

Residential Lease / Rental Agreement

Date: 12/10/07

STEVE D. Hekkel ("Landlord") hereby rents to

Terra TARA HASELBERGER ("Tenant") premises

commonly known as 6930 Chesapeake place Hammond, IN 46324

on a year to year tenancy. Rent shall be the sum of \$ per month, payable on the first of each month.

The Parties Further Agree As Follows:

A. Term of Lease

- 1. The initial term of this lease shall be for ONE year beginning on December 15, 2007 and ending at noon on December 15, 2008
2. If there is a delay in delivery of possession by landlord, rent shall be abated on a daily basis until possession is granted.

B. Rent

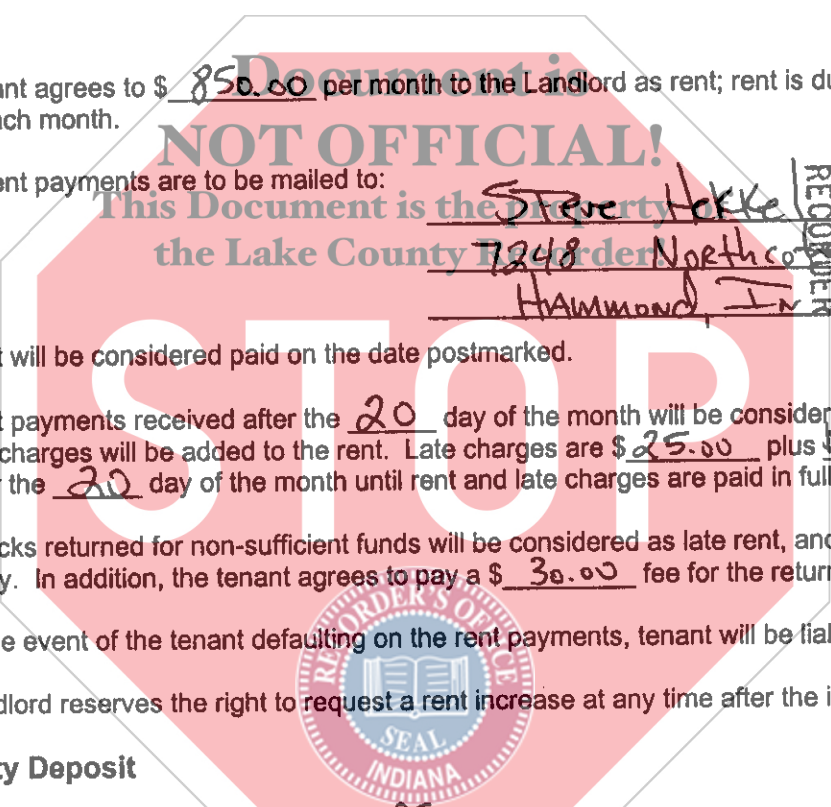
- 1. Tenant agrees to \$ 850.00 per month to the Landlord as rent; rent is due on the first of each month.
2. All rent payments are to be mailed to: Steve Hekkel, 7248 Northco, Hammond, IN
3. Rent payments received after the 20 day of the month will be considered late, and late charges will be added to the rent.
4. Checks returned for non-sufficient funds will be considered as late rent, and late charges will apply.
5. In the event of the tenant defaulting on the rent payments, tenant will be liable for attorney fees.
6. Landlord reserves the right to request a rent increase at any time after the initial term of the lease.

C. Security Deposit

- 1. Landlord acknowledges receipt of \$ 850.00 as a security deposit.
2. After the tenant has moved from the dwelling, the landlord shall refund the deposit provided:
a. Lease term has expired or agreement has been terminated by both parties; and
b. All monies due landlord by Resident have been paid; and
c. Residence is not damaged and is left in its original condition, normal wear and tear excepted; and
d. Landlord is in receipt of copy of paid final bills on all utilities (includes gas, electric, water, garbage and telephone).
e. Deposit will not be returned if Resident leaves before lease time is completed.
f. Keys have been returned and a forwarding address left.

D. Other Lease Provisions

- 1. Tenant acknowledges that he/she has inspected the leased premises and agrees to keep them in as good condition as at the start of the lease period, except for ordinary depreciation, acts of God, fire, lightning, flood, or windstorm.



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premises and to give Landlord prompt notice of any conditions, which would cause waste or damage to premises.

