

RESIDENTIAL LEASE

DATE 03/02/2021
PARTIES Riverlake properties, Talbot Palmer (hereinafter referred to as "Lessor") hereby leases to:

(hereinafter referred to as "Lessee") the following described property for use as a private residence only:
STREET ADDRESS 1224 Marengo APT. # C CITY New Orleans STATE LA ZIP 70115
This lease is for a term of 12 months commencing on the 04 day of May 2021 at 1:00 P.M. and ending on the last calendar day of 04/30 2022 at 10:00 A.M. Thereafter, this leasing agreement will automatically renew for a term of 12 months.

AUTOMATIC RENEWAL If Lessee or Lessor desires that this lease terminate at the expiration of its term, he/she must give to the other written notice at least ninety (90) days prior to that date. Failure of either party to give this required notice will automatically renew this lease and all of the terms thereof.

HOLDOVER If Lessee holds over and fails to move out on or before the date required under the lease or specified in his vacate notice, Lessee shall be liable to pay triple the pro-rated rent per day plus \$25.00 per day for each day beyond vacate date. In addition, Lessee must indemnify Lessor and/or prospective residents for damages incurred (including, but not limited to, lost rent, lodging expenses and attorney's fees), and, at Lessor's option, Lessor may extend the lease term for one month by delivering written notice to Lessee or the apartment while resident is still holding over.

RENT This lease is made for and in consideration of a monthly rental of \$795.00 dollars per month, payable in advance on or before the first day of each month at 816 Adams Street, Suite 1, New Orleans, LA 70118. If the full rental payment is not received in our office by the third day of the month, Lessee shall pay an additional fifty-dollar (\$50.00) late fee. Furthermore, for any payment or portion thereof made after the 4th day of the month there will also be an additional charge of \$15.00 per day from the 5th until paid, including the day paid. If Lessee pays by check, and said check is not honored on presentation for any reason whatsoever, Lessee agrees to pay an additional sum of thirty-five dollars (\$35.00) as a penalty and applicable late fees and penalties. This penalty provision is not to be considered a waiver or relinquishment of any of the other rights or remedies of Lessor. At Lessor's discretion after receipt of a non-paid check, Lessor may require that all future payments be made in the form of money orders or certified funds. Failure to seek or collect late charges, late rents, or any outstanding balances as they become due will waive none of the Lessor's rights to seek collection of same at a later time or deduct them from the security deposit, and/or report delinquent or unpaid balances to the credit bureaus.

Lessor acknowledges receipt from Lessee of the sum of \$718.06 Dollars which is pro-rated rent for 28 days from the date of commencement of this lease to the first day of the following month.

The rental amount to be paid in each subsequent year from the renewal date will automatically increase a minimum of three percent (3%) from the previous lease term rental amount. Rental increases exceeding the minimum 3% shall be executed by written notice and hand delivered to Lessee at least ninety (90) days prior to the applicable lease termination date by U.S. mail, electronic text messaging, email, hand delivery, or by attaching same to door of leased premises and shall serve as official compliance with the requirement of serving notice, regardless of whether addressee receives notice or not, excluding any increase associated with insurance or tax increases.

SECURITY DEPOSIT

Upon execution of this lease contract, Lessee agrees to deposit with Lessor, the receipt of which is hereby acknowledged, the sum of \$795.00. If all terms of this lease are fulfilled of this amount \$N/A will be applied as rent for (last month of lease). This deposit, which is non-interest bearing, is to be held by Lessor as security for the full and faithful performance of all the terms and conditions of this lease. If apartment has been damaged by lessee, damages exceed the amount of security deposit or lessee has not fulfilled the terms of the lease there will be no credit for rent against security deposit. This security deposit is not an advance rental and Lessee may not deduct any portion of the deposit from rent due to Lessor. Security deposit will be forfeited if this lease is broken. This security deposit is not to be considered liquidated damages. In the event of forfeiture of the security deposit due to Lessee's failure to full and faithfully perform all of the terms and conditions of the lease, Lessor retains all of his other rights and remedies. Lessee does not have the right to cancel this lease and avoid his obligations thereunder by forfeiting the said security deposit.

