Meredith's Properties

CENTRAL OFFICE

2412 E Washington Street, Suite 6

Bloomington, Illinois 61704

(309) 454-4100

LEASING OFFICE

410 Normal Avenue, Level 1

Normal, Illinois 61761

LEASE

1. Residency and Financials

1.1 LEASED PREMISES

THIS AGREEMENT is made between Meredith's Commercial Properties, Inc., hereinafter referred to as Landlord and _____, hereinafter referred to as Tenant. The approved number of Tenants for the leased premises is no more than 1 person.

You've agreed to rent the property located at 408 Normal Ave, Unit # , Normal, IL 61761 for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the Agent of the owners of the property.

A. Landlord agrees to lease to Tenant the premises as described above. Meredith's Commercial Properties, Inc. has previously entered into an agreement with the property owner to provide certain property management and real estate brokerage services to the property owner. Meredith's Commercial Properties, Inc. is not acting as your agent but as the agent of the property owner.

B. This Unit has 2 bedroom(s). There may be up to 1 other Occupant(s) in the Unit with their own individual Lease. Tenant is assigned a bedroom pursuant to Exhibit 1.

C. In addition to the lease of the Unit, the following services and privileges are granted to the Tenant at no additional fee or charge:

1. Parking Spaces: 1 dedicated parking space.

2. Refuse facilities and recycling services provided by Landlord's vendor.

3. Water: hot and cold.

4. General exterior building maintenance, including lawn care and snow removal provided by Landlord's vendors.

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5. Exterior building pest control provided by Landlord's vendor.

6. Furnishings and appliances at the premises at the time possession is taken shall remain in the apartment and under the ownership and control of the Landlord.

7. Utilities are to be provided as documented in Paragraph 1.5.

8. Landlord's Internet and Wi-Fi vendor: provides monthly services as provided in Paragraph 1.5.

9. Carpet cleaning before possession as dictated solely by Landlord's sole discretion and policies.

1.2 TERM OF THE LEASE

This Lease shall be for a term, with possession beginning May 15, 2027 and terminating without notice on May 13, 2028. Tenant will not be allowed to take possession prior to the beginning day of this Lease without Landlord's written consent.

A. Possession of apartment as stated in the Lease will not be provided without payment of all amounts due.

B. Parental Agreement: Tenant agrees to provide the Landlord a signed and notarized Parental Agreement within 10 days of the date Tenant has signed this Lease. Their Guarantor accepts responsibility for full payment of that Tenant's share of the amount due under the terms of this Lease as set forth in this Agreement. Failure to provide Landlord with signed and notarized Parental Agreement in a timely manner voids this Lease.

1.3 RENTS AND CHARGES

A. Each Tenant agrees to pay rent for the aforesaid leased premises and resident privileges in the total rental obligation of $ 9,000.00, payable as set forth in Paragraph 1.3.B. (Rent Payment Schedule) agreed upon with the Tenant which is included herein. The Tenant further covenants with Landlord that at expiration of the time mentioned in this Lease, peaceable possession of the leased premises shall be given to Landlord in as good as condition as they now are, the usual wear and tear and loss by fire excepted. Upon non-payment of the whole or any portion of the rent, service charges, administrative fee, late fees or other obligations due herein, the Landlord may accelerate the balance due or to become due during the term of this Lease Agreement so that it is immediately due and/or declare this Lease at an end and recover possession by forcible entry and detainer; the said Tenant hereby waiving any notice of such acceleration, election, or demand for possession of the leased premises. Tenant acknowledges that this type of property would be extremely difficult to re-rent during the term of this Lease given its nature as student housing, and the therefore the acceleration provision is reasonable with all rents and other charges immediately due and owing if the Tenant fails to occupy the leased premises for the entire term of this Lease for any reason.

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B. Rent Payment Schedule: Tenant is to make 12 consecutive monthly rental payments each of $ 750.00 before the 28th day of each month beginning April 28, 2027, and continuing through March 28, 2028, without invoicing.

