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RAPI Additional / Other Lease Terms and Conditions

The Landlord (RAPI) and/or Landlord's designee/agent sets forth the following additional leasing terms and conditions:

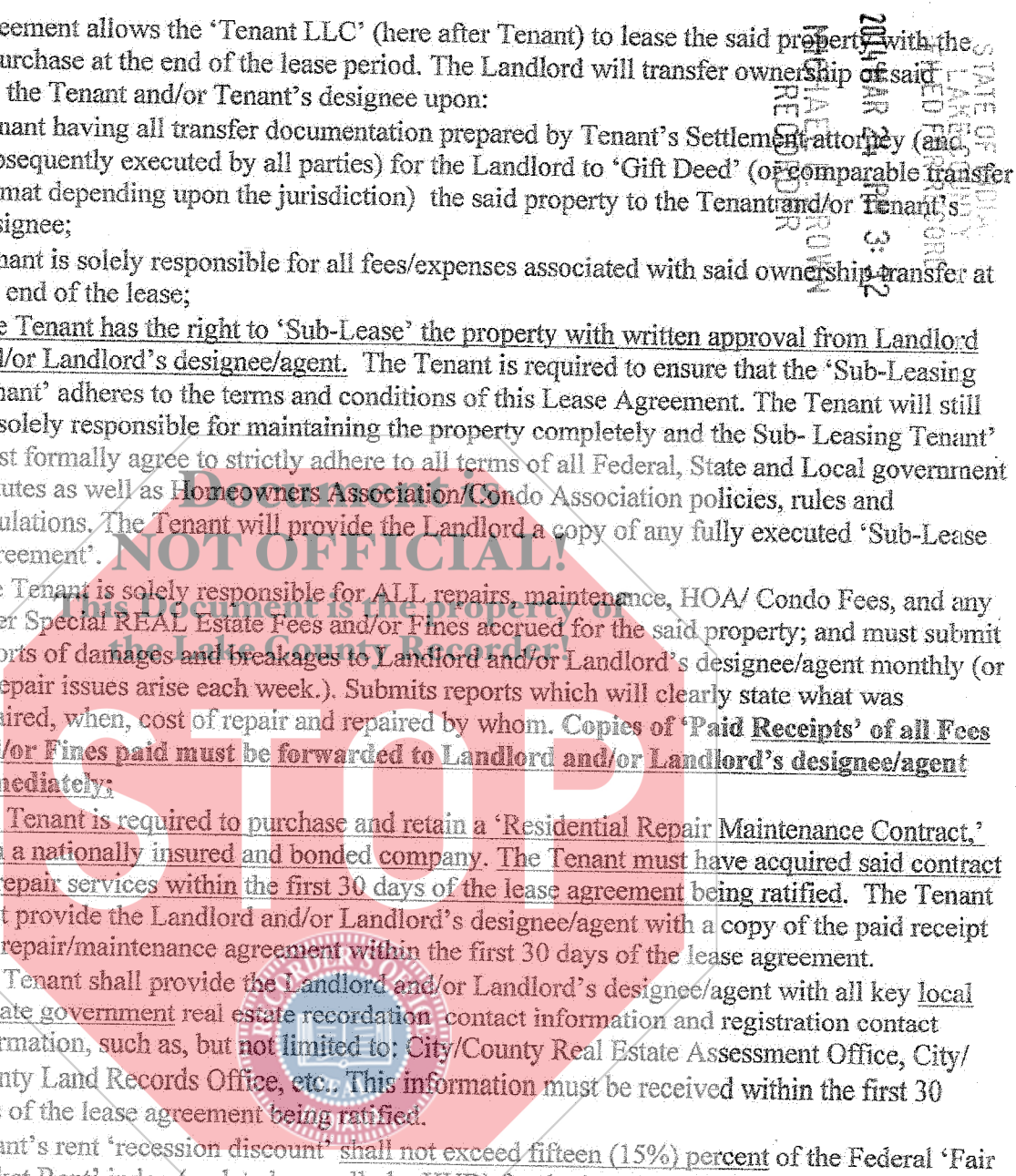
1. This agreement allows the 'Tenant LLC' (here after Tenant) to lease the said property with the option to purchase at the end of the lease period. The Landlord will transfer ownership of said property to the Tenant and/or Tenant's designee upon:

