

LEASE AGREEMENT



THIS LEASE, made on _____, by and between Lessor, Royse & Brinkmeyer Apartments, hereinafter called Lessor, and Lessee(s):

_____,
and Cosigner(s): _____,

hereinafter called Lessee(s). Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor:

_____,
hereinafter called "Apartment", "Leased Premises", "Building", or "Property", to be used as a private residence and for no other purpose, from _____, at 12:00 P.M. (NOON) ("Lease Start Date"), to _____, at 12:00 P.M. (NOON). ("Lease Term" or "Term" or "Termination Date").

The above letting is upon the express covenants and conditions contained in this Lease Agreement, all of which the parties covenant and agree to keep and perform:

- 1. POSSESSION.** Rent shall be payable as of the beginning of the lease term unless Lessor is unable to give possession. Lessor shall not be liable for failure to give Lessee possession of the Premises on the beginning date of the term. If Lessor is unable to give possession, Lessor may provide Lessee with a similar or better apartment at no increase in rent, if available. If Lessor is unable to give possession within thirty (30) days after the beginning of the lease term, and no substitute apartment acceptable to Lessee is available, Lessee may terminate this lease and receive a refund of all monies paid to Lessor, as Lessee's sole remedy.
- 2. RENT/PAYMENTS/FEES.** Rent is to be paid on the 1st day of possession, and on or before the 1st day of each succeeding calendar month thereafter without demand, until payment is made in full of the rent for the entire term. Lessee shall pay a fee of \$45.00 for rent not paid before the 6th day of the month. In addition, Lessee shall pay a fee of \$25.00 for any checks returned for insufficient funds or for any other reason. The Lessor reserves the right to demand any payments in cash, certified check, or money order at any time at Lessor's sole discretion. Rent shall be considered paid on the date actually received at:

ROYSE & BRINKMEYER APARTMENTS
211 W. SPRINGFIELD AVENUE, CHAMPAIGN, IL 61820
(217) 352-1129

Any rent payments lost in the mail will be treated as if unpaid until received by Lessor. Lessee shall make all payments in full. All payments received shall always be first applied to outstanding balances, late fees or other charges, with the balance of the payment applied to the rent due. Payment or receipt of a payment of less than the amount stated in the lease shall be deemed to be nothing more than partial payment on that month's account. Under no circumstances shall Lessor's acceptance of a partial payment constitute accord and satisfaction. Lessor's acceptance of a partial payment will not forfeit Lessor's right to collect the balance due on the account, despite any conditional endorsement, stipulation, or other statement on any draft. Lessor may accept any partial payment with any conditional endorsement without prejudice to Lessor's right to recover the balance remaining due, or to pursue any other remedy available under this lease. If because of a breach of this lease by Lessee, Lessor serves a Notice (as defined in Paragraph 20 of this Lease Agreement) upon Lessee, Lessee shall become liable to Lessor for the additional sum of \$25.00 for each notice served. Any breach of this lease shall result in a fee assessed to the Lessee, as specifically stated herein; all fees reflect Lessor's increased cost to address a breach of this lease.

- 3. SECURITY DEPOSIT.** Lessee, upon signing this Lease, shall pay to Lessor a deposit securing Lessee's performance of every covenant and agreement to be performed by Lessee under this Lease. THE SECURITY DEPOSIT SHALL NOT BE DEEMED OR CONSTRUED AS PAYMENT OF RENT FOR ANY MONTH OF THE LEASE TERM. Lessee hereby waives any requirement that Lessor maintain any deposit monies in an escrow or special account. Lessee's liability is not limited to the amount of the security deposit. Upon termination of this Lease, full payment of all amounts due, and performance of all Lessee's covenants and agreements (including surrender of the premises in accordance with Paragraphs 6 and 13) the security deposit or any portion thereof remaining unapplied shall be returned to Lessee within 45 days of the date that Lessor has actual knowledge that Lessee has vacated the premises. Vacation for the purposes of this Lease Agreement includes ceasing of occupancy by all Lessees, removal of all Lessee's property from the subject premises and surrender of all keys to the subject premises. Lessee agrees that if the Premises are not returned to the Lessor in accordance with this Lease, Lessee shall be liable for Lessor's normal and customary charges associated with bringing the premises into compliance with the terms and conditions of this Lease. The parties hereto agree that the security deposit shall be first applied to any unpaid rent, late charges or other charges assessed pursuant to this lease and any unapplied deposit shall then be applied to costs and expenses incurred to bring the Premises

