

JSM LIVING, LLC APARTMENT RENTAL AGREEMENT

Unit Address: _____

SECTION 1.

This APARTMENT RENTAL AGREEMENT, hereinafter referred to as AGREEMENT, made and entered on _____ by and between JSM Living, LLC, hereinafter referred to as LESSOR, and _____ hereinafter referred to as Lessee, witnesseth that:

I. PREMISES LEASED AND TERM OF LEASE:

LESSOR hereby leases to LESSEE, and LESSEE leases from LESSOR the PREMISES known and described as: _____, in the building situated at _____, and the shared areas of the building, hereinafter referred to as the LEASED PREMISES, for residential purposes only, and be occupied only by Lessee identified above, LESSOR has the right to reassign LESSEE'S unit number to a comparable unit as reasonably determined by LESSOR, for a term beginning noon on _____, and ending on _____ at 11:00 p.m. prevailing time.

II. RENT:

In consideration of LESSOR leasing the LEASED PREMISES to LESSEE and notwithstanding other amounts which may become due as described herein, LESSEE agrees to pay as rent to LESSOR the total sum of: _____ dollars in accordance with the following schedule:

_____ (_____) on or before the first day of _____, _____ and _____ (_____) on the first day of each and every month thereafter through _____.

III. SECURITY DEPOSIT:

LESSEE agrees upon execution of this AGREEMENT to deposit with LESSOR the sum of _____ to be held by LESSOR as a Security Deposit as described herein.

IV. UTILITIES AND SERVICES CHARGE:

LESSOR agrees to make available, at its expense, to LESSEE the following listed Utilities and other services: _____.

LESSEE acknowledges that LESSOR is merely paying third parties the charges assessed by said third parties and is in no way undertaking responsibility for the delivery of said services, the quality of those services nor any interruption of the services. LESSOR makes no representations or warranties of any kind to LESSEE regarding said services.

LESSEE agrees to pay (\$ _____), as additional rent, together with the monthly rental installment payments due as consideration for LESSOR providing said utilities and services. At any time during the term of this APARTMENT RENTAL AGREEMENT that the rates charged LESSOR for any such utilities or services increase, LESSOR may increase the monthly UTILITY AND SERVICES CHARGE stated above, by giving LESSEE at least thirty days written notice in advance of the effective date of said increased charge. In the event LESSOR gives such notice, the new charge shall be due and payable at the time that the first rent payments is due following the expiration of said thirty day notice period.

V. FURNITURE AND APPLIANCES:

LESSOR agrees to provide furniture and appliances in the LEASED PREMISES as follows:

VI. TELEPHONE AND DATA ACCESS:

In no event shall LESSOR be liable for losses or damages incurred by LESSEE due to the failure of equipment to operate, damage to LESSEE'S equipment or data, or interruptions in service. If wall jacks are present and LESSEE chooses to contract with an outside provider for telephone or data service, LESSEE shall bear all expense for support and configuration of this service.

VII. ROOMMATES:

LESSEE acknowledges the LESSOR is not liable for any claims, damages or actions of any nature relating to, arising from or connected with disputes between LESSEE and Roommate(s) or between Roommates, regardless of whether the Roommate(s) were selected by LESSOR or LESSEE. LESSOR agrees to a maximum of _____ individual LESSEES per Unit.

VIII. CARPET CLEANING:

LESSEE agrees that _____ shall be deducted from the security deposit for the cost of professionally cleaning the carpets in the LEASED PREMISES after LESSEE vacates as provided in Section 2, Paragraph II of this AGREEMENT.

SAMPLE LEASE

JSM LIVING, LLC
APARTMENT RENTAL AGREEMENT

SECTION 2.

I. PRONOUNS AND DEFINITIONS:

Where the word LESSEE is used herein, it shall be construed as meaning each and every person signing this agreement as LESSEES jointly and severally. The obligations hereunder shall be joint and several as to each LESSEE. LESSEE agrees all persons establishing residency in PREMISES shall sign this AGREEMENT and become a party hereto. The actions and/or omissions of any one person shall be construed against each and every person signing this AGREEMENT as LESSEE. Each pronoun used in this AGREEMENT shall be construed to be of the masculine or feminine gender, or in the plural if required by the gender of the party or number of parties. All covenants and agreements herein shall be binding upon and apply and inure to their respective heirs, executors, administrators, beneficiaries and assigns. This AGREEMENT constitutes the whole contract between LESSEE and LESSOR and there is no representation, promise or inducement made by either party or their agent(s) other than contained herein. No alteration, addition or amendment may be made to this AGREEMENT unless in writing, signed and dated by both LESSEE and LESSOR and attached hereto. LESSEE acknowledges he has read and understands both Sections 1 and 2 contained herein and also has received a complete copy of this AGREEMENT.