Lessee shall be entitled to an accounting and/or return of said security deposit within 30 days after the premises have been vacated and inspected by the Lessor and lease has expired, provided said leased premises are returned to the Lessor in as good condition as they were at the same time Lessee first occupied same, subject only to normal wear and tear, and after all keys are surrendered to Lessor. Lessee shall provide Lessor, in writing, with a forwarding address. Lessor and lessee acknowledge that the return and/or disposition of Lessee's security deposit is a decision made exclusively by the Lessor in accordance with applicable rules of Louisiana law. Lessee agrees to deliver the premises broom clean and free of trash and all items at the termination of the lease. The following charges will be made for cleaning, if necessary:

Broom Cleaning \$150.00 Cleaning Stove \$85.00 Cleaning Refrigerator \$85.00 Cleaning Bathroom (Per Bathroom) \$150.00 Cleaning Kitchen \$150.00 Flooring/Carpet \$275.00

Apartment must be complete empty of all Lessee's contents upon termination of this lease. Lessee must not leave any contents, furnishings or any items whatsoever in the apartment upon termination of this lease. Lessee grants to Lessor the right to dispose of any belongings remaining in premises in any manner Lessor chooses without any responsibility to Lessee for any loss, which Lessee may sustain from said disposition and disposal. Lessee shall be responsible for any cost incurred by removal of these belongings.

LESSEE'S INITIALS Initials TAP Initials Initials Initials Initials Initials

In the event of any damages to the leased premises, or the equipment therein, caused by Lessee, his family, guests or agents, reasonable wear and tear excepted, Lessee agrees to pay Lessor, when billed, the full amount necessary to repair or replace the damaged premises or equipment.

Deductions will be made from the security deposit to reimburse Lessor for the cost of repairing any damages to the premises or equipment or the cost of replacing any of the articles or equipment that may be damaged beyond repair, lost, or missing at the termination of the lease. Deductions will also be made to cover any unpaid amounts owed to Lessor for any such damage or loss occurring prior to termination of the lease and for which Lessee has been billed. In the event that such damages or cleaning charges exceed the amount of the security deposit, Lessee agrees to pay all excess cost to Lessor. In the event that there has been a forfeiture of security deposit, breach of contract, eviction, Lessee abandonment, or failure to fulfill the complete term of this lease, charges for damages and cleaning shall be paid in addition to the amount of the said security deposit.

Notwithstanding any other provisions expressed or implied herein, it is specifically understood and agreed that the entire security deposit aforesaid shall be automatically forfeited as liquidated damages should Lessee vacate or abandon the premises before the expiration of this lease, except where such abandonment occurs during the last month of the term of the lease, Lessee has paid all rent covering the entire term and either party has given the other timely written notice that this lease will not be renewed under its automatic renewal provisions.

OCCUPANTS The leased premises shall be occupied by the following persons only and as a residence only. No one else may occupy the premises as a residence without Lessor's written approval excluding a temporary visitor or guest. A temporary visitor is one who inhabits the premises for no more than ten (10) days per year.

Table with 6 columns: Print Resident's Name, DOB, Age, Print Resident's Name, DOB, Age. It contains 4 empty rows for tenant information.



**PET RESTRICTIONS** No pets shall be allowed to live or visit the premises at any time during the term of this lease without an approved written pet agreement. Pets are only accepted in a limited number of qualified apartments. The following pet agreement, if any, shall apply to this lease. Only the pet(s) listed and described below are authorized under this agreement. Pets are prohibited from causing any danger, damage, nuisance, noise, health hazard, soil the apartment premises, grounds, common areas, walks, parking areas, landscaping or gardens. Lessee agrees to immediately clean up after the pet with proper pet waste bags and agrees to accept full responsibility and liability for any damage, injury or actions arising from or caused by his/her pet. Pets must be leashed at all times when outside of the apartment on the Lessor's property.

Kind (Dog/Cat)	Type or Breed	Color	Name	Age	Weight

☐ **PET FEE / DEPOSIT**

☐ **NO PETS ALLOWED UNDER ANY CIRCUMSTANCES**

Pet's full-grown weight \_\_\_\_\_ Pet's weight over 20 lbs \_\_\_\_\_

Total amount of pet fee and deposit received..... \$ 350 =

Non-refundable pet fee charge ..... \$ 125 =

Refundable pet deposit subject to damage deductions, if any..... \$ 125 =

The minimum pet fee and deposit is \$350 of which one half (½) is a fee and one half (½) is a deposit. Pets 21 pounds and up shall be charged an additional \$10 per pound beginning at 21 lbs of which one half (½) is a fee and one half (½) is a deposit.