into compliance with the terms and conditions of this Lease. Any notices required to be mailed from Lessor to Lessee in connection with the application or return of security deposit funds shall be mailed to Lessee's last known address, which, for purposes of this Agreement, shall be deemed to be the Premises, unless Lessee has, in writing, designated a different address. The parties hereto acknowledge that more than one individual may be designated as Lessee under the Lease agreement and therefore may be contributing to the funds comprising the security deposit. The parties agree that Lessor is authorized to issue one check payable to all Lessees in payment of any unapplied security deposit funds and mail said check as is directed in writing by any one of the Lessees designated in this Lease. The Lessees so designating the place, to which the security deposit refund check is to be mailed, shall be deemed to be the agent of all Lessees under this Lease. In the absence of a written designation by Lessees as to the address to which unapplied security deposit funds are to be returned or in the event that Lessor receives conflicting directions from the Lessees, Lessees hereby authorize Lessor to mail any security deposit refund check payable to all Lessees and addressed to the property that is the subject matter of this lease agreement. In the event that Lessees desire that said refund check be made payable differently and be sent to a different address, Lessor shall have no obligation to do so, unless Lessor receives a written direction executed by all Lessees so designating the name or names to which a payment shall be made and the address to which said payment shall be mailed.

4. **USE, SUBLET & ASSIGNMENT.** Lessee hereby agrees not to allow the Premises to be used for any purpose other than herein specified, and will not sublet the same, nor any part thereof, nor assign this Lease, without the advance written consent of Lessor. Any attempted sublet or assignment, without advance written consent, shall be void. Lessees agree that only the individual Lessee-Signatories to this Lease or the minor children listed at the end of this lease agreement may reside in the apartment.
5. **JOINT AND SEVERAL OBLIGATIONS.** Lessees' obligations shall be joint and several. The actions and omissions of any individual Lessee shall be construed against and binding on the entirety. Lessor, in its discretion, may exercise all its rights and remedies herein against any one or more of the Lessee-Signatories hereto.
6. **RULES AND REGULATIONS.** Lessee agrees to abide by such rules and regulations for the benefit of all tenants and for the orderly and effective operation of the property that may be attached hereto, sent separately by Lessor, or as posted on the premises or otherwise delivered to Lessee and as may be amended from time to time. Lessee shall ensure that Lessee's agents, Lessee's guests, Lessee's children, and Lessee's pets are informed of and adhere to such rules and regulations. The Lessor reserves the right to rescind or change any of the rules and regulations of the building and to make such other rules and regulations from time to time as may be deemed necessary.
7. **RADON DISCLOSURE.** Radon, a Class-A human carcinogen, is the leading cause of death in private homes and the leading cause of lung cancer in nonsmokers. Lessor is required to provide each Lessee notification that the residence or dwelling unit may present exposure to levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. The Lessor must provide Lessee with any information on radon test results of the dwelling unit that present a radon hazard to the tenant.

The Illinois Emergency Management Agency (IEMA) strongly recommends that ALL rental properties have a radon test performed and radon hazards mitigated if elevated levels are found in a dwelling unit or a routinely occupied area of a multiple family residence. Elevated radon concentrations can easily be reduced by a radon contractor.

- Lessor has no knowledge of elevated radon concentrations (or records or reports pertaining to elevated radon concentrations) in the dwelling unit.
- Radon concentrations (at or above the IEMA recommended Radon Action Level 4.0 pCi/L) are known to be present within the dwelling unit.
- Lessor has provided the tenant with copies of all available records and reports, if any, pertaining to radon concentrations within the dwelling unit.
- Lessee has received the pamphlet *Radon Guide for Tenants*.

