

IN THIS LEASE, the words "we", "us", and "our" mean the Landlord. The words "you" and "yours" mean the Tenant.

AGREEMENT OF LEASE made by and between «PropName»

hereinafter referred to as Landlord, acting by Garden Homes Management Corporation, a Connecticut corporation, its duly authorized agent, and

«Name1»
«Name2»
«Adress1»
«Address2»
«Address3»

We lease to you and you lease from us the apartment printed under your name above on the following terms:

Term of Lease: «Terms»

Monthly Rental Payment: «Rent»

Security Deposit Paid by You: «SecurityDeposit»

5% Additional Late Charge if Rent not received by the 10th day of Month: «LateCharge»

Utilities Paid for by Us: Cold Water, «Utility»
(Utilities not paid for by us will be paid for by you and all accounts must be transferred to your name by occupancy date)

Number of Air Conditioners, if any, the use of which is included in the above monthly payment: «AirCond»

You will pay us the monthly rental on the first day of every month in advance. The first month's rent is due when you sign this lease unless this is a renewal lease. **You will be responsible for monthly rental payments and utilities for the full term of this lease**

This lease includes 32 additional paragraphs, which Tenant has previously received.

We and you have signed this lease to indicate our agreement to its provisions as of the date that the term of the lease begins.

LANDLORD: By its Agent,
Garden Homes Management Corporation

TENANT

By: _____
Richard K. Freedman, President, or
Joel E. Freedman, Vice President, or
Kenneth I. White, Vice President
Helene Stancato, Secretary

«Name1» Date

«Name2» Date

1. If the apartment is not ready for occupancy on the date this lease begins, your rent will not begin until we notify you that the apartment is ready for occupancy. We are not liable for any damages or inconvenience suffered by you because of a delay in the occupancy date.
2. In signing this lease, you agree that you have examined the apartment. You agree that you are satisfied with the physical condition of the apartment and that the apartment is in good order and repair. We have made you no promises as to the condition or repair of the apartment. Any complaints must be sent in writing to the Stamford office.
3. You will pay the rent by check or money order made out to Garden Homes Management Corporation and send to Garden Homes Management Corp., 29 Knapp Street, P.O. Box 4401, Stamford, CT 06907 by mail. We do not accept rents paid in cash. If your name and apartment number are not printed on your rent check, write your apartment on its upper left hand corner so that we may properly credit your rent. All rental payments received by check will be electronically deposited, unless you pay by a non – consumer type check. If you wish to opt out of this program, you may pay by money order or a travelers check. We will not send you any monthly bill or receipt for the rent. Your canceled check or bank statement is your receipt. You are responsible for monthly rental payments for the full term of this lease.
4. If your rent is received by us after the 10th day of the month in which it is due, or is returned for insufficient funds, you will pay us the late charge indicated on Page 1 of this lease, which will be added to your rental payment.
5. If you fail to pay the rent by the tenth day of the month when due, we may at any time thereafter sue you for the rent and institute Summary Process proceedings. If you fail to carry out any of the other provisions of this lease, we may give you written notice to comply with the lease. If you fail to comply with our notice within the time so specified, we may then cancel this lease and you will vacate the apartment but you will continue to be liable to us for any cost or losses we incur as a result of your failure to comply with the lease. In connection with this, we have the right to remove your property and store such property at your expense without liability to you for any damages.
6. If a personal check that you have sent to us in payment of the rent is returned by the bank unpaid, we may elect to electronically re-present your check up to two more times. You will be responsible for an additional returned check charge of \$20 for each time it is returned, which fees may also be collected electronically. If such checks are returned on two occasions, we will no longer accept your personal checks and all subsequent rental payments by you will be by cashier's checks, money orders, or certified personal checks.
7. You will reimburse us for any reasonable legal fees and administrative costs that we have incurred as a result of your failure to pay the rent when it is due or to comply with any of the other terms of this lease. If we refer the matter to an attorney for collection after you have vacated because you do not pay the amount you owe us when it is due, you will pay us an attorney's fee not in excess of fifteen percent (15%) of the amount of the judgment we obtain against you. You will also pay us all of our other collection costs and expenses. The attorneys' fees and costs incurred in a collection action are also called "additional rent".
8. Upon prior notice, we and our agents and employees may enter the apartment during reasonable business hours to inspect it or to make any necessary repairs. When emergency repairs are required, our agents and employees may enter at any time. If you are not present, our agents and employees may use a master key or forcibly enter the apartment without liability to you for such entry.