NOTICE: PET DEPOSIT SHALL BE FORFEITED IN THE EVENT THE LEASE IS BROKEN. ANY FEE OR DEPOSIT SHALL NOT LIMIT THE TENANT'S OBLIGATION.

LESSEE'S INITIALS..... Initials THP Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_

**SUBLEASE** Lessee shall not rent, sublet, grant use or possession of the leased premises, or post signs or publish advertisements offering to do so, without the written consent of Lessor, and then only in accordance with this lease. Lessee shall not acquire roommates or other occupants to reside in the premises for any reason or at anytime whatsoever. Lessee shall not use this apartment in any short-term rental activity such as Airbnb or any other short-term rental whatsoever. Only the occupants listed on this lease may occupy the residence.

**DEFAULT OR ABANDONMENT** Should the Lessee fail to pay the rent or any other charges arising under this lease promptly as stipulated, should the premises be abandoned (it being agreed that an absence of Lessee from the leased premises for five consecutive days after rentals have become delinquent shall create a conclusive presumption of abandonment) by Lessee or should Lessee begin to remove furniture or any substantial portion of Lessee's personal property to the detriment of the Lessor's lien, or should Lessee make an assignment for the benefit of creditors, then in any of said events, Lessee shall be ipso facto in default and the rent for the whole of the unexpired term of the lease together with the attorney's fees shall immediately become due. However, Lessor may proceed one or more times for past due installments without prejudicing his rights to proceed later for the rent for the remaining term of the lease. Similarly, in the event of any such default Lessor retains the option to cancel the lease and obtain possession of the premises by giving Lessee written notice to vacate the premises in accordance with the provisions of the Articles 4701-4705 of the Louisiana Code of Civil Procedure. In the event of such cancellation and eviction, Lessee is obligated to pay any and all rent due and owing through the last day of lease or until the premises are leased to a new tenant after reasonable efforts by the Lessor. Lessee is also responsible for any delinquent rent, payment of cost of cleaning apartment, repairing any damage to apartment, cost of advertising, and any applicable administration fees in addition to cost of eviction.

In the event of such cancellation and eviction, as defined above, Lessee grants to Lessor the right to dispose of belongings remaining in premises in any manner Lessor chooses without any responsibility to Lessee for any loss which Lessee may sustain from said disposition and disposal. Lessee shall be responsible for any cost incurred by removal of these belongings.

**OTHER VIOLATIONS AND NUISANCE** Should the Lessee at any time violate any of the conditions of the lease, other than the conditions provided for in the immediately preceding paragraphs under the heading "Default and Abandonment," should the Lessee discontinue the use of the premises for the purposes for which they are rented; or should the Lessee fail to maintain a standard of behavior consistent with the consideration necessary to provide reasonable safety, peace and quiet to the other tenants in the apartment complex, such as by being boisterous or disorderly, creating undue noise, disturbance, or nuisance of any nature or kind, engaging in any immoral or unlawful activities, or failure to abide by the rules and regulations as specified herein; and should such violation either continue for a period of three (3) days after the written notice has been given Lessee (such notice may be posted on Lessee's door); or should such violation occur again after written notice to cease and desist from such activity or disturbance; then, Lessee shall be ipso facto in default, and Lessor shall have the option to demand the rent for the whole unexpired term of the lease which shall at once become due and exigible, or to immediately cancel this lease and obtain possession of the premises by giving Lessee written notice to vacate the premises in accordance with the provisions of Articles 4701-4705 of the Louisiana Code of Civil Procedure. Lessor may at his/her sole discretion deliver notice by U.S. mail, electronic text messaging or email, hand delivery or by attaching same to door of leased premises and shall serve as official compliance with the requirement of serving notice, regardless of whether addressee receives notice or not.

**RULES AND REGULATIONS** Lessee agrees to comply with all rules and regulations and with all reasonable rules and regulations hereafter adopted by the Lessor and posted in or about the premises or apartment complex and/or delivered by U.S. mail, electronic text message, email, hand delivered, or by attaching same to door of leased premises.

**OCCUPANCY** Should Lessee be unable to obtain occupancy on the date of the beginning of the lease due to causes beyond control of Lessor, this lease shall not be affected thereby, but Lessee shall owe rent beginning only with the day on which he can obtain possession.