II. FORMS OF PAYMENT AND RETURNED PAYMENTS:

LESSOR reserves the right to decline acceptance of personal or business checks, ACH or automatic withdrawal, or credit or debit card payments in which event payment will be made by bank cashier's check or money order. LESSOR will not accept cash for rent payments. In the event payments due herein are made by check, ACH draft or automatic withdrawal, and such payment is returned to LESSOR unpaid for any reason, a charge of \$25.00 will be added to LESSEE'S account. In such event, amounts due remaining unpaid will be subject to applicable late charges until paid in full. LESSOR may re-deposit such payment and notify LESSEE of such re-deposit by mail. No payment will be deposited a third time. In the event a payment is returned by bank error and through no fault of LESSEE, and bank notifies LESSOR of such error in writing, LESSOR shall remove such charge from LESSEE'S account.

SECURITY DEPOSIT:

Upon execution of this AGREEMENT, LESSEE agrees to deposit with LESSOR a Security Deposit in the amount stated in Section 1 herein to secure LESSEE'S performance pursuant to this AGREEMENT. The Security Deposit shall be first applied to unpaid rent pursuant to this AGREEMENT then to other damage suffered by LESSOR occasioned by LESSEE'S breach of this AGREEMENT. LESSEE shall not use the Security Deposit as rent. In the event any part of the Security Deposit is applied to damage to the PREMISES or common areas, LESSOR shall account to LESSEE for said damage as required by applicable statutes and ordinances. In the event LESSEE vacates PREMISES prior to the end of the term of this AGREEMENT, any remaining balance of the Security Deposit not applied to unpaid rent or damage to the PREMISES as set forth herein, shall be held by LESSOR until the end of the AGREEMENT to secure LESSEE'S obligations under the remaining term of this AGREEMENT. If more than one person signs this AGREEMENT as LESSEE, the returned Security Deposit balance shall be sent to the addresses as they appear in this AGREEMENT in shares equal to the percentages indicated after each name. LESSEE agrees all unpaid utility bills, unpaid rent, unpaid late charges and/or outstanding balances, including charges related to damage caused by LESSEE or LESSEE'S guests, may be deducted from LESSEE'S Security Deposit at the termination of this AGREEMENT.

IV. LATE CHARGES:

The time of each and every payment of rent and other charges due herein is of the essence of this AGREEMENT and LESSEE agrees if a balance remains on LESSEE'S account after the date payment is due, a monthly late fee in the amount of five (5%) percent of the outstanding balance will be added to LESSEE'S account. Payments shall be deemed to have been made as of the date received at JSM Living's office. LESSOR'S acceptance of payment for rent or other charges after such payment is due or after knowledge of any breach of this AGREEMENT by LESSEE shall not waive or affect any notice, demand or judgement or charge, alter or modify LESSOR'S rights or remedies.

V. UTILITIES AND UTILITY CHARGES:

LESSEE shall, during the entire term of the AGREEMENT, maintain utility service to PREMISES exclusive of utilities provided by LESSOR pursuant to Section 1 of this AGREEMENT. The word utilities is used in its broadest sense and shall include, but not be limited to, electricity, natural gas, and water. LESSEE obligated utility charges shall be at LESSEE'S sole expense and include utility-related municipal levies charged to PREMISES. Should LESSEE fail to maintain utility service to PREMISES, LESSEE agrees to pay as additional rent all charges caused by the transfer of utility service into LESSOR'S name and associated utility usage charges. In the event LESSOR pays charges for utilities because of LESSEE'S breach of the requirements of this AGREEMENT, LESSEE agrees to pay to LESSOR, in addition to said charges, \$25.00 as additional rent as reimbursement for LESSOR'S administrative time coordinating utility service.