C. Rent is due before the twenty eighth day of each month; there is a late fee of 10% of the rent if a payment is not received before the twenty eighth day of each month and a $50.00 fee for checks returned due to non-sufficient funds. In the event that Landlord shall consult an attorney to enforce the terms of this Lease, Tenant shall be held responsible for all attorney fees, filing fees, court costs, and reasonable charges added on to the amount that is due hereunder as further described in Paragraph 1.10 Legal Fees.

D. Failure to leave the leased premises by 1:00 PM on the Lease ending date will result in Tenant incurring a $800.00 per day holdover charge, and Tenant will be liable to Landlord for all liability incurred by Landlord for Tenant's breach of contract damages, including attorney fees, and damages owed to third parties having the right to possession of the premises commencing at the end of the Tenant's leasehold term.

E. If the Tenant is a student, the Tenant's withdrawal or dismissal from the school shall not terminate the obligations of Tenant and the Tenant shall be liable for all rents and any other obligations pursuant to this Lease.

F. Subletting: Tenant shall not sublease without first obtaining Landlord's prior written consent and paying a subleasing fee of $300.00 per Subtenant. Subtenant shall be required to have a signed notarized Parental Agreement. The Tenant and their Parental Guarantor, as listed in this Agreement, shall remain liable for the payment of the rent due hereunder if payments are not made by the Subtenant.

G. Payment of rent by third parties shall not give the third party any constructive or possessory rights to the leased premises.

1.4 ADMINISTRATIVE FEE

A. Tenant shall, upon execution of this Lease pay a one-time non-refundable Administrative Fee of $300.00 to Landlord to cover administrative and other expenses including but not limited to website portal payments and tenant's communications (including maintenance requests) and other administrative functions. Tenant agrees and understands the Administrative Fee is not a Security Deposit, and the Administrative Fee does not limit the liability of any tenant.

1.5 UTILITIES

A. Tenant agrees that Landlord has not included any amount of the stated monthly rent to be used toward utilities stated in 1.5 Utilities, B. Landlord shall provide the following utilities: Water, Electricity-House Service for common hallway(s) and building's exterior electrical service for lighting, Internet service with Wi-Fi and support services, garbage and recycling services, are to be paid for by

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the Landlord and provided by Landlord's vendors. Notwithstanding any other provision, high speed internet paid for by Landlord is through a third-party vendor and service cannot be guaranteed by Landlord.

B. Tenant is responsible for paying for the electric service as metered for their Unit, directly in a timely manner, to the electric company provider and for this service. Tenant shall make application with the utility company in the name of one signatory for the electric service to start the first day of the Lease term and extend to the end of the Lease term. Tenant is responsible for connecting and cancelling electric service from the utility company. Tenant is responsible for connecting and cancelling any other utility not included in the Lease which is not the Landlord's responsibility. Tenant understands that temporary changes to the residence could result in increased utility consumption. Examples of these changes include but are not limited to additional air conditioning unit(s), electric appliances like mini refrigerators, air purifiers, fans, dehumidifiers, additional television sets, and hair dryers. Tenant is to provide their own shower curtain, light bulbs, and smoke/CO 2 detector batteries. Tenant shall keep heat high enough (above 55 degrees Fahrenheit) in the premises to prevent freezing of water pipes and other plumbing particularly in the event Tenant is absent for extended periods such as holidays. Tenant shall be liable for any damage caused by such action. Additionally, Tenant shall be liable to Landlord for a charge of $80.00 for each occurrence of the heat being set at or below 55 degrees Fahrenheit.

1.6 TENANT(S) FOR UNIT

A. Each Tenant in a Unit signs an individual lease with the Landlord. Landlord has the right to place other Tenant(s) with their individual lease in the Unit without any prior consent by any other Tenant(s) within the Unit.

B. Tenant may refer a prospective Tenant to Landlord; however, Landlord has sole discretion whether to accept and where to place the prospective Tenant.

1.7 FIRE

A. If the property is rendered uninhabitable due to fire or other cause, Landlord shall not be obligated to provide housing for Tenant. Landlord shall return on a pro-rata basis during the term of the Lease an unused portion of the rent if the property is rendered unlivable due to fire or other causes.