9. The apartment may be occupied only for residential purposes by you and the persons whose names are indicated in the application for lease as completed by you. You may not permit any other person to occupy the apartment unless you have received the express written consent of the landlord. You may not assign this lease or sublet the apartment to any other person. If you violate this provision, this lease will end immediately, you will vacate the apartment at once, forfeit your security deposit to us as liquidated damages, and you will be held responsible for any other applicable charges as specified in this lease. You must notify the landlord in writing when any child in occupancy reaches the age of 18 years old.
10. You, those who occupy the apartment with you, and your guests, will comply with all rules which we issue and which are necessary for the care, safety, and cleanliness of the apartment and for the comfort, quiet, and convenience of other tenants in the same residential development. While loud noises are never permitted, including but not limited to loud parties, excessive volume of radios, TV's and musical instruments, the hours between 10:00 PM and 8:00 AM shall be treated as very quiet hours. Any complaints must be sent in writing to the Stamford office.
11. You will take good care of the apartment and all of the appliances that we have provided for your use. If you damage the apartment or appliances provided by us, you will be responsible for the cost of the necessary repairs. You are responsible for the installation and maintenance of your telephone and cable television services in the apartment. You will comply with all governmental laws and regulations. You will save us harmless from any liability arising from any injury or damage caused by you, those who occupy the apartment with you, or your guests. When you vacate the apartment, you will leave it in as good condition as it was when you first occupied it except for reasonable wear and tear.
12. You, those who occupy the apartment with you, and your guests may not keep or allow the visit of any dog, cat, reptile, bird or other animal in the apartment or on the premises. If you violate this rule, you will pay us a \$5.00 surcharge for each day that the animal is kept in the apartment. Such violations will be grounds for termination of tenancy.
13. In accordance with the fire safety code, it is your responsibility to check the smoke detector weekly to be sure it is in proper working order. Management will replace smoke detector batteries on a regular basis and you will provide access to the apartment at such times. You are also responsible for notifying management in writing if your smoke detector is broken. Removal of or tampering with smoke detectors is prohibited and subject to a \$500.00 fine.
14. You, those who occupy the apartment with you, and your guests, may not keep any unregistered, unused, or inoperative motor vehicle or any trailer in any parking lot provided by us. Spaces in the parking lot are not individually assigned unless otherwise physically numbered. Parking in other assigned spaces, blocking a dumpster or parking in the fire lanes is prohibited and such vehicles will be towed at owner's expense and subject to a \$50.00 fine per occurrence. Maintenance or washing of vehicles is also prohibited in any parking lot owned by us. During and after snowstorms, all vehicles must be moved to allow for snow removal. Motorcycles must be stored off-site during the winter months.
15. You will not install any outside radio, satellite dish or television antenna or have a waterbed, clothes washer, or clothes dryer in the apartment, or make any repairs, changes or connections to the plumbing, heating, or electrical systems. If the apartment has a water-saving showerhead or water-saving aerators in the sink faucets when you move in, you may not remove or disable these devices. You will use plumbing fixtures only for their intended purpose and will not throw any improper material or objects into the plumbing fixtures. You will be held responsible for the cost of repair if a foreign object is found in the bathroom or kitchen plumbing fixtures. You will not install your own air conditioner in the apartment. You will not use any electric appliances that are dangerous or that do not use ordinary electrical plugs. You will not make any physical changes to the apartment or place any wallpaper or

wall covering materials on its walls. You will not attach any type of stick-on picture hooks. You will not paint the apartment without our prior written consent. If permission to paint is given, you must use white or off white. No color paint is permitted. You will not dry or display any laundry outside the apartment unless we provide you with an area to do so. You will not bring into the apartment anything which increases the cost of fire or liability insurance which we keep on the property.