- Tenant having all transfer documentation prepared by Tenant's Settlement attorney (and subsequently executed by all parties) for the Landlord to 'Gift Deed' (or comparable transfer format depending upon the jurisdiction) the said property to the Tenant and/or Tenant's designee;
- Tenant is solely responsible for all fees/expenses associated with said ownership transfer at the end of the lease;
- The Tenant has the right to 'Sub-Lease' the property with written approval from Landlord and/or Landlord's designee/agent. The Tenant is required to ensure that the 'Sub-Leasing Tenant' adheres to the terms and conditions of this Lease Agreement. The Tenant will still be solely responsible for maintaining the property completely and the Sub-Leasing Tenant must formally agree to strictly adhere to all terms of all Federal, State and Local government statutes as well as Homeowners Association/Condo Association policies, rules and regulations. The Tenant will provide the Landlord a copy of any fully executed 'Sub-Lease Agreement'.
- The Tenant is solely responsible for ALL repairs, maintenance, HOA/ Condo Fees, and any other Special REAL Estate Fees and/or Fines accrued for the said property; and must submit reports of damages and breakages to Landlord and/or Landlord's designee/agent monthly (or as repair issues arise each week.). Submits reports which will clearly state what was repaired, when, cost of repair and repaired by whom. Copies of 'Paid Receipts' of all Fees and/or Fines paid must be forwarded to Landlord and/or Landlord's designee/agent immediately;
- The Tenant is required to purchase and retain a 'Residential Repair Maintenance Contract,' with a nationally insured and bonded company. The Tenant must have acquired said contract for repair services within the first 30 days of the lease agreement being ratified. The Tenant must provide the Landlord and/or Landlord's designee/agent with a copy of the paid receipt and repair/maintenance agreement within the first 30 days of the lease agreement.
- The Tenant shall provide the Landlord and/or Landlord's designee/agent with all key local & state government real estate recordation contact information and registration contact information, such as, but not limited to: City/County Real Estate Assessment Office, City/County Land Records Office, etc.. This information must be received within the first 30 days of the lease agreement being ratified.
- Tenant's rent 'recession discount' shall not exceed fifteen (15%) percent of the Federal 'Fair Market Rent' index (updated annually by HUD) for the location of said property.

Tenant's Signatures: 1. Jarvis C. Henton , 2. William Z. Denny #
Landlord/Agent's Signature: E. Smith

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STATE OF FLORIDA
LAKE COUNTY
RECORDER OF DEEDS
2014 MAR 27 3:33 PM
RECORDED

CORPORATE PLEDGE

Of

SUPPORT

For

CREATING 'AFFORDABLE HOUSING' & 'JOBS'

* * *

Our corporation fully supports the 'Affordable Housing' and 'Jobs Creation's goals and objectives of REVITALIZING AMERICAN

PROPERTIES, Inc. (RAPI). We hereby state that our company will implement specific activities, which will clearly promote and

demonstrate our commitment towards creating additional 'Affordable

Housing' and 'Job' opportunities in our respective business environments.

We look forward to working with RAPI and partnering with other companies and governmental entities, in helping Americans throughout the United States secure 'Affordable Housing' and badly needed 'Jobs'.