Should the property be destroyed or materially damaged, by fire or other unforeseen event not due to any fault or neglect of the Lessee, so as to render it wholly unfit for occupancy, then Lessee shall be entitled to a credit for the unexpired term of the lease. However, Lessee shall not be entitled to a reduction of the monthly rent or cancellation of this lease because of a temporary failure of utilities, heat, air conditioning, temporary closing of swimming pool, or other items beyond control of Lessor.

Lessee agrees to use the premises with care and to perform normal weekly cleaning and household maintenance as required. Lessee is responsible for pest control including but not limited to ants, roaches, fleas, fruit and sewer flies, bed bugs, are other household pest, regularly weekly carpet cleaning and vacuuming, cleaning refrigerator as needed, overall cleanliness in the apartment, placement of garbage and trash in a proper trash can (provided by The City Of New Orleans) no sooner than on the evening before collection day. Trash cans must be promptly removed from sidewalk/street area and stored inconspicuously in the rear of the Lessor's property on the same day after collection. Lessee will be responsible for any expenses incurred by Lessor in connection with Lessee's failure to contain his/her trash as well as any city fines levied for improper waste disposal. Failure to properly maintain garbage in closed containers, place garbage at curb no earlier than 5 pm on the day prior to scheduled pick-up or remove garbage cans from curb within 12 hours after pick-up will result in a \$50 fine per incident.

Air conditioning filters will be new or clean when Lessee moves into apartment; however, air conditioning filters for all types of units must be replaced or cleaned by the Lessee at least once each month. If an air conditioning repair call is necessary and filters are found to be clogged and exceedingly dirty, Lessee will be responsible for damages to unit resulting from same. Otherwise, spot checks of air conditioner filters showing that filters have not been changed or properly cleaned may result in a penalty at Lessor's discretion.

**ADDITIONS AND ALTERATIONS** Lessee shall make no additions, alterations or paint the premises without written permission of Lessor. However, Lessor or his employees shall have the right to enter the premises for the purpose of making repairs necessary to the preservation of the property. Any additions made to the property by the Lessee shall become the property of the Lessor at the termination of this lease, unless otherwise stipulated herein. Lessor may, at his option, require the premises to be returned to its original condition at Lessee's expense.

No holes shall be drilled in the walls, woodwork, or floors, and no antenna installations are permitted. No painting or papering of walls is permitted. No foil or bed sheets may be used on windows. No hurricane tape allowed in windows. No adhesive tape or other adhesive material may be placed on any wall, woodwork, tub or cabinet surface. No waterbeds, aquariums, or any other object holding more than 20 gallons of water shall be allowed within the premises at any time. Vehicles are prohibited from parking on the lawn or in the walkways. Vehicles are to be parked only in designated and lawful areas.

**LIABILITY** If any employee of lessor renders any services (including but not limited to parking, washing & delivery of automobiles, handling of furniture and other articles, cleaning the rented premises, package delivery, or any other service) other than service ordered by Lessor, for or at the request of the resident, his family, employees or guests then, for the purpose of such service, such employees shall be deemed the servant of the Lessee, regardless of whether or not payment is arranged for such service, and Lessee agrees to relieve Lessor and hold Lessor harmless for any and all liability in connection with such services.

The Lessor shall not be liable to Lessee, or to Lessee's employees, patrons, visitors, or to any other person for any damage to person or property caused by any act, omission or neglect of Lessee or any other tenant of said demised premises, and lessee agrees to hold Lessor harmless from all claims for any such damage, whether the injury occurs on or off the leased premises.

Lessee assumes responsibility for the condition of the premises. Lessor will not be responsible for damage caused by leaks in the roof, bursting of pipes by freezing or otherwise, or any vices or defects of the leased property, or the consequences thereof, except in case of positive neglect or failure to take action toward the remedying of



such defects and the damage caused thereby. Should Lessee fail to promptly so notify Lessor, in writing, of any such defects, Lessee will become responsible for any damage resulting to Lessor or other parties.

Lessee hereby releases, relieves, and holds Lessor blameless for any damage or injury to persons or property caused as a result of the use of any swimming pool by Lessee or any persons making use of pool through the use, permission or consent of Lessee. Lessee further agrees not to use or permit the use of alcoholic beverages within the swimming pool and other public areas. No children under the age of fourteen (14) years will be allowed in or about the swimming pool area unless accompanied by an adult. Lessor is not responsible for injuries or damages caused by Lessee's use of porches or balconies in which there individuals on those porches or balconies exceeding (1) individual per 9 sq. ft. of floor space. Lessee acknowledges receipt of this warning.