VI. LEASE TERMINATION:

At the termination of this AGREEMENT by expiration or otherwise, LESSEE shall yield immediate possession of PREMISES to LESSOR and deliver all keys and access devices to LESSOR at the office of management for the PREMISES. If LESSEE fails to do so LESSEE shall, for each day or fraction thereof LESSEE continues to occupy the PREMISES, pay as additional rent a sum equal to two times the amount of daily rent provided for herein. LESSEE understands and agrees in the event of such post-term possession that in addition to the double daily rent as provided for herein LESSEE may be liable to the LESSOR for sums paid to the next occupants of PREMISES for reimbursement of meal and housing expenses and any other damage suffered by LESSOR. LESSEE shall further be liable to LESSOR for damages incurred through loss of rents due to LESSEE'S failure to surrender PREMISES at the termination of this AGREEMENT. LESSEE shall quit and surrender PREMISES at the termination of this AGREEMENT in as good and clean a condition as when received by LESSEE, ordinary wear and tear, and damage by fire not caused by LESSEE'S negligence, and acts of God excepted. Any personal property left by LESSEE in PREMISES after LESSEE has vacated PREMISES during or after the term of this AGREEMENT shall be presumed abandoned by LESSEE and may be removed by LESSOR and disposed of as trash. LESSOR shall not be liable to LESSEE for loss or damage to such personal property and LESSEE agrees to make no claim against LESSOR for such personal property.

SUBLEASING:

LESSEE may sublet PREMISES with LESSOR'S prior written approval and consent. Such approval shall not be unreasonably withheld. LESSOR shall provide said consent if the proposed subtenant would otherwise qualify for a Lease pursuant to LESSOR'S then current standards for acceptance of new tenants. LESSEE understands and agrees, in the event he sublets PREMISES, he shall remain liable for all obligations and duties as described herein for the remaining term of the AGREEMENT. Failure of LESSOR to object to any unapproved sublet of PREMISES, whether voluntary or involuntary, shall not constitute a waiver by LESSOR of any obligations or duties of LESSEE. Subletting shall be effective only upon execution by LESSOR, LESSEE and all sublessees of a sublease agreement approved by LESSOR.

VIII. PERMITTED USES OF COMMON AREAS:

LESSEE understands and agrees that common areas, including but not limited to halls, stairs, landings, lobbies, laundry rooms and parking lots, are not part of PREMISES and use of such areas is subject to rules adopted by LESSOR. LESSOR reserves the right to modify these rules from time to time during the term of this AGREEMENT, and LESSEE agrees to be bound by all such modifications. Violation of these rules may result in the assessment of a fee in the amount stated in the rules and/or eviction from PREMISES. Common areas and parking lots may not be used for the purpose of vehicle maintenance such as repairs, lubrication, changing of oil, painting, washing or polishing. Vehicles leaking fluids onto the parking lot are not permitted. Bicycles must be stored in bicycle racks, if provided. Use of the common areas and parking lot(s) shall be at the sole risk of LESSEE and/or LESSEE's guest(s) and LESSEE agrees that LESSOR shall not be liable for injury or damage.

IX. NO PETS ALLOWED:

LESSEE shall not keep any pets (animals, domestic or otherwise) in or near PREMISES, or in the common areas, or in or around the building containing PREMISES. In the event LESSEE violates this Section, LESSEE shall immediately pay as additional rent \$100.00 to LESSOR and additionally shall pay \$100.00 per day for each day said pet(s) remains in the areas herein described. Payment of said sums shall not grant LESSEE consent to maintain said pet and LESSEE shall be in breach of this AGREEMENT for violation of this Section even if the foregoing charges are paid. LESSOR will permit LESSEE to have and keep in PREMISES a Service Animal, as defined by applicable disability laws, to accommodate Lessee's physical or mental disability. Prior to having or keeping a Service Animal, LESSEE shall first submit to LESSOR written documentation from a licensed health care professional confirming active treatment of LESSEE's disability and the therapeutic use of a Service Animal; and, provided further that said Service Animal not disturb the quiet enjoyment of other tenants, and that LESSEE shall be liable for any damage caused by the Service Animal to PREMISES or common areas.

X. NO SMOKING OR VAPING ALLOWED:

LESSEE acknowledges PREMISES and common areas are non-smoking and non-vaping and smoking and vaping are prohibited at all times in PREMISES and common areas, including, but not limited to, hallways, stairwells, elevators, courtyards, parking areas, and adjoining grounds. In the event LESSOR or LESSOR's agents or employees detect evidence of LESSEE or LESSEE's guests smoking or vaping in areas described herein, LESSEE shall immediately pay as additional rent \$100.00 to LESSOR. Payment of said sums shall in no way grant LESSEE or LESSEE's guests consent to smoke or vape in the areas described herein. LESSEE shall be in material breach of this AGREEMENT for violation of this Section and be subject to eviction.

