

PRIME CAMPUS HOUSING

Deluxe Walk-to-Campus Student Apartments

Prime Campus Housing, 1301 Bridge Avenue No: 9, Knoxville, TN 37916, (865) 637-3444

APARTMENT LEASE-HOUSING CONTRACT

THIS LEASE, entered into this _____ day of _____, 20_____, by and between Prime Campus Housing, ("Landlord" or "Lessor") and _____ ("Tenant" or "Lessee"), jointly and severally.

1. **Premises.** Landlord does hereby demise and rent unto Tenant, and Tenant hereby leases from Landlord those certain premises identified as _____ located at _____, Unit # _____, Knoxville, Tennessee (the "Leased Premises"). The premises are leased unfurnished.

2. **Term.** The lease shall commence on _____ and shall end at 5pm on _____ (the "Expiration Date").

3. **RENT:** The Lessee agrees to occupy the Premises in a careful and tenant-like manner and to pay to the Lessor for rent of the Premises the total gross monthly sum of \$ _____ per month commencing on _____ and ending on _____ at 5 o'clock P.M. All rental installments shall be paid on the 1st day of each and every month. The total gross sum due as rent monthly is composed of the following:

BASE MONTHLY RENTAL: _____
WATER, SEWER, AND TRASH BILL BACK: _____
ADDITIONAL MONTHLY PET RENT: _____
TOTAL MONTHLY GROSS RENT: _____

Time is of the essence with respect to the payment of rent. In the event Tenant shall fail to pay any installment of rent when due, a late fee in the amount of ten percent (10%) of the amount past due shall accrue after the first (1st) day following the date on which said sum shall be due and payable, plus an additional late fee of \$ 5.00 per day shall accrue for each additional day after the 2nd of the month that the rent remains unpaid, and such total late fee shall be paid by Tenant to Landlord at the time of payment of the past due rent. If Tenant pays by check and the check is returned by the bank for non-sufficient funds or any other reason, rent will be deemed late and the 10% late fee will apply. A \$30.00 fee will be charged to all returned checks. Cash is not an acceptable form of payment. Check or Certified Funds are acceptable. Failure to vacate the Premises by the expiration of the Lease term will result in a \$100.00 per resident per day hold-over charge in addition to the normal rental. **TENANT HEREBY WAIVES NOTICE OF NON-PAYMENT OF RENT** Failure to return all keys, including mail keys, upon the expiration day of the Lease will result in a \$300.00 charge to replace locks and keys. Failure of any Lessee to remove all personal furniture and/or belongings by the Lease term expiration date will result in a charge of \$50.00, per apartment occupant, per labor hour for the time spent to have such items removed. Lessor may remove and dispose of such items left on the Premises at termination of this Lease, without liability to Lessee.

4. **Advance Cleaning Fee.** Landlord acknowledges receipt from Tenant of _____ Dollars (\$ _____) as a non-refundable charge for cleaning the Leased Property upon expiration of this lease. This cleaning fee is only for normal maid service and normal professional carpet cleaning. Any additional services needed to clean or repaint the unit further will be taken out of the security deposit or become an obligation for additional payment from Tenant. The cleaning charge shall be deemed payment in the form of additional rent.

5. **Security Deposit.** Landlord acknowledges receipt from Tenant of _____ Dollars (\$ _____) as security for the performance of Tenant's obligations under this lease. Tenant agrees that said security deposit shall be held in an escrow account. The security deposit will be deposited by Landlord at First Tennessee Bank, N.A. Knoxville,

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Tennessee. To the extent that the security deposit is not applied to the performance of Tenant's obligations hereunder, the security deposit shall be returned to Tenant after expiration of the term. Tenant covenants and agrees that said security deposit shall not be deducted from the final month's rent.