8. **LESSEE CARE OF PREMISES.** Lessee agrees to keep the Premises and appurtenances in good repair and in a clean and sanitary condition and to return the Premises to Lessor at the termination of this Lease or upon vacation of the Premises, in the same condition as received, reasonable wear and tear excepted. Lessee shall be liable for any broken glass or mirror, regardless of cause. Lessee shall notify Lessor of any water leaks (such as a "running toilet") immediately or shall be liable for excess water/sanitary sewer bills assessed to the Lessor. Lessor agrees to make all necessary repairs as soon as reasonably possible upon notification. Lessee shall provide sufficient heat at all times during Lease term to prevent the freezing of water pipes on the premises. Lessee agrees that should the premises be vacant one or more days when freezing weather may occur, Lessee shall leave the heating system on with the thermostat set at 60 degrees. All outside spigots must have garden hoses disconnected at the first sign of cold

weather to prevent water pipes from freezing and Lessee is responsible for any damages. Any repairs required due to damage caused by the Lessee, including but not limited to unacceptable items flushed down the toilet, food items clogging drains, non-food items in the disposal, etc., or due to delay in reporting needed repairs will be billed to the Lessee at the time the repair is completed by the Lessor. Lessee is responsible for maintaining the premises free of pests and shall pay for any desired pest control services. If damage to the Premises or common areas of the building is caused by failure of Lessee to abide by the foregoing, then Lessee will be in violation of this Lease and will, in addition to any other damages,

- a) pay the cost of all repairs and will do so within 14 days after written request by Lessor for payment of repair charges.
- b) pay full monthly rent as set forth in this Lease for the period the Premises is damaged, whether or not the Premises is habitable.

9. **ASSUMPTION OF RISK AND LESSEE INSURANCE.** Lessor shall not be liable to Lessee or Lessee's guests and children for any loss or damage to property of such persons upon the Premises or the surrounding property, from any cause, including defects that are the responsibility of Lessor to maintain. Lessee agrees that all of Lessee's person and property in the premises or elsewhere in and about the building shall be the risk of Lessee only, and Lessee will carry such insurance as Lessee deems necessary therefor. Lessor is not an insurer of Lessee's person or possessions. Lessee releases and holds harmless Lessor for any injury to Lessor or Lessor's children or guests, or the property thereof, arising from negligence, reckless or intentional acts of other tenants, guests or any other persons in or around the Premises.

Lessee is required to purchase and maintain liability insurance covering the cost of any damage that Lessee may cause to the Premises or the building, with a limit of not less than \$100,000.00 per occurrence. If Lessee fails to provide such insurance, Lessor may (but is not required to) purchase such insurance, naming Lessor as sole insured, and charge Lessee the reasonable cost thereof. Lessee acknowledges that any such insurance purchased by Lessor will not cover any loss or damage to property of Lessee.

10. **UTILITIES.** Lessee will pay for utilities as described in the Utility Agreement applicable to the Premises.

11. **PETS.** Pets are prohibited and Lessee hereby agrees not to allow or keep any pets in or about the Premises or the building without the advance written permission of Lessor in the form of an executed Pet Addendum to Lease Agreement and payment of such fees and deposits as described in the Pet Addendum. Lessee understands that the prohibition of pets also applies to pets of Lessee's guests or visitors. If any unpermitted pet is present on the premises, Lessee agrees to pay a charge of \$100.00, and an additional charge of \$15.00 for each additional day the pet remains on the premises.

12. **PARKING.** Lessee shall use only designated parking spaces provided. Lessee shall not park cars in front of or by garbage containers, in front of stairs, on any portion of the lawns or sidewalks, or in areas designated as "Fire Lanes" or "No Parking Zones". Cars parked in these areas may be towed at owner's expense, immediately without notice. Driving or parking of vehicles on any portion of the lawns or sidewalks is prohibited. Lessee agrees to pay for any damages caused by such an act. Motorcycles cannot be parked on sidewalks, in patios, in stairwells or laundry rooms, inside apartments or on the lawns. The Lessor may remove the motorcycle in violation upon discovery. Motorcycles and motor scooters will be permitted only in areas designated by Lessor. No inoperative or unlicensed vehicles may be parked on the property and Lessee agrees that Lessor has the right to remove the same at owner's expense. Lessee is not allowed to perform maintenance on vehicles in the parking lot. Boats, trailers, recreational vehicles, and trucks over one ton in size and any vehicle used in a commercial capacity require Lessor's prior written permission to be parked on the premises. Lessee hereby acknowledges that Lessor employs a licensed relocater service authorized to tow vehicles in violation of these parking policies immediately at the expense of the vehicle owner. Lessee shall notify guests of parking policies and ensure guests' compliance with same.