XI. ACCESS TO LEASED PREMISES BY LESSOR & NOTICE:

LESSEE agrees to permit LESSOR reasonable access to PREMISES for the purpose of inspection, pest control treatment and inspection, exhibiting for leasing purposes, or to make alterations including reconfiguration of PREMISES, or needful repairs, as LESSOR may see fit to make. LESSOR agrees to limit his access to PREMISES, except in case of emergency or for leasing purposes, to the period between 8:00 a.m. and 5:00 p.m. on weekdays or by prior written or verbal agreement with LESSEE. LESSOR agrees to provide LESSEE 24 hours written or verbal notice of entry into the LEASED PREMISES for the purpose of painting, pest control requiring LESSEE to move their personal belongings, or improvements which may temporarily limit LESSEE'S use of PREMISES. LESSEE shall not alter any lock or other attachment on any door of PREMISES, or make any alteration which limits LESSOR'S access to PREMISES. LESSEE gives permission to LESSOR to contact LESSEE through email or any other electronic media for the purpose of serving notice and soliciting information through surveys.

XII. NECESSARY REPAIRS:

LESSOR agrees to make necessary repairs to PREMISES. LESSOR shall determine what constitutes necessary repairs in its sole discretion and reserves the right to determine the nature, cure, and course of action to be taken for all repairs. LESSEE shall give prompt written notice to LESSOR regarding any deficiencies in PREMISES. LESSOR shall attempt to make necessary repairs within a reasonable time. LESSEE acknowledges emergency repair work will take precedence over other repairs and delay may result waiting for parts or replacement equipment. LESSOR shall bear the expense of all necessary repairs, except those caused by LESSEE or their agents or guests. Repairs caused by LESSEE, their agents or guests will be charged to LESSEE as additional rent. In no event shall LESSOR be liable for losses or damages incurred by LESSEE due to failure of equipment to operate or the necessity of repair. LESSOR agrees to provide monthly pest control and regular trash removal service.

XIII. LOCK CHANGES:

LESSOR agrees upon receipt of written request from LESSEE to change the lock and keys to the entry door of PREMISES and/or the associated mail box lock and key. LESSEE agrees to pay LESSOR for such lock and key changes the fees as stated in rules adopted by LESSOR, which shall be payable prior to any lock or key change. LESSEE understands and agrees in the event he fails to immediately deliver all keys for entry doors and mail box at the termination of this AGREEMENT, LESSOR may change the entry door and mail box locks and LESSEE shall pay for the lock changes as described herein.

XIV. LEASED PREMISES BECOME UNFIT FOR OCCUPANCY:

If, by notice of a government agency of proper authority, PREMISES become unfit for occupancy by reason of fire, act of God or other casualty, and shall remain unfit for occupancy by such notice for more than 30 days, then either LESSEE or LESSOR may at his sole option terminate this AGREEMENT without further obligation of one party to the other. Such termination of this AGREEMENT shall not be by negligence of LESSEE or by reason of riots or strikes or order or acts of authorities not related to the unfitness of PREMISES.

XV. CARE OF LEASED PREMISES:

A. If LESSEE or LESSEE's guests damage PREMISES or any common area, LESSEE agrees to immediately reimburse LESSOR for the cost to repair said damage, excepting normal wear and tear and existing wear and tear at the time LESSEE takes possession. In the event PREMISES or the structure containing PREMISES is damaged or destroyed by fire, misues of plumbing, or other casualty caused by the intentional act or negligence of LESSEE, LESSEE shall be liable to LESSOR for all damages incurred by LESSOR. LESSEE agrees to pay the actual cost for any services made necessary by LESSEE'S failure to leave the PREMISES (including all fixtures, appliances and surfaces) in as good and clean condition as existed when LESSEE took possession of the premises, except for normal wear and tear.

B. LESSEE and LESSEE's guests shall not:

- i. Make alterations, additions or changes to PREMISES, including but not limited to painting.
- ii. Install a waterbed in PREMISES
- iii. Puncture or scar wall or ceiling surfaces in PREMISES with hanging objects or decorations in such a manner as to cause and necessitate a repair to such wall or ceiling. Devices in walls which when removed leave a hole no larger than 1/16th of an inch will be permitted. To prevent costly damage to in-ceiling heating systems, no holes of any size are permitted in the ceiling of PREMISES.
- iv. Attach a device of any kind to cabinets, appliances, glass, furnishings, doors, or trim.