1.8 INTEGRATED AGREEMENT

A. This contract constitutes the entire agreement between parties with respect to the subject matter hereof, and there are no further written or oral understandings or agreements with respect hereto. Any changes and/or modifications to this contract must be made in writing and acknowledged by the signatories of the parties hereto and the Parental Agreement.

1.9 UNCONSCIOUNABLE PROVISIONS

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A. Any provision hereof found to be unconscionable or to conflict with laws of the State of Illinois which shall control this agreement shall be void and of no effect and shall not affect in any way the remaining provisions of this Lease agreement.

1.10 LEGAL FEES

A. If Tenant violates any covenant, term or condition of this Lease, and the Landlord employs an attorney or collection agency to pursue any violation or breach of this Lease, the Tenant shall be liable for all the court and legal costs incurred by the Landlord. Tenant agrees to pay minimum attorney fees of $750.00 plus $250.00 per hour for legal fees in excess of 4 hours or thirty percent (30%) of the total amount due from Tenant under this Lease, whichever is greater. The parties agree that these rates are reasonable. The aforesaid fees shall be due whether or not litigation is commenced by Landlord. The Tenant agrees to allow Landlord to pursue all legal claims and suits in the Circuit Court of McLean County, Illinois thereby waiving any defense for lack of jurisdiction or venue in said lawsuits, and to said jurisdiction of McLean County. The Landlord, attorney, or debt collector is granted permission by Tenant herein to request a credit report on Tenant and consents to Landlord obtaining address and other information that may be used for the collection of any outstanding balance due to Landlord by Tenant.

1.11 FACSIMILE

A. This Lease may be executed in any number of counterparts, each of which shall be deemed an original. The counterparts together shall constitute but one Lease. Any signature on a copy of this Lease or any document necessary sent by electronic transmission or facsimile shall be binding upon transmission and the electronic or facsimile copy may be utilized for the purpose of this Lease.

1.12 SPECIAL PROVISIONS

A. If Tenant is a graduating senior, the occupancy date may be extended one day to the Sunday immediately following the lease termination date. Tenant must have all personal belongings removed from the leased premises by 1:00 PM on that extended day.

B. Landlord will install or provide LED Bulbs for the light fixtures prior to Tenant taking possession.

C. Landlord will provide professional cleaning services for general cleaning and cleaning of the carpet as provided in terms and conditions of Meredith's clean apartment program prior to Tenant taking possession of the leased premises.

2. Policies and Procedures

2.1 PEST CONTROL

A. Prior to taking possession of the Unit, the Landlord and Tenant have inspected the leased premises and there was no visible evidence of any pests. Tenant shall be solely responsible for the cost of any treatment and post-treatment of the leased premises by a vendor approved by Landlord if any infestation shall occur while the Tenant has possession of the leased premises. In the event that an

evacuation of the premises is necessary for treatment or post-treatment purposes, Tenant shall be solely responsible for the cost of lodging outside of the leased premises.

B. Tenant must immediately report any pest infestation and/or problems with the leased premises as soon as it is noticed. This includes but is not limited to ants, roaches, bedbugs, fleas, mice or rats. After Tenant notifies Landlord, Tenant shall cause for the leased premises to be exterminated or remediated by a vendor approved by Landlord within 72 hours. If Tenant fails to remediate the pest infestation and/or problems with the leased premises within 72 hours, Landlord shall have a right to hire a vendor to remediate the pest infestation and/or problems with the leased premises and have immediate access to the leased premises for any inspection or remediation without Tenant's approval or consent. Tenant shall reimburse Landlord for all out-of-pocket expenses, including costs to the vendor and reasonable attorney's fees within 10 business days of receiving an invoice for reimbursement. Tenant's failure to reimburse Landlord within the time period shall constitute a breach of this Lease.

C. Tenant will follow all directions and perform any critical actions to comply with all the post-treatment requirements to keep the leased premises pest free and minimize any re-infestations.

2.2 ENTRY

A. Tenant agrees that at reasonable times with notice the Landlord or its agents may enter the leased premises for the purposes of inspection, cleaning, remodeling or repairs or to show the same to prospective new tenants or buyers. Repairs by Landlord shall be made within a reasonable time but could be slow at the beginning of the term or during severe weather conditions.