Corporate Officer's Signature

Date

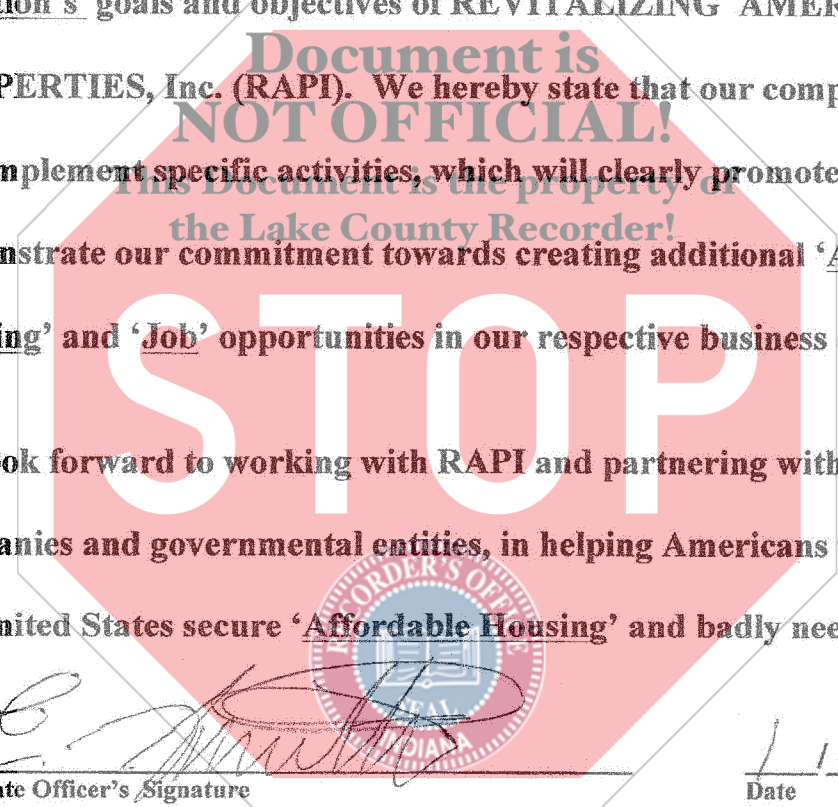
Corporate Officer's Printed Name

Corporation's Name - Printed

1/28/2013

EMANUEL Smith

THE PROCESSING FIRM



RENTALIZING AMERICAN PROPERTIES, INC. (RAP)I

TWO-YEAR - LEASE AGREEMENT

This RESIDENTIAL LEASE AGREEMENT is made on 1-28-13 between RAPI AND The Processing Firm LLC. (hereafter "Tenant") who hereby acknowledges by their initials and signatures below that in this leasing transaction, RESIDENTIAL INITIATIVES, LLC represents RENTALIZING AMERICAN PROPERTIES, INC. as the Landlord.

1. PREMISES. The Landlord leases to the Tenant and the Tenant leases from the Landlord, the Premises and all improvements (to include fixtures, appliances, equipment and systems) described as follows: Street Address 4725 Northcote Ave, Subdivision: N/A, East Chicago, IN, 46312, Parking Space # N/A, Country: LAKE and if applicable, Mail Box # N/A. If the Premises are a Condominium, Unit # N/A, Condominium: N/A, Storage Unit: N/A.

2. LEASE TERM. The Term ("Lease Term") will begin at noon on February 1, 2013 and end at 5pm on February 1, 2015.

RENT. The total rent for the entire Lease Term shall be \$ 21,183.30 Monthly installments of \$ 879.30 are due in advance on the first day of each month beginning February 1, 2013 without delay or deduction. If the Lease begins on other than the first day of the month, the rent shall be prorated with \$ due on N/A (date) for a period N/A through N/A. ALL RENT PAYMENTS MUST BE PAID VIA CASHIER CHECKS OR ELECTRONIC FUNDS TRANSFER (EFT). MONTHLY PAYMENTS ARE TO BE MADE TO: RESIDENTIAL INITIATIVES, LLC, ATTN: B. Semper, 5701 N. DePue St., Chicago, IL 60630. Home Owners' / Condo Association Dues, Fees, Special Assessments, etc. shall be paid by the Tenant directly to the Home Owners' / Condo Association of record. The Tenant is required to provide the Landlord with copies of all such payments. There is a one time Security Fee paid at the execution of the Lease. The Security Fee is non-refundable and is equal to the amount of the monthly rent. (NOTE: The Monthly "Corporate Tenant Status Report" is due and must be submitted with the RENT Payment each Month.)