Lessee acknowledges that he understands that Lessor does not carry Hazard, Flood or Theft insurance on Lessee's contents in leased premises. Lessor is not responsible for damage, theft or loss of Lessee's personal property under any circumstances. Lessor encourages Lessee to obtain adequate insurance to protect themselves and their personal property.

LESSEE'S INITIALS..... Initials **THP** Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_

**SIGNS AND ACCESS** Lessor reserves the right to post on the premises "For Sale" or "For Rent" signs at any and all times. Lessee will allow parties authorized by Lessor to visit the premises between 8:00 A. M. and 8:00 P. M. in view of buying said property or in view of renting for ninety (90) days prior to the expiration of this lease or after Lessor has received written notice from Lessee of non-renewal. Lessee will also permit Lessor to have unrestricted access to the premises for the purpose of inspection at reasonable intervals. As stated above, Lessor or his agents or employees shall have the right to enter the premises at any time without notice for the purpose of making repairs or inspections necessary for the preservation of the property or in the event of an emergency, at the discretion of Lessor or his representatives. Lessee acknowledges his understanding that Lessor must at all times be in possession of a key to Lessee's apartment. Lessee is not permitted to change or add additional locks on apartment without written permission from Lessor. Lessee must provide Lessor with the original new lock keys and 3 copies the same day of installation. Failure to do so will result in a \$100 fine plus costs for having a new key made or changing locks so that Lessor will have access at all times for the purposes of safety and security.

**ATTORNEY'S FEES AND OTHER CHARGES** Lessee further agrees that if an attorney is employed to protect any rights of the Lessor hereunder, Lessee will pay the fee of such attorney. Such fee is hereby fixed at thirty-five per cent (35%) of the amount claimed, or a minimum of five hundred dollars (\$500), whichever is greater. Lessee further agrees to pay all court costs, sheriff's charges, and any other administrative cost incurred or charged to Lessor regardless of whether an attorney is employed or not.

**WAIVER OF NOTICE** Upon termination of the right of occupancy for any reason, Lessee hereby expressly waives notice to vacate the premises prior to institution of eviction proceedings in accordance with La. CCP Article 4701 and La. CC Article 2713.

**OTHER** The failure of Lessor to insist upon the strict performance of the terms, covenants, agreements, and conditions herein contained, or any one of them, shall not constitute or be construed as a waiver or relinquishment of the Lessor's right thereafter to enforce any such terms, covenants, agreements, and conditions, but the same shall continue in full force and effect.

It is understood that the terms "Lessor" and "Lessee" are used in this agreement, and they shall include the plural and shall apply to persons both male and female. All obligations of Lessee are several and *in solido*.

This lease, whether or not recorded, shall be junior and subordinate to any mortgage hereafter placed by the Lessor on the entire property of which the leased premises form a part.

In the event that during the term of this lease, or any renewal hereof, either the real estate taxes, insurance premiums, utility costs, or all, should increase above the amount being paid on the leased premises at the inception of this lease, the Lessee agrees to pay his proportionate share of such increase and any successive increases. Such payment or payments by Lessee shall be due monthly as increased rent throughout the remainder of Lessee's occupancy. All such sums may be withheld from Lessee's security deposit if not fully paid at the time Lessee vacates the premises. A thirty (30) day notice will be given to Lessee before any increase is made. Notice will be given in writing by U.S. mail, text messaging, email, hand delivery or by attaching same to door of leased premises and shall serve as official compliance with the requirement of notice, regardless of whether addressee receives notice or not.

If any part of this lease is or becomes contrary to law, the remainder of this lease shall be unaffected. This Agreement constitutes the entire agreement and understanding between the parties hereto. This Agreement may be modified or amended only by a duly authorized written instrument executed by the parties hereto. This Agreement can not be modified verbally. In no event shall any modification or waiver of the provisions of this lease be effective unless in writing and signed by Lessor.

Lessee agrees that Lessor at his discretion can rearrange any and all A/C units and/or reduce the number of units.

**LIABILITY BY MULTIPLE OCCUPANTS:** Each occupant or intended occupant of the premises is made a party to this lease and must sign the lease. Each signing party is liable and responsible for full performance of each and every term of this lease and the withdrawal or vacating of the premises by any signing party will not reduce or limit obligations and liabilities of remaining occupants under this lease.