B. Lockout: A $75.00 service charge will be assessed to and paid by Tenant if Landlord is required to open leasehold premises at the request of Tenant or governmental authorities. This includes but is not limited to the exterior security doors at 408 Normal Avenue.

C. Re-Key Locks & Key Replacement: a service charge will be assessed to and paid by Tenant if the Landlord is required to re-key locks or provide replacement key(s) for the Unit. Bill’s Lock and Key will be contacted and reasonable rates will be set by that vendor for their services.

3. Responsibilities

3.1 USE AND CARE OF THE PREMISES

You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You shall maintain the premises in good, clean and tenantable condition throughout the tenancy. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, furniture, cable TV wiring, screens, locks, and security devices. You may not paint or make any permanent alteration without our written consent.

A. Said premises shall be used by Tenant solely for residential purposes. No business shall be run at said premises. Further, Tenant shall not permit any unlawful or immoral practices to be committed upon the leased premises, including, but not limited to, alcohol consumption by persons under the legal age of twenty-one, selling tickets to parties where alcohol consumption by persons under the

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legal age of twenty-one may occur or the use of an illegal controlled substance by any persons may occur wherein that substance is bought, sold, or given gratuitously, nor use the leased premises in a manner which is offensive, noisy, dangerous, or which may result in an increase of the insurance rate thereon. Further, the use of the leased premises by Tenant shall be in a manner consistent with the rights of other residents of said building in accordance with any Federal, State, or Local laws or ordinances so as not to cause undue disturbance. Tenant shall not allow any other person(s) to occupy the leased premises hereby rented, excepting casual visits of guests limited to a two (2) day stay. Casual visits of guests shall not occupy said premises for more than eight (8) days, in total, during the term of this Lease. Tenant is responsible for actions of their guests. Landlord shall not be responsible for the actions of other tenants or their guests.

B. Tenant shall be liable for any damage to the leased premises or the furnishings and appliances within said Unit. Common area damages will be assessed against all tenants of the building on a joint liability basis unless conclusive proof of an individual's responsibility can be determined. Upon termination of this Lease, the Unit including furnishings and appliances shall be left by the Tenant in a sanitary, clean condition, suitable for immediate lease to another tenant and any loss, cost, or expense occasioned by Tenant's failure to do so shall be paid by the Tenant. Landlord's decision as to the condition and the necessity of expense to render said Unit in a suitable condition shall be binding upon the parties hereto.

C. Tenant shall provide flashlights, smoke detector and CO2 batteries, shower curtain(s), mattress pad, toilet plunger and pest control and prevention for the Unit.

D. Tenant Upkeep: Tenant covenants to perform the following obligations during their possession hereof:

1. Prevent any guest to the leased premises from violating any of the Tenant's obligations.

2. It is the responsibility of the Tenant to notify Landlord upon discovery of any item needing repairs or maintenance. All after-hour (M-F 5pm to 8am and weekends) maintenance emergencies should be reported to 309-275-7529. An emergency is defined as any condition that might be hazardous to life or property and includes but is not limited to the following: no heat during the winter months, broken air conditioner units, plumbing leaks, sewer stoppage, no electricity, running and/or overflowing toilets, or fire.

3. Keep and use a toilet plunger when the need arises. If Landlord is asked to plunge a toilet there will be a minimum service fee of $75.00. The service fee may include the additional reasonable charge of a professional plumber at the plumber's standard community rate.

4. Will not destroy, deface, damage, impugn, or remove any part of the building, leased premises, furnishing, equipment, or appurtenances thereto.

5. Maintain smoke detector and CO2 device in proper working condition.

6. Prevent storage of any materials which would cause a fire hazard or safety hazard and comply with reasonable requirements from Landlord's insurance carrier.

7. Properly use and operate all appliances, electrical, gas, and plumbing fixtures.

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8. Dispose of all rubbish, garbage, and other waste from the Unit into refuse receptacles provided.

9. Maintain the leased premises and appurtenances in a clean, sanitary, pest free, and safe condition.

10.Tenant is responsible for maintaining a valid email address and phone number on file with the Landlord.