13. **SIGNS AND ACCESS.** Lessee hereby agrees to allow Lessor free access to the premises hereby leased for the purpose of examining or exhibiting the same, or to make repairs or alterations which Lessor may see fit to make; also to allow at all times "for sale" and "for rent" notices on the premises, and not to interfere with same. Lessee may not affix any sign upon the exterior of the Premises or common areas without Lessor's written consent.

14. **RETURN OF POSSESSION.** Lessee agrees to quit and surrender the premises to Lessor at the expiration of this Lease agreement, in the same condition as received, reasonable wear excepted, and to return all keys received. If all issued keys are not returned or a key is lost, Lessee will be charged the actual cost of rekeying and replacing all applicable locks. If Lessee does not leave the Premises clean, and in good repair, at the expiration of this Lease agreement, Lessor will clean, paint, and repair the Premises as needed, and the cost will be assessed to Lessee. Lessee agrees to pay such charges incurred promptly as assessed. Lessee agrees that it is his or her duty to remove his or her personal property before the expiration of the Lessee's Lease; therefore, Lessee hereby consents and agrees that any of his or her personal property remaining after the expiration of the Lease shall become the Lessor's property and title of said property shall vest in the Lessor.

15. **CASUALTY LOSS.** Lessee agrees that if the Premises are rendered uninhabitable due to any cause, Lessor may at its option terminate this Lease or repair the Premises within thirty days. If Lessor does not repair the Premises within said period, or if the Building is wholly destroyed, then this Agreement shall terminate.
16. **TERMINATION, HOLDOVER, RIGHT OF RE-ENTRY.** This lease expires automatically at the end of the term. Lessor is not required to provide any additional notice or reminder. The term may be extended only by a new written agreement signed by Lessor and Lessee. Payment of any amount greater than needed for the rent through the expiration of the term, even if accepted by Lessor, does not extend the term. If Lessee fails to return possession of the Premises at the end of the lease, Lessee will be charged twice the daily rent for each day until possession is returned. The provisions of this clause shall not be held as a waiver by Lessor of any right of re-entry as hereinafter set forth; nor shall the receipt of rent, or any part thereof, or any other act in apparent affirmation of the tenancy, operate as a waiver of any other rights or remedies the Lessor has under the law. The Lessor shall also have the option, upon giving Lessee written notice, to extend the term of this lease for a like period of time not to exceed one year at such rent as Lessor has stated prior to the lease termination date. Lessee's obligation to pay the rent during the full term of this Lease, or any holdover tenancy, shall not be waived, released or terminated by service of any five day notice, demand for possession, notice that the tenancy will be terminated on the date therein named, by institution of any action of forcible detainer or ejection, or judgment for possession that may be rendered in such action, or any other acts resulting in termination of Lessee's right to possession of the premises. It is agreed by the parties that after service of notice or commencement of a suit or after final judgment for possession of the premises, Lessor may receive and collect any rent due, and payment of rent shall not waive or affect said notice, suit, or judgment.
17. **BANKRUPTCY.** The adjudication of or the entry for an Order for relief under the United States Bankruptcy Code of Lessee or any one of them, shall be an act of default pursuant to the terms of this Lease Agreement and Lessor shall have any and all remedies, including the right to evict Lessee.
18. **FEES AND COSTS.** If, resulting from any violation or threatened violation of this lease by Lessee, Lessor incurs any expense, including but not limited to reasonable attorney's fees, court costs, and collection fees for enforcing any provision of this lease, whether or not litigation is required, the sum paid by Lessor shall be deemed damages in favor of Lessor against Lessee and shall be immediately due and payable.
19. **NOTICES.** All notices or demands of any kind may be served on Lessee (as an alternative to personal service) by leaving a copy of such demand or notice at the apartment, or by mailing a copy thereof by registered or certified mail, postage prepaid, addressed to Lessee at the Premises ("Service"), or by any other means, including electronic (text or email or similar). Service shall be deemed complete at the time of leaving said notice or within five days of mailing the same, or whenever actually received, whichever is sooner.
20. **APPLICATION OF FUNDS.** It is hereby agreed between the parties that all amounts paid by Lessee to Lessor shall be applied first to any past due and unpaid charges, thereafter, to current charges.
21. **PLURAL, SUCCESSORS.** The words "Lessor" and "Lessee" wherever herein occurring shall be construed to mean "Lessors" and "Lessees" in case more than one person constitutes either party to this Lease; all covenants and agreements herein shall be binding upon and inure to their respective successors, heirs, executors, administrators, and assigns.
22. **NO WAIVER.** No failure by Lessor to enforce any rights accruing because of any default by Lessee in prompt performance of any of the provisions hereof, no matter how many times such failure to enforce such rights may be repeated by Lessor, shall operate as a waiver of any of the provisions of this Lease, but Lessor may at any time omit to take advantage of or waive any default in any of the provisions hereof without prejudice to Lessor rights to enforce each and all of the provisions of this Lease with reference to other or subsequent defaults.
23. **SEVERABILITY.** If any portion of this Lease or the application thereof to any person or circumstance shall be invalid or unenforceable under applicable law, such event shall not affect, impair, or render invalid or unenforceable the remainder of this Lease, nor any other portion hereof, nor shall it affect the application of any portion hereof to other persons or circumstances.
24. **ATTORNMEN.** Lessee hereunder acknowledges that the Leased Property may be subject to certain financing; and that this lease is subordinate to any lender's security interest in the leased property. Lessee attorns to said lender, such attornment to be effective upon the lender's acquisition of title to the said leased property; and Lessee agrees to execute such further evidence of attornment as the lender may from time-to-time request. The attornment of the Lessee shall not be terminated by foreclosure, and the lender, at the lender's option, may accept or reject such attornment.
25. **GUESTS.** Lessor has the right to bar individuals from the Property. Lessee is responsible for informing guest(s) of all rules and regulations. Any rules and regulations broken by Lessee guest(s)