This lease shall be extended automatically from month to month upon the same terms and conditions as set forth in the Lease. Prior to the expiration of the initial Lease Term or expiration of any extended Term, either of the parties may give the other at least 30 days written Notice of intention not to extend or to renew the Lease. If the Lease is extended, thirty (30) days prior written Notice by either party shall be required to terminate this lease. This Notice shall be received no later than the first day of the month and the tenancy shall terminate on the last day of the month. Should tenant fail to vacate as stipulated the per diem rent rate will double.

3. LATE PAYMENT AND RETURNED CHECKS. Installments not received by the Landlord on or before the due date are late and a default under this lease. If any installment of rent is not received by the Landlord within FIVE (5) days from the due date, the Tenant agrees to pay the Landlord an additional charge of 20%. The Tenant also agrees to pay the Landlord an additional charge of \$40. for each returned check. The Landlord has the right to require that all payments be made by Cashiers Check or Certified Check and that the entire amount is made by one instrument payable to RESIDENTIAL INITIATIVES, LLC.

4. LATE PAYMENT AND RETURNED CHECKS. Failure to pay an installment of rent, or additional fee, when due is a default under this Lease. If Tenant does not pay rent within 5 days after receipt of written Notice of non-payment and intention to terminate Lease, the Landlord may terminate the Lease. Unpaid rent for the entire remaining Lease Term shall become immediately due and payable. Upon termination, the Landlord shall be entitled to: A. Possession of the Premises, B. Any unpaid rent, additional rent, and administrative charges, C. Any damages sustained, D. Court costs and reasonable attorney's fees, and E. All other remedies provided by law or equity.

5. TRUTHFULNESS OF THE RENTAL APPLICATION. The Tenant warrants that the statements made on the Rental Application ("Application"), which are made a part of this Lease, are material representations that have been relied upon by Landlord. Tenant initials: JCH / WZH Landlord: [Signature]



provisions of this lease, including but not limited to Tenant obligations with respect to All Owner Associations, local governmental mandates. This fee is non-refundable.

[NOTE: If the Tenant fails to comply with any provisions of this Lease, the Landlord may use any remaining portion of the Security Fee for the payment of the any of following: rent, any unpaid administrative or other charges, utilities, any amount the Landlord may expend because of Tenant's noncompliance with this Lease, including any damages or deficiency in the releasing of the Premises, whether occurring before or after reentry by the Landlord.]

14. **TENANT OBLIGATIONS.** Tenant must keep Landlord informed of all telephone numbers. The Tenant shall not deliberately destroy, deface, damage, impair, or remove any part of the Premises, nor permit any person to do so. The Tenant shall pay for any/all repairs, updates and/or replacements that may be required for any reason. The Tenant is responsible for:

- a) Maintaining the Premises in a clean and sanitary condition and disposing of all trash, garbage, and waste in sealed containers.
- b) Using and operating all appliances, equipment and systems in a safe and reasonable manner and not to overload any system. Tenant must drain outside water spigots each fall. In the event the plumbing at the Premises is frozen or obstructed due to the negligence of the Tenant, Tenant's family or guests, the Tenant shall pay immediately the cost of repairing or repairing frozen pipes or clearing such obstruction and any additional costs associated with the repair (i.e. drywall, carpets, etc.).
- c) Sandblasting and replacing all light bulbs and fuses as needed and changing furnace and air conditioner filters at least every 2 months.
- d) Clearing of all drains and gutters and maintaining gutters, downspouts and downspouts, maintenance of all carpeting and flooring in a clean and good condition, replacement and repairs for tiles and stone breakage.
- e) Cutting, watering and maintaining the lawn and parking area, promptly removing ice and snow from all walks, steps and drives, maintain gutters, drains and downspouts free of leaves and other debris.
- f) Promptly reporting monthly in writing to the Landlord any defect, damage, or breakage. Making prompt repairs, alterations, or additions required by any governmental authority, Owner's association, insurance company or the Managing Agent due to the Tenant's use. Purchasing and retaining a "Home Break Maintenance Contract" during the duration of this lease.
- g) The control and elimination of house pests including but not limited to fleas, ticks, roaches, silverfish, ants, crickets, and rodents occupancy. Upon vacating the Premises, the Tenant shall be responsible for the elimination of all such pests and vermin.
- h) Shall keep the Landlord informed of any communications delivered and/or received by Tenant at the subject property, which pertains to the status of said property. The Tenant shall relay such information to the Landlord via telephone calls, FAX, e-mail, or copies of all correspondence received in the mail, notices, etc., within twenty-four (24) hours of receipt of any such documentation and/or notice(s).