E. Without limiting the activities or uses otherwise prohibited by this Lease, the following activities are specifically prohibited:

1. Charcoal grills are strictly prohibited on premises except for the charcoal grill the Landlord provides in the backyard. Propane grills are not to be used on patio decks or stairwells. The use of any grill within 15 feet of any building is prohibited.

2. The use of space heaters and kerosene heaters are not permitted.

3. This is a smoke-free property and Tenant agrees to refrain from any smoking in the leased premises and all hallways, and common areas within the Landlord's property. No open flame is allowed. This restriction includes, but is not limited to: smoking tobacco, cannabis, incense burning, vaping, or the use of hookahs or other water pipes. Tenant agrees to pay a $500.00 fine per violation plus any and all costs required (as determined by the Landlord, Landlord's sole discretion shall be controlling) to remove such odors from the leased premises due to any smoking, including but not limited to repainting, replacing flooring and replacing upholstered furniture. Tenant shall be responsible to pay any and all costs associated with repairing damage to the leased premises or Landlord's property caused by smoking or burns which may include but is not limited to furniture replacement, flooring replacement, and full painting of the leased premises.

4. Candle burning is prohibited by the Landlord and Tenant shall be responsible for any damage resulting therefrom to the Landlord's property, the leased premises and its contents as well as damage to the Tenant's, Occupants, and Landlord's personal property.

5. If the property is rendered uninhabitable due to fire or other cause, Landlord shall not be obligated to provide housing for Tenant.

6. Tenant may not make changes, temporary or permanent, to the Unit nor install air conditioning units or paint the apartment without the prior written consent of the Landlord.

7. Tenant shall not cause any littering on or about the leased premises. Excessive littering shall subject Tenant to a cleanup fee of $75.00 per violation at the discretion of the Landlord. Repeated incidents shall be cause for eviction. Tenant or their guest(s) shall not throw bottles, cans, or other items from balconies, porches, or windows. A $500.00 fine per violation for throwing incidents may be issued at the discretion of the Landlord, payable upon receipt of fine by Tenant.

8. No halogen lights or cut Christmas trees are allowed in the leased premises because of fire hazard.

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9. Vehicles, including motorcycles, shall be parked only in designated areas and shall not be driven or parked on grass or yard or sidewalk. Vehicles must be parked in compliance with Town of Normal Parking Ordinances. Landlord's insurance carrier prohibits the assignment or sale of parking spaces to nonresidents of the Landlord's residential properties. Also vehicles not possessing a current lot sticker, inspection sticker, license registration or those in undriveable condition will not be permitted parking privileges.

10. Tenant agrees to abide by Town of Normal Noise Ordinance. No gatherings will be held outdoors or in the hallways. Any gathering held within the Unit shall be small (20 people or less), controlled, and not disturb neighbors. Gatherings larger than 20 persons are considered to be a nuisance to those neighboring the location of the gathering. Tenant agrees to pay a $300.00 fine per violation. Violations shall be cause for eviction. Illegal activities are prohibited at any time. No keg(s) of beer are allowed on the Landlord's property, including inside the leased premises at any time. Tenant agrees to pay a $400.00 fine per Tenant's keg of beer found at Landlord's property. Radios, televisions, stereos and musical instruments should never be played so loud as to be heard by other Tenants outside the boundaries of the leased premises.

11. Padlocks, chain locks, or locks of any type on any door, exterior or interior, are prohibited except locks installed by the Landlord. If the building has a security lock system for outer doors, Tenant agrees not to provide numerical code to third parties and agrees not to defeat or obstruct security door system.

12. Tenant shall not permit or allow any rubbish, waste, materials, cardboard boxes or other products to accumulate upon the leased premises but shall maintain the same in a reasonable clean condition at all times. All such items should be deposited in the appropriate dumpster.

13. No hygiene products or products labeled "flushable" or "biodegradable" other than traditional toilet paper may be disposed of through sinks, toilets, or drains. Tenant accepts financial responsibility for repairs if these products are found in their drain system.