- 2. Tenant agrees to notify Landlord if at any time Tenant intends to vacate the premises for a period in excess of five (5) days as a precaution against fire or other weather hazards.
- 3. Either Tenant or Landlord must give 30 days notice to effect a termination of this Agreement and tenancy. This notice shall thereupon become effective at the next periodic rental payment date; however, no notice shall be required if breach is non-payment of rent by Tenant. Upon a termination hereof, tenant shall forthwith peaceably surrender the premises to Landlord in as clean and sightly a condition as they were at the commencement of the original term hereof.
- 4. Tenant may not sublet. Tenant may not assign this Agreement. This is entire Agreement and no representations are made except as stated herein.
- 5. Tenant represents to Landlord that 2 persons will ordinarily occupy the premises, and other than for weekend guests or the like, occupancy by more persons than above is prohibited.

Family Members: _____

- 6. Animals, birds or pets of any kind shall not be permitted inside the residential unit at any time unless the prior written approval of Landlord has been obtained.
- 7. It shall be the Tenant's responsibility to place all garbage and rubbish in the central area designated for that purpose.
- 8. Tenant shall not store or place, or cause to be stored or placed, articles of any nature or refuse in halls, foyers, landings, stairways or entry areas.
- 9. The Tenant shall not alter any lock or install a new lock or a knocker or other attachment on any or of the apartment without written consent of the Landlord or his agent.
- 10. There shall be no cooking or baking done in or about the apartment except in the kitchen.
- 11. Tenant shall not suffer or permit radios, television sets, record players, stereo and hi fi, or musical instruments on the demised premises to disturb the neighborhood occupants of the building containing said demised premises at any time.
- 12. Tenant may not remodel or paint or structurally change, nor remove any fixture therefrom without written permission from Landlord.
- 13. There will be a service charge of \$ 55.00 per hour if plumbing repairs or any other maintenance shall be necessary due to negligence and/or misuse of plumbing fixtures by the tenant.
- 14. The items circled below are the responsibility of the Tenant:

Utility bills – gas electricity heat water sewer trash
 Appliances – refrigerator stove

15. Lead Paint Disclosure. "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real estate is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based pain hazards is recommended prior to purchase."

Signatures:

Tenant:

Jenna Haseberger
Signature

Tara Haseberger
Print or Type name of Family Representative

12/12/07
Date

Signature

Print or Type name of Family Representative

Date

Landlord:

Steve D. Hekkel
Signature

Steve D. Hekkel
Print or Type name of Family Representative

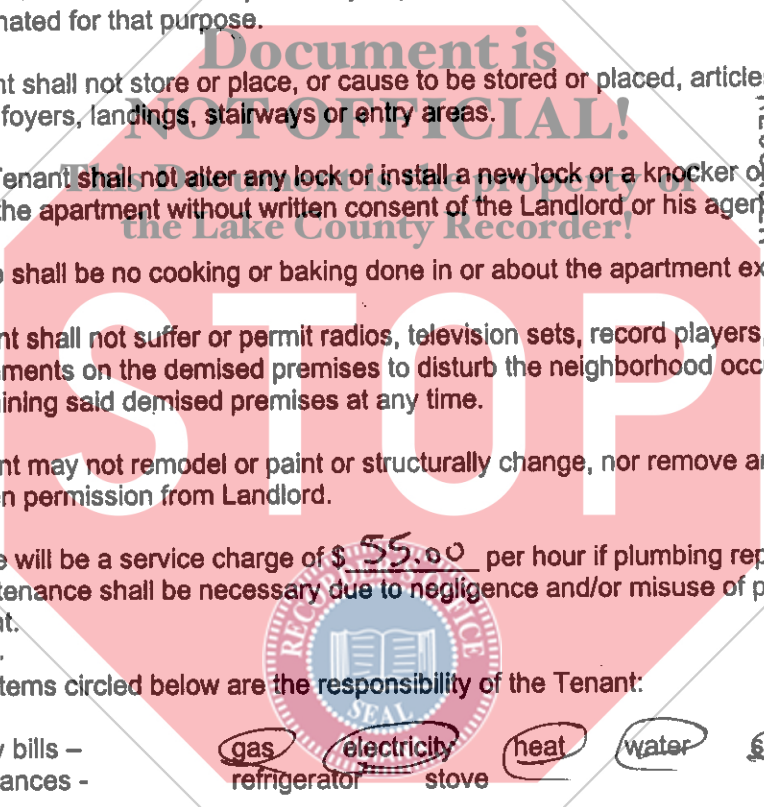
12/10/07
Date

Signature

Print or Type name of Family Representative

Date

Hekkel Addition Lot 4



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