may result in guest(s) being barred and/or arrested for criminal trespassing. Violation of any rule or regulation stated in the lease agreement by the Lessee or any guest of Lessee can serve as grounds for the termination of the tenancy with Lessee remaining responsible for rent and other charges under this Lease.

26. **ABANDONMENT.** Should Lessee abandon the Premises during the Lease Term, the Lessor has the right and option to take immediate possession thereof for the remainder of the Lease Term and at the Lessor's discretion, remove any and all property, relet the Premises for such rent and under such terms as the Lessor may deem necessary and apply the proceeds to the balance of the Lease obligation. Lessees' abandonment of the Premises shall be evidenced by, but not limited to, any one, or a combination, of the following:

1. Lessees' apparent absence from the Premises for more than thirty (30) days without advance written notice delivered to Lessor.
2. Lessees' return of keys to Lessor or Lessor's agent.
3. The substantial removal of Lessee's personal property from the Premises.
4. Lessor's receipt from Lessee of Lessee's intent to vacate the Premises prior to the Lease Termination Date.
5. Any evidence which would cause any person to believe that the Lessee has permanently surrendered possession of the Premises.

Should Lessee be deemed to have abandoned the Premises, Lessee shall remain liable for any unpaid balance of the rent, and any other charges due and payable under this Lease, through the original Lease Termination Date.

27. **MANAGER APPROVAL.** Lessor will be bound to this lease only upon the approval of Lessee's "Rental Application" by a manager of Royse & Brinkmeyer Apartments.

28. **EXECUTION OF LEASE AGREEMENT BY ALL PARTIES.** Lessor and Lessee(s) acknowledge that this Lease is intended to be executed by all Lessees (as recited on page one of the Lease Agreement), and Lessees understand that time is of the essence in the complete execution of this Lease Agreement by all Lessees. In the event that all Lessees have not signed this Lease within twenty-four (24) hours of the date recited herein (on page one), this Lease shall immediately become null, and void and all Security Deposit monies heretofore paid by Lessee(s) to Lessor shall be forfeited by Lessee(s) and retained by Lessor.

29. **ENTIRETY; AMENDMENT.** This Lease agreement, together with the addendums executed in connection with this lease and all applicable Rules and Regulations, are intended to express the entire agreement between the parties and no previous understandings, oral representations, warranty, covenant, or other agreement shall be enforceable between the parties other than those herein set forth. This Lease may not be changed or amended except in writing and signed by all parties hereto.