14. No pictures or other objects shall be hung or suspended within said Unit, except by approved hooks/picture hangers. Tenant will be charged for any damages to said premises caused by games such as darts. No tape, sticky adhesive pads, glue, epoxy, screws, bolts, large nails, etc. which would leave marks or large holes may be used to hang items on the walls and/or doors in the apartments. Use standard picture hangers and small nails or tacks only. Tenant will be fined for excessive holes and/or any damages from hanging items in the leased premises.

15. Tenant agrees to immediately report damage or maintenance (including but not limited to running toilets, water leaks or broken air conditioning units) to Landlord. Landlord shall not be responsible for excessive utility costs related to increased consumption caused by such actions. Tenant shall not run the air conditioning or heat with the windows and /or doors open or leave lights on continuously.

16. No clothes or wearable apparel shall be hung out of doors or out of the confines of said Unit.

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17. NO PETS shall be permitted upon the premises, and this includes, but is not limited to, rodents, amphibians, spiders, cats, dogs, rabbits, other animals and/or reptiles. Tenant is responsible for immediately removing all pets. Further, "pet sitting" within the leased premises is not allowed. Pets are also not allowed to visit the leased premises. Tenant agrees remove the Pet from the Landlord's property and to pay a $300.00 fine per violation.

3.2 DAMAGE TO THE TENANT'S PROPERTY OR INJURY

A. All personal property of the Tenant in the demised Unit, the parking lot, or in the building of which the demised premises is a part shall be at the sole risk of the Tenant. The Landlord, its employees, it's agents or the Owner of the apartment building shall not be liable for any loss or damage to Tenant's personal property including but not limited to any loss or damage caused by fire, theft, actions, consequences, or commissions, by other Tenants or Tenant's failure to maintain plumbing, water, gas, steam, appliance failure, electrical failure, or other pipes or toilettes in their respective leased premises.

B. Tenant covenants and agrees to make no claim against Landlord, its agents, employees, or owners of the apartment building, for any damage, personal injury or loss of use occasioned thereby as a result of Tenant's own negligence. Additionally, Tenant covenants and agrees to make no claim against Landlord, its agents, employees, or owners of the apartment building, for any damage, personal injury or loss of use occasioned thereby, unless said injury or loss is occasioned by the willful and wanton act of the Landlord.

C. Landlord assumes no liability for personal loss of Tenant's household goods or belongings. Renter's Insurance is recommended by Landlord. Tenants are encouraged to purchase renter's insurance or determine if they can be covered by parent(s) or guardian(s) homeowner's policy.

4. Miscellaneous

A. THE PARTIES UNDERSTAND AND AGREE THAT IT IS ILLEGAL FOR LESSOR TO REFUSE TO LEASE PROPERTY TO ANY PERSON ON THE BASIS OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, CITIZENSHIP STATUS, ANCESTRY, AGE, ORDER OF PROTECTION STATUS, ARREST RECORD, MARITAL STATUS, PHYSICAL OR MENTAL HANDICAP, MILITARY STATUS, SEXUAL ORIENTATION, UNFAVORABLE DISCHARGE FROM MILITARY SERVICE, FAMILIAL STATUS, PREGNANCY OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT, AS SUCH ACT IS AMENDED FROM TIME TO TIME. THE PARTIES AGREE TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL FAIR HOUSING LAWS.

B. THE PARTIES HEREBY WAIVE TRIAL BY JURY IN ANY JUDICIAL PROCEEDING TO WHICH THEY ARE OR WILL BE PARTIES INVOLVING, DIRECTLY OR INDIRECTLY, ANY MATTER IN ANY WAY ARISING OUT OF, RELATED TO, OR CONNECTED WITH THIS AGREEMENT.

SIGNATURES ON THE FOLLOWING PAGE

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5. Sign and Accept

5.1 ACCEPTANCE OF LEASE

A. This is a legally binding document.

Intending to be legally bound:

_____

Tenant – Print Name

_____

Tenant – Signature an Individual Date Signed

_____

Landlord – Signature Meredith's Commercial Properties, Inc Date Signed

Sub-Lease:

I have read the terms and conditions of this Lease and agree to be bound by its terms and conditions.

_____

Subtenant - Print Name / Signature Date Signed

EQUAL HOUSING OPPORTUNITY

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