**UTILITIES** Unless as provided otherwise, Lessee shall maintain all utility services, including water, gas, electricity, telephone, cable services, internet, and TV in Lessee's name and shall pay all charges including municipal service fees or taxes due thereon, during the entire term of this lease, unless otherwise noted. Lessee will be responsible for any expenses Lessor may be required to incur due to Lessee's failure to maintain utilities service on premises for the entire duration of this lease. Lessee shall promptly notify Lessor of any telephone number(s) assigned to service the premises and any changes as may occur during the term of this lease.

**IMPORTANT REMINDER:** Lessee's must maintain in their name for the full term of the lease: ☒ Electrical Services ☒ Gas Services ☒ ~~Water Services~~ and/or any of the aforementioned utilities listed above or contained in this lease elsewhere, if applicable.

LESSEE'S INITIALS..... Initials **THP** Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_

**SOME OF LESSEE'S RESPONSIBILITIES:**

Maintain all air-conditioning and heating system filters. This specifically includes, but is not limited to, removing and replacing all filters at least once every month. Keep all drains and commodes on the premises clear. ONLY TOILET TISSUE: Never place any feminine hygiene products, paper towels, wet wipes, etc. in the toilet. Replace any and all fuses and light bulbs which expire during lease. Ignite, and keep lighted, any pilot lights on water heaters and furnaces. Should Lessor or his agents or employees accommodate Lessee by performing the above tasks, Lessee will pay for this service. Lessee shall vigilantly watch for, and immediately report, any waste of water, including but not limited to malfunctioning or running commodes and dripping faucets. Failure to report water waste to maintenance for repair will result in a minimum penalty of \$300.00 per incident. Pay for minor repairs, specifically all those under \$55.00. Lessee shall remove all contents from the refrigerator and place them outside the premises in a closed container when evacuating the apartment due to a tropical storm or hurricane. During extended power outages or if the refrigerator stops working, follow the same instructions as above. Lessee shall be liable for any and all damage resulting from Lessee's failure to follow this policy.

**WATER MISUSE AND LEAKS** If water service is paid by the Lessor, Lessee must promptly report any running toilets, leaky laundry equipment, leaky appliances, leaky faucets, broken water pipes, water bubbling or streaming out of the ground, or leaky water meters. If Lessee is found to be NEGLIGENT by failing to report any water leaks in writing your account will be charged \$300.00. Lessee should immediately report any leaks to Lessor for repair. Lessor is not responsible for high water bills incurred by Lessee.

LESSEE'S INITIALS..... Initials **THP** Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_

**SATELLITE DISH, CABLE TV, TELEPHONE LINES** Lessor is not responsible for the installation, or maintenance of SATELLITE DISHES, CABLE TV EQUIPMENT, OR TELEPHONE LINES. It is the Lessee's responsible for proper installation and maintenance of all such equipment, wiring, outlets, and services. A letter of permission (LOP) must be obtained from Lessor prior to any work being performed on the property for such services. Satellite dishes may ONLY BE PLACED IN THE YARD, OR IN A CONCRETE BUCKET ON THE PATIO OR BALCONY. Satellite dishes cannot be attached to any part of the building. Unauthorized installation may result in a penalty of \$300 and the cost of having unapproved installations removed or reinstalled.

LESSEE'S INITIALS..... Initials **THP** Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_

**PARKING & REMOTE CONTROLS** Permits and Regulations

1. Parking permits can only be assigned to residents proving proof of ownership with registration and are nontransferable.
2. All vehicles are required to park in designated parking spots if assigned. Any vehicles parked in front of dumpsters, sidewalks, on landscaping, double parked in handicapped spaces; or in any other manner other than a designated parking space will be subject to immediate towing.

3. All automobiles must at all times remain in operable condition and be current with license plates and inspection stickers.  
4. In accordance with state and city ordinances inappropriately parked vehicles will be towed at the owner's expense without a warning.  
5. Visitors or guest are required to park outside the residential parking area. Residents are responsible to notify their guests of our parking regulations.  
6. Parking permits, if any, are to be applied to the interior driver's side windshield. Lost or stolen permits will need to be repurchased.  
7. Only the vehicle(s) listed and described below are authorized under this agreement.

In the event of a violation of any of the following terms and conditions, the owner/management shall have the right to immediately cancel this agreement and require that the tenant immediately remove the vehicle from the premises. Cancellation of this agreement will not imply a waiver of the tenant's responsibility for any damages.