16. You may not install any locks on the doors leading to the apartment and you may not change any existing locks. You will return all keys, including mailbox keys, parking permits and gym keys to us at the end of the rental period. You will be charged for any lost keys that need to be replaced.
17. You will dispose of all refuse in the proper garbage or recycling containers. No dumping of furniture, mattresses and the like is permitted. You are responsible for the removal of large items from the property. If any large items are left in or around the dumpster area, you will pay a removal charge of \$100 per item. You will not litter on the premises.
18. You will not block any sidewalks, halls or stairways and you will not use them except to go to and from the apartment. You will not hang or shake anything from any windows, balconies, halls or stairways. You will not leave the door to the building unlocked unless it is normally unlocked. Children are to be supervised at all times. You will not allow children to play in parking lots, common hallways or common grounds unless there is a designated play area. Smoking is not permitted in the common areas of the building including but not limited to entrances, hallways, laundry rooms and stairwells.
19. The following are grounds for immediate termination of tenancy: any activity, criminal or otherwise, that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents; any activity, criminal or otherwise, that threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises; any activity, criminal or otherwise, that threatens the health or safety of any on-site property management staff responsible for managing the premises; or any drug or alcohol related activity, criminal or otherwise, on or near such premises, engaged in by the resident, any member of the resident's household, or any guest or other person under the resident's control.
20. We will not be liable for any damage or injury to you or any other person or to property for any reason including but not limited to water, rain, steam, snow, gas, or electricity which may leak into or enter the apartment or the building in which the apartment is located. We will not be liable for any damage or injury to you or any other person or to property as a result of any broken pipes, plumbing, or electrical lines which are in the apartment or the building in which the apartment is located. In the event you become aware of any damages or any condition in either your apartment or the common areas of the property which you regard as unsafe, you will give us written notice of such condition so that we can inspect and correct it. We will not be liable for any loss of property, vehicles or injury to you or any other person that occurs as a result of any burglary, robbery, theft, or other wrongdoing committed by any person. We recommend that you purchase apartment insurance for protection.
21. We will not be responsible for any damage to clothing caused by coin-operated clothes washers and dryers, which are located in the development of which the rented apartment is a part. We will not be held responsible if your clothing is stolen.
22. We no longer offer storage, but if you presently have personal property in a storage room it is at your sole risk. You will keep the area clean to avoid a fire hazard. We will not be liable for any loss, damage, or injury, which may occur to your property while it is in such storage rooms. You shall remove any

property in storage upon ten days notice from our office. If not removed, such property shall be deemed abandoned and will be disposed of by us.

23. In case the apartment is damaged by fire or other causes through no fault of yours so that you cannot continue to occupy it, this lease will end and you will vacate the apartment within ten days from the date of damage and your rent will be apportioned to the date the damage occurred. If, however, you continue to occupy the apartment for more than ten days after the damage occurred, you will continue to pay the full rent. If the apartment or common areas are damaged by fire or other causes brought about by you or your guest(s) actions or negligence, you will be held financially responsible for all costs and repairs.
24. In the event that we offer you a renewal of this lease, you will answer us within 30 days prior to the expiration of your present lease by either signing the renewal lease that we have offered you or advising us that you plan to vacate the apartment when this lease ends.
25. If you will continue to occupy the apartment when this lease has expired, you will become a month-to-month tenant subject to the same terms and conditions as provided in this lease except for the rent, which will be at the new monthly amount that we have advised you of in writing as stated in the renewal lease offered to you plus a \$25 monthly surcharge for the privilege of occupying the apartment on a month-to-month basis.
26. If you remove a substantial portion of your furniture and furnishings from the apartment at any time before the end of the term of this lease and do not first notify us in writing that by this removal you are not abandoning your apartment, we will have the right to consider your apartment and any items of personal property still remaining there as abandoned even though you have not returned the key to the apartment to us.
27. We will return the security deposit to you when this lease ends and when you have vacated the apartment, so long as you have paid the last month's rent of your lease term and have carried out all of the terms of this lease. We will pay you interest on your security deposit in accordance with state law. In the event that you fail to pay the rent or late charges or fail to carry out the other terms of this lease, we will apply all or a portion of the security deposit for any of these purposes.
28. If the apartment is not left in good condition, the following charges will be made against your security deposit account when vacating the premises: Dirty Stove - \$35.00; Dirty Refrigerator - \$35.00; Dirty Dishwasher - \$25.00; Dirty Carpet (excessive wear and tear)- current labor charge per hour; Removal of furniture - \$100.00 per piece (including items left by the dumpster); Clothing, bags of refuse, bottles and cans, etc. - \$25.00 per trash bag; Bathroom - \$25.00 for each fixture that is left dirty including tile; Missing or disabled shower head - \$100. Missing or disabled faucet aerator - \$50; Broken screens, windows & storm windows - replacement costs; Doors - \$45.00 per door; Holes in walls or damaged walls by pictures, etc. - cost of repair; Storage - cost of removing personal items; Wallpaper - current labor charge per hour to remove wallpaper and restore wall(s); Paint - current labor and paint charge if two or more coats of paint are required to cover up colors or stained walls; any other general damage - cost of repair; Parking permits not returned - \$10.00 per permit.
29. Any notice by either party to the other will be in writing and will be either delivered personally or mailed postage prepaid to you at the apartment and to Landlord at 29 Knapp Street, P.O. Box 4401, Stamford, CT 06907.
30. The provisions of this lease will bind you and us and our respective successors, heirs, legal representatives and assigns.

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