15. **LANDLORD CONSENT REQUIRED.** The Tenant is required to submit a written request, including any plans for restoration, to the Landlord and obtain the Landlord's written consent for any of the following: A.) Remodeling, making any structural change, alterations, addition, or demolition, including papering and painting of the Premises. B.) Detaching, attaching, installing, or exchanging appliances or equipment, such as air conditioning, heating, refrigeration, TV antennas or satellite dish, wood burning stoves, fireplace inserts or kerosene heaters. C.) Driving nails or other devices into walls, ceilings or woodwork (other than a reasonable number of picture hanger nails which are permitted). D.) Attaching any object containing an adhesive backing to any surface in the Premises. E.) Attaching plant hooks to the ceiling. F.) Rekeying locks, installing additional locks or security systems. The Tenant must provide the Landlord, and the Owner's Association where

Tenant Initials: JH WJA

Landlord: (Signature)

required, with a duplicate of all keys and instructions on how to operate all locks and/or systems. G.) Installing iron gates, water beds, or any other extra-heavy objects.

16. ACCESS TO THE PREMISES. The Landlord or designated representative(s) upon reasonable notification to the Tenant and at reasonable times, may enter the Premises in order to do any of the following: A.) Inspect the Premises. B.) Make necessary or agreed upon repairs, decorations, alterations, or improvements. C.) Supply necessary or agreed services.

Whenever required, the Landlord may be mandated to allow governmental inspectors and/or law enforcement view said property. The Landlord will need to coordinate with the Tenant the time and date when the said personnel may enter the Premises in order to accomplish the assessment(s) needed. It then shall be the Tenant's responsibility to insure that these governmental personnel have access to the Premises at a time and date convenient to both Tenant and said personnel during the regular business hours of the firm doing the work. If the Tenant refuses to allow or prevents access, the Tenant shall bear any additional expenses, such as after-hours or overtime fees, incurred by the Landlord. Refusal of the Tenant to allow access is a breach of this Lease. In case of emergency, where it is impractical for the Landlord to give reasonable notification to the Tenant of the Landlord's intent to enter the Premises, or in case the Premises have been vacated, abandoned, or surrendered by the Tenant, the Premises may be entered by the Landlord or designated representative(s) without notification and without the consent of the Tenant.

17. EARLY TERMINATION OF OCCUPANCY. The Tenant shall not be released from liability for rent and other charges due under this lease unless the Landlord agrees in writing to release the Tenant from such liability.

18. ADDITIONAL TERMS. See separate page for all Additional/Other Terms and Conditions

19. Notwithstanding the place where this Agreement may be executed by any of the parties hereto, the parties expressly agree that all terms and provisions hereof shall be construed and enforced in accordance with the laws of the Commonwealth of Virginia.

20. This agreement is activated when all Parties have signed and dated. The execution of this document can be facilitated by Fax and /or Email (in parts). Additionally, this Agreement may be executed in one or more counterparts, each of which is deemed to be an original, and all of which together constitute one and the same instrument.

TENANTS SIGNING THIS LEASE SHALL BE JOINTLY AND SEVERALLY LIABLE.

LANDLORD/ AGENT

E. Smith (SEAL)

TENANT:

James C. Henton (SEAL)

DATE SIGNATURE

1-28-13



DATE

SIGNATURE

1-28-13

DATE

SIGNATURE

Tenant Initials: _____

Landlord: _____

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the Landlord. If any material facts in the Application are untrue, the Landlord shall have the right to terminate this Lease, to hold the Tenant liable for any and all damages to the Premises, to exercise all legal and equitable rights and remedies, and to recover reasonable attorney's fees and costs, and all costs to release property.