- v. Cook or prepare food anywhere in the PREMISES or common areas except the kitchen.
 - vi. Behave in PREMISES or common areas in a manner placing the building, personal property, or other people in danger of injury or destruction or cause undue noise or disturbance to the occupants of neighboring dwelling units.
 - vii. Drop or throw anything from PREMISES, balconies, walkways, rooftops or other locations on any JSM Living, LLC property, violation of which will subject LESSEE to eviction.
 - viii. Permit barred individuals in PREMISES or common areas after being notified by LESSOR that said individual has been barred.
- LESSEE and LESSEE's guests shall:
- C. Maintain PREMISES (including all fixtures, appliances and surfaces) and common areas clean and free of filth, garbage and hazards to health.
 - i. Maintain utility services to PREMISES throughout the term of this AGREEMENT.
 - ii. Maintain sufficient heat in PREMISES to preserve a minimum inside air temperature of 60 degrees Fahrenheit.
 - iii. LESSEE agrees to allow LESSOR to adjust heat levels in PREMISES in LESSEE'S absence in the event LESSEE fails to maintain sufficient heat, although LESSOR assumes no responsibility to do so. In the event LESSOR adjusts the heat levels due to LESSEE'S failure to maintain sufficient heat as described herein, LESSOR shall notify LESSEE of such adjustment by posting notice in written form within PREMISES and LESSEE shall be liable to LESSOR for a fee as reimbursement for cost incurred by LESSOR for making said adjustment.
 - iv. Obey all Federal, State and Local Statutes and Ordinances and LESSOR's Rules and Regulations while in PREMISES or common areas. LESSEE agrees that violating these Statutes, Ordinances, Rules and Regulations are grounds for eviction.

SMART TV AND SMART DEVICES:

Prior to vacating PREMISES, LESSEE agrees to remove all accounts and personal information from any smart television or smart devices furnished by LESSOR. LESSOR is not responsible for unauthorized use of personal and account information not removed from LESSOR-furnished smart televisions and smart devices.

XVII. FITNESS CENTER AND STUDENT CENTER USE AND RELEASE OF LIABILITY

In consideration of LESSEE'S use of the exercise equipment and facilities at any Fitness Center premises and facilities at the Student Center premises provided by JSM Living, LLC, LESSEE expressly agrees JSM Living, LLC and/or its insurers, agents, employees, officers, directors, associates, contractors and the owners of Fitness Center and Student Center premises and their contractors, agents successors and assigns are hereby released from and shall not be liable for any damages arising from personal injury (including death) sustained by LESSEE, in, on, or about Fitness Center and Student Center premises or as a result of the use of the equipment or facilities, regardless of whether such injuries result, in whole or in part, from the negligence, or gross negligence of JSM Living, LLC and/or its insurers, agents, employees, officers, directors, associates, contractors and the owners of real estate located at Fitness Center and Student Center premises provided by JSM Living, LLC and their contractors, agents successors and assigns. LESSEE accepts and assumes full responsibility for any and all injuries, damages (both economic and non-economic), and losses of any type, which may occur to LESSEE, and LESSEE hereby fully and forever releases and discharges JSM Living, LLC and/or its insurers, agents, employees, officers, directors, associates, contractors and the owner of the real estate located at Fitness Center and Student Center premises provided by JSM Living, LLC and their contractors, agents successors and assigns from all claims, demands, damages, rights of action, or causes of action, present or future, whether the same be known or unknown, anticipated, or unanticipated, resulting from or arising out of the use of said equipment and facilities. LESSEE expressly agrees to indemnify and hold the company harmless against all claims, demands, damages, rights of action, or causes of actions, of any person or entity, that may arise from injuries or damages sustained by LESSEE. LESSEE agrees to be solely responsible for LESSEE's safety. LESSEE understands that supervision, instruction, or assistance for the use of the facilities and equipment will not be provided to LESSEE. LESSEE agrees to comply with all Fitness Center and Student Center Rules and Regulations imposed by JSM Living, LLC regarding the use of the facilities and equipment, as posted on www.jsmliving.com and/or in the Fitness Center and Student Center, and any amended Fitness Center and Student Center Rules and Regulations of which LESSEE is notified or are posted within the Fitness Center and Student Center. LESSEE agrees to conduct themselves in a reasonable manner at all times, and refrain from using any equipment in a manner inconsistent with its intended design and purpose and to use all equipment in compliance with all instructions posted on or in the vicinity of the equipment. LESSEE understands and acknowledges the use of exercise equipment involves risk of serious injury, including permanent disability and death. LESSEE understands LESSEE is solely responsible and hereby assumes the risk for any lost, stolen, or damaged items/property while in, on, or about the premises. LESSEE understands and agrees LESSEE's use of the facilities and equipment is to be allowed only during the time LESSEE is a current resident of property pursuant to the terms of this AGREEMENT and LESSEE has not in any respect breached the terms and conditions of this AGREEMENT. LESSEE understands and acknowledges the JSM Fitness Center and Student Center are provided as an amenity and use of the facilities may be revoked, suspended, eliminated or reduced (including elimination of equipment available for use), at the sole discretion of JSM Living, LLC and if the use of said facility is revoked suspended, reduced or eliminated LESSEE will not be entitled to compensation of any kind including, but not limited to, abatement or reduction of Lease payments or rent due. LESSEE understand that Fitness Center access will be removed if LESSEE provides Fitness Center admission to any non-resident.