☐ PERMITTED OR ASSIGNED PARKING ☐ SHARED PARKING ☐ NO OFF-STREET PARKING

REGISTRATION FEE / DEPOSIT:

Tenant agrees to pay the following non-refundable registration fee.....\$

Tenant agrees to pay the following remote deposit.....\$

Total.....\$

REMOTE CONTROLS

A refundable \$60 dollar deposit shall be paid by Lessee for gate, garage, or other remote controls, which is subject to all terms and conditions of this lease.

NOTICE: REMOTE DEPOSIT SHALL BE FORFEITED IN THE EVENT THE LEASE IS BROKEN. ANY FEE OR DEPOSIT SHALL NOT LIMIT THE TENANT'S OBLIGATION.

LESSEE'S INITIALS..... Initials THP Initials Initials Initials Initials Initials

Make/Model	Year	License Plate #	State	Color	Make/Model	Year	License Plate #	State	Color

**WARRANTY** Lessor warrants that the leased premises are in good condition. Lessee accepts them in such condition and agrees to keep them in such condition during the term of the lease at his expense, and to return them to Lessor in the same condition at the termination of the lease, normal decay, wear and tear excepted.

**LEAD-BASED PAINT, ASBESTOS, RADON** Lessee is aware that the premises may contain lead-based paint, asbestos, or other toxins which may cause serious injury or death if consumed or ingested into the human body, and Lessee acknowledges that the "Protect Your Family From Lead in Your Home" pamphlet has been called to their attention with respect to notice and information of lead base paint. Having knowledge of these facts, Lessee agrees to maintain the premises in a reasonably safe condition, to report to Lessor any condition which may lead to damage or injury because of lead, asbestos or other toxins, and Lessee further agrees to assume the use and occupancy of the herein leased premises at his own risk and hereby releases Lessor, his agents and/or representatives from any claims relating to or sustained as a consequence thereof, and further agrees to hold harmless, defend and indemnify Lessor, his agents and/or representatives from any claims made by Lessee, residents of his household or others using the premises with the consent and permission of Lessee.

LESSOR: Were there any structures built on this property prior to 1978?  
\_\_\_\_\_ YES \_\_\_\_\_ NO   X   UNKNOWN

If YES or UNKNOWN is checked, this Residential Lease is submitted with Lessor's Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards Form

Dated **MAY 1995**

LESSEE'S INITIALS..... Lessee's THP Lessee's Lessee's Lessee's Lessee's Lessee's

**\* NOTICE:** The Louisiana Bureau of Criminal Identification and information maintains a state Sex Offender and Child Predator Registry. It is a public access database of the locations of individuals who are required to register pursuant to LSA-R/S/ 15:540 et seq. Sheriff's departments and police departments serving jurisdictions of 450,000 or more also maintain such information. The state Sex Offender and Child Predator Registry database can be accessed at [www.lasocpr.lsp.org/socpr/](http://www.lasocpr.lsp.org/socpr/) and contains address, pictures, and conviction records for registered offenders. The database can be searched by zip code, city, parish, or by offender name. Information is also available by phone at 1-800-858-0551 or 1-225-925-6100 or mail at P.O. Box 66614, Mail Slip # 18, Baton Rouge, LA, 70896. You may also email State Service at [SOCPR@dps.state.la.us](mailto:SOCPR@dps.state.la.us) for more information.

**AS IS AGREEMENT** While it is our goal to provide each apartment ready for occupancy, lessee understands that there may be minor repairs pending upon move in, including but not limited to touch up paint. Lessee understands none of these minor repairs shall be cause for decreasing, nullifying, or rescinding lessee's rental obligation under this lease. Lessee also understands that some historical units often have obsolete and non-functioning electrical fixtures, receptacles, switches, plumbing fixtures, HVAC equipment, and other items that Lessor does not warrant as operable or necessary. Historical units are not insulated as modern buildings and are exempt ("grandfathered") from some modern municipal regulatory codes governing new or modern building construction.

THIS LEASE IS A BINDING LEGAL DOCUMENT. READ IT CAREFULLY BEFORE SIGNING.

Executed in duplicate, at New Orleans, Louisiana,

This 4 day of March, 2021

Lance Martin  
Lessor or Agent

Talbot Palmer  
Lessee

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Lessee

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Lessee

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Lessee

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