, parking will be limited to 2 spaces per apartment.  9. LESSEE is responsible for putting out garbange and returning cans to storage in compliance with municipal regulations governing such actions.  5. TENANT SHALL NOT SUBLET apartment without prior written consent of landlord. There will be a \$100.00 sublease fee to be paid at the time of signing of said sublea.  6. LOCK-OUTS AND ENTRY: LESSEE agrees that he will be liable for a \$25.00 service charge in the event the LESSOR is required to close or reopen the leasehold prevail the requires of LESSEE or of government authorities. The LESSEE agrees that at reasonable times prior to the termination of this Lease, the LESSESOR, its agen municipal safety inspectors may enter the premises for the purpose of inspection, cleaning, remodeling or repairs or to show the same to prospective new tenants or buy municipal safety inspectors may enter the premises for the purpose of inspection, cleaning, remodeling or repairs or to show the same to prospective new tenants or buy assented pursuant to the provisions of paragraph eight, this tenancy may be terminated at any time by mutual consent of the parties, or by either party giving notice to not less than thirty (30) days from the first of the month before the date desired to terminate. Any possession of said premises shall be given to LESSOR in like man LESSEE further covenants with OWNER that at the expiration of the time mentioned in this LEASE, peaceable possession of said premises shall be given to LESSOR in like man LESSEE further covenants with OWNER that at the expiration of the time mentioned in this LEASE, peaceable possession of said premises shall be given to LESSOR in like man LESSEE further covenant		activities are prohi	ibited at any time.	·	•		
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						y waiving any defense of lack of	
balance to LESSOR is past due over thirty (30) days.	j	jurisdiction or venue in said	id suits. The LESSOR, attorney or				
NOTICES							
Any legal notice or demand may be served by tendering it to any person thirteen years of age or older residing on or in possession of the leased premises certified mail addressed to the LESSEE at leased premises, return receipt requested; LESSEE acknowledges that if the notice by certified mail is returned.							
LESSOR with a notation that deliver was refused or unclaimed, it shall be deemed constructive legal notice; or by posting it upon the door of the leased pronounced person under the lease is in possession of the unit.	- 1	LESSOR with a notation that	at deliver was refused or unclaimed	l, it shall be deemed constructive le			
13. SPECIAL PROVISIONS:		•	the loads to in possession of the a				
14. This Lease Agreement expresses the whole and entire agreement between the parties with reference to the premises, and it cannot be modified or changed by any oral promise by whosoever made, unless said modification is reduced to writing and acknowledged by he signatures of the parties hereto.						ed or changed by any oral or verbal	
15. It is illegal and against First Site's policy to discriminate on the basis of ones membership to a protected class. These classes being race, color, religion, national or	15.	It is illegal and against First S	Site's policy to discriminate on the ba	isis of ones membership to a protecte	ed class. These classes being race,		
ancestry, marital status, physical or mental handicap, familial status, unfavorable military discharge, military status, or any other class protected by Article 3 of the Illinoi Rights Act.			ıcaı or mental handicap, familial status	s, untavorable military discharge, milit	ary status, or any other class protected	ea by Article 3 of the Illinois Human	
16. Any provision hereof found to be unconscionable or to conflict with the Illinois Revised Statutes shall be void and of no effect and shall not effect in any way the r provisions of this Lease Agreement.				th the Illinois Revised Statutes shall	be void and of no effect and shall n	ot effect in any way the remaining	
FIRST SITE, LTD. LESSEE(S): (Please sign below)		FIRST SITE		LESSEE(S	): (Please sign below)		
By:		Ву:					