XVIII. MISCELLANEOUS:

- A. LESSOR may bar individuals from PREMISES and common areas for conduct in violation of any of the terms of this AGREEMENT including but not limited to violation of Federal, State or Local Statutes and Ordinances or violation of LESSOR's Rules and Regulations. LESSOR may also bar individuals from PREMISES and common areas whose Lease was previously terminated by JSM Living LLC, prior to the end of that individual(s) lease, or who previously defaulted on said lease.
- B. In the event that LESSOR allows LESSEE to occupy PREMISES prior to the commencement date of the term of the lease or after the termination date of the lease, the parties hereto agree that all terms and provisions of this AGREEMENT shall be continuously binding on them from the time LESSEE is given possession of PREMISES.

XIX. APPLICATION INFORMATION:

LESSEE warrants information given in the Apartment Rental Application is true and accurate. Inaccurate or misleading information provided by LESSEE on the Apartment Rental Application shall constitute a breach of this AGREEMENT by LESSEE, with LESSOR retaining all rights and remedies provided for herein.

BREACH OF AGREEMENT, ATTORNEYS FEES, GOVERNING LAW AND VENUE:

The failure of LESSEE to perform any terms and conditions contained herein shall constitute a breach of this AGREEMENT and LESSOR may exercise all rights and remedies provided herein, including the right to terminate this AGREEMENT and evict LESSEE from PREMISES. LESSEE shall pay all attorney fees and collection costs incurred by LESSOR during the course of LESSOR seeking compliance for LESSEE'S obligations contained herein. In the event either party to this AGREEMENT initiates any action in a court of competent jurisdiction or administrative proceeding to enforce legal rights against the

other party, whether or not arising out of this AGREEMENT, the LESSEE shall pay LESSOR all attorneys' fees and legal expenses incurred by the LESSOR in the event that LESSOR is the prevailing party in such action. If LESSEE vacates PREMISES prior to the end of the AGREEMENT, or if LESSEE is evicted for any breach of this AGREEMENT, LESSEE shall remain responsible for all obligations of LESSEE contained herein, including payment of rent and other charges. Should LESSEE vacate PREMISES prior to the end of the term of lease and fail to sublet as provided herein, LESSOR shall have the right to re-enter PREMISES, take possession thereof, and re-let the same for the balance of the term of lease for such rent and terms as LESSOR can reasonably secure to minimize its losses as a result of LESSEE'S breach. LESSEE shall pay LESSOR's cost to re-let as well as associated damages. Any default or breach of agreement under other leases with LESSOR, or any other premises managed by JSM Living, LLC, shall be considered a default under this AGREEMENT. LESSOR and LESSEE agree the laws of the State of Illinois shall govern this AGREEMENT, with the courts of Champaign County having sole and exclusive jurisdiction.

XXI. PROVISIONS SEVERABLE:

If a court of competent jurisdiction at any time holds any portion(s), provision(s) or term(s) of this AGREEMENT invalid, the remainder of this AGREEMENT shall not be affected thereby and shall continue in full force and effect.

In consideration of the covenants and AGREEMENTS contained herein, the parties have executed this AGREEMENT, containing both Section 1 and Section 2:

LESSEE SIGNATURE: _____
« applicant_name_full »

Security Deposit Percent: «security_deposit_percent» %

LESSEE SIGNATURE: _____

AGENT for LESSOR: JSM Living, LLC
616 E. Green, Suite D
Champaign, IL 61820
(217) 359-6108

AUTHORIZED AGENT: _____