6. USES. Tenant will use Premises solely as a single family residence. The Tenant may formally sublet the property with prior written consent of the Landlord. Occasional visits by guests, not to exceed 2 weeks during any consecutive 12 month period are permitted without the prior written consent of the Landlord. The Tenant shall not use or allow the Premises to be used for any disorderly or unlawful purposes and shall comply with all applicable laws, ordinances and Rules and Regulations. This lease may be terminated at the option of the Landlord in case of any nuisance, excessive noise, disturbance or conduct offensive to any other occupant of the building or neighborhood. Tenant expressly agrees not to allow controlled substances or illegal drugs of any type or paraphernalia used in connection with such substances on the Premises. The Tenant is solely responsible for strict adherence to All Homeowner Association and/or Condominium Association rules, regulations, policies and dues, fines etc. during the duration of the lease.

The Landlord shall have the right to terminate this Lease upon receipt of a preponderance of evidence that indicates an immediate threat that materially affects the health or safety of either the Landlord or other tenants/neighbors. For example, the sale or disposition of dangerous drugs or drug paraphernalia on the Premises shall be considered such an immediate threat. In such event, the Landlord shall give the Tenant written Notice of termination with the time of vacating to be commensurate with the urgency of the situation. The Tenant shall vacate and surrender possession of the Premises to the Landlord within the time period specified in the Notice of termination.

7. VEHICLE PARKING. No motor vehicle, trailer or motorcycle shall be park on the Premises without current license plates, inspection sticker(s) (if applicable) and jurisdictional tax stickers (if applicable). All such vehicles must be in operating condition. Vehicles may be parked only in garages, driveways, assigned spaces or in the street.

8. PETS. The Tenant and/or Tenant's guests shall not keep pets on the Premises without the prior written consent of the Landlord. Consent may be rescinded if the Tenant does not comply with all Association Documents, Rules and Regulations, and local ordinances. The Tenant assumes all liability and responsibility for any and all damages caused by pet(s) and pledges to restrain or secure pets when access is needed.

9. COMPLIANCE WITH ASSOCIATION DOCUMENTS. Tenant must abide by the Rules and Regulations of the Association. Failure to comply with the provisions of the Association Documents or Rules and Regulations shall constitute a breach of this lease. All costs incurred to cure such a breach shall be paid by the Tenant. This lease grants the Tenant the right to use the allowable common areas and facilities of the Owner's Association for the Lease Term, provided that the Tenant pays any additional optional user fees. The Landlord agrees to complete the necessary forms for the Tenant to obtain or use any Owners' Association recreation facilities and services.

10. UTILITIES. Tenant must make any required deposits and pay for the following utilities: water gas electricity trash removal other Cable during the Lease Term. The Tenant agrees to purchase heating fuel from only licensed, bonded and insured vendors. The Tenant must provide the Landlord's representative within the first 30 days of the lease the name and contact information of said vendor being utilized for said services. (Not Noted by Dower)

11. LANDLORD MAINTENANCE. The Landlord requires that the Tenant purchase and retain a Home Repair Maintenance Contract during the duration of this lease. The Tenant is solely responsible for paying for ALL repairs and any required updates that may be mandated by Home Owners' / Owners' Association, local, state and/or federal governmental bodies. The Landlord requires that the Tenant provide a copy of the purchased Home Repair Maintenance Contract as well as copies of any receipts for all repairs made to the property. Only licensed, bonded and insured contractors are allowed to perform any Rehab and/or Repair work on said property.

12. SMOKE DETECTORS. The Landlord certifies that the Premises (and smoke detectors) have been installed in accordance with the law. It is the responsibility of the Tenant to check smoke detector(s) periodically during the tenancy, to replace batteries as necessary and to report any malfunctions in the smoke detector(s) to the Landlord in writing.

13. SECURITY FEE. Prior to the beginning of the Lease Term, the Tenant shall pay the sum of \$ _____ ("Security Fee") to be utilized by the Landlord to finalize all settlement requirements, pre-move-in, interim and lease-ending administrative legal and/or insurance requirements. Additionally, the Security Fee is structured to insure full compliance by the Tenant of all

Tenant Initials: JCH / WJA

Landlord: 