RULES & REGULATIONS

1. Lessor has replaced, or steam cleaned the carpet prior to Lease start date. Lessee understands that the Lessor will steam clean the carpet at the end of the lease at the expense of Lessee. Carpet cleaning charges will be assessed at the rate as noted on the back of this Lease Agreement and will be deducted from the security/damage deposit. Steam cleaning the carpet does not relieve Lessee of any cost due to damages.
2. All personal property shall be kept within said premises or in storage areas if provided, and none shall be permitted to remain in the general halls, passageways, stairs, laundries, utility rooms, patios, and balconies. Clotheslines on balconies and or patios are prohibited.
3. Lessee shall not behave in any manner which violates any law or causes an increase in the insurance rates of the building. Lessee shall not commit any act detrimental to the health, safety, or welfare of other residents.
4. Lessee agrees to make no alterations, additions, or repairs to the premises without prior written consent of Lessor. If allowed, said improvement, alteration or addition will remain in part of the realty except at the Lessor's request. No door locks may be installed or changed without prior written approval of the Lessor. If unauthorized door locks are installed, Lessor has the right to remove the same immediately and bill Lessee for costs of removal. Satellite dishes are expressly prohibited except as allowed under the Royse & Brinkmeyer Satellite Dish Policy. Any installation of a satellite dish without our prior written consent as defined and explained in the Satellite Dish Policy shall constitute a breach of this lease. Telephone and cable TV can only be placed at previously wired locations provided by the telephone and cable company and are done at Lessee's expense. If Lessee wishes to have additional wiring installed, it must be done only by the telephone or cable company, and at Lessee's expense. Lessee shall provide all interior wire maintenance from third-party service providers. Pictures or posters are to be hung from the walls only by means of picture hooks or nails for such purposes. No double-faced tape or adhesive hangers may be used. Lessee is responsible for replacement of all batteries, light bulbs, and filters in the premises.
5. All outdoor cooking appliances and open flame appliances or equipment not provided by Lessor (including, but not limited to, charcoal or gas or electric grills and smokers, tiki torches, & kerosene heaters), are not allowed and their presence on the property is expressly prohibited. No storage of flammable materials on or about the premises. Furnace rooms are designed for proper ventilation of pilot lights for furnace and water heaters and are not to be used for storage.
6. Lessee shall provide sufficient heat at all times during Lease term to prevent the freezing of water pipes on the premises. Lessee agrees that should the premises be vacant one or more days when freezing weather may occur, Lessee shall leave the heating system on with the thermostat set at 60 degrees. Lessee acknowledges that Lessee will be liable for any and all damages caused by freezing water pipes as a result of failure to comply with this provision. All outside spigots must have garden hoses disconnected at the first sign of cold weather to prevent water pipes from freezing and Lessee is responsible for any damages.
7. Entry doors, fire doors and security doors must be closed at all times except when entering or leaving the building. Lessee is responsible for damages caused by propping open and/or leaving open any of the above.
8. Lessee agrees not to litter the grounds or overflow the garbage dumpsites. Lessee shall not display any window, door, or yard signs. Window coverings must be acceptable by Lessor. No car washing will be allowed on the premises.
9. Guests must be accompanied by the Lessee host when using any recreational facility. The use of these facilities shall be at the risk of the user. No person(s) shall congregate, obstruct, or loiter upon, within or about any of the entrances, passageways, or stairs. No drinking of intoxicating beverages in halls or on the grounds is permitted. Lessee shall not be allowed to play in or about the laundry rooms or halls. Lessee and all guests must observe the posted "Pool Rules".
10. Lessor and its agents are not responsible for settling any roommate problems or disputes. Resolutions of problems or disputes are the responsibility of Lessee.
11. The *Apartment Condition Report* must be completed and returned to Royse & Brinkmeyer within 72 hours of first taking possession of the Premises or Lessee shall be deemed to have accepted the condition of the Premises as complete and in excellent condition.
12. Lessee agrees to be a good neighbor. Lessee agrees to keep all sounds and smells muted to avoid becoming a nuisance to neighbors and to not invade neighbors' enjoyment of the building. Additionally, it is accepted in the community that the hours of 10:00 P.M. through 7:00 A.M. are considered "quiet hours" as per local ordinances. Landlord shall have reasonable discretion to determine whether sounds or smells exceed acceptable levels. Repeated violations of this rule will be grounds for eviction of Lessee with Lessee being held responsible for the cost of the remaining lease term.
13. Lessee is responsible for maintaining the premises free of pests and shall pay for any desired pest control services. Lessee agrees to notify Lessor, within twenty-four hours of the first sighting of bed bugs and cockroaches. Should either occur, the source of the infestation will be responsible for having all affected apartments professionally treated. Notifying Royse and Brinkmeyer ensures proper follow-up to confirm that treatment has taken place.