Tenants failure to complete and sign the Check-In/Check-Out Inspection Report which is required upon entry of the leased premises constitutes Tenants acceptance of the unit "as-is." At the end of the lease term, or upon early termination or move out, upon move out, the Lessee is required to surrender to the Lessor the possession of the Premises in a thoroughly clean, damage free, and satisfactory condition less normal wear and tear. Lessee(s) hereby acknowledges that the Premises is being delivered in "as-is" condition, and Lessee(s) acceptance of the Premises at the beginning of the Term constitutes Lessee(s) acknowledges that the Premises and its furnishings, if any, are in good repair and reasonable condition, except as otherwise specifically noted on the Move-In/Out Inspection Report, which is to be completed at move-in. At the end of the Lease term, after all keys are returned to the Lessor, the Lessor will inspect the condition of the Premises. If the Lessee fails to surrender to the Lessor the possession of the Premises in a thoroughly clean, damage free, and satisfactory condition less normal wear and tear, the Lessee agrees to be liable to the Lessor for the cost, plus a 20 % overhead allocation add on cost, of any required cleaning, painting, carpet cleaning, and repairs or replacements of soiled, missing or damaged items the Lessor is required to perform in order to restore the premises to a thoroughly clean , damage free, and satisfactory condition less normal wear and tear.

If Lessee renews or transfers to another of Lessor's apartments, said deposit will be adjusted to match the amount of the new rent. Lessee(s) has deposited with Management the security deposit (the "Deposit") to secure the Lessee(s) full and faithful performance of this Apartment Lease-Housing Contract. Upon termination of this Apartment Lease-Housing Contract by reason of Lessee(s) default hereunder or the expiration of the Term, in addition to any amounts withheld for carpet cleaning and to restore the Premises to a toughly clean, damage free, and satisfactory condition less normal wear and tear, Management may deduct from the Deposit an amount sufficient to pay: (a) any damages as a result of Lessee(s) non-payment of any portion of Total Rent or non-fulfillment of the Term of this Apartment Lease-Housing Contract including Lessee(s) failure to enter into possession or abandonment of the apartment; (b) any damages to the apartment, or building common areas for which the Lessee(s) is responsible; (c) any unpaid bills which become due by virtue of Lessee(s) occupancy, or any utility expense that may be forwarded to Management due to Lessee(s) non-payment; (d) any costs of re-renting the apartment after a breach of this Housing Contract by Lessee(s); (e) any repair work or cleaning Contracted for by Lessee(s) with third parties, plus a 20 % overhead allocation add on cost; (f) any court costs incurred by Management in connection with terminating the tenancy; and (g) any other damages which Management may sustain which may then be permitted use of the deposit under the applicable laws of the state in which the apartment is located (the "State"). Application of the Deposit in order to satisfy all or part of Lessee(s) obligations shall not prevent Management from claiming damages in excess of the Deposit. Lessee(s) shall have no right to have the Deposit applied to any portion of Total Rent which may become due under this Housing Contract. Upon a sale and conveyance of the Premises, Management may transfer the Deposit to the new owner and upon such transfer, all of Management's liability for such Deposit shall terminate and Management shall have no further liability under this Housing Contract for events occurring after such transfer. Upon termination of this Housing Contract, Lessee(s) shall provide the Management in writing with a forwarding address or new address to which any amount due from the Management may be sent. If Lessee(s) fails to provide such forwarding address, then any amount due to the Lessee(s) shall be sent to the last known address of the Lessee(s).

Within ten (10) business days of the termination of occupancy but prior to any repairs or cleanup of the Leased Premise, Landlord shall inspect the Leased Premises and compile a comprehensive listing of any damage to the Leased Premises, which is the basis for any charge against the security deposit and the estimated dollar cost of repairing such damage. Tenant shall then have the right to inspect the Leased Premises to ascertain the accuracy of such listing. Landlord and Tenant shall sign such listing, which signatures shall be conclusive evidence of the accuracy of such listing. If Tenant refuses to sign such listing, Tenant shall state specifically in writing the items on the list to which Tenant dissents, and shall sign such statement of dissent. If Tenant has moved or is otherwise inaccessible to Landlord, Landlord shall mail a copy of the listing of damages and estimated cost of repairs to Tenant at the Tenant's last known mailing address. Failure to return the Leased Premises to Landlord in a condition free of furniture, trash, garbage, debris, etc. will result in a charge, which at Landlord's option, may be deducted from Tenant's security deposit.

Should Tenant vacate the Leased Premises with unpaid rent or other amounts due and owing, Landlord may remove the deposit from the account and apply the moneys to the unpaid debt.

In the event Tenant leaves not owing rent and having any refund due, Landlord shall send notification to the last known or reasonable determinable address, of the amount of any refund due Tenant. In the event Landlord shall not have received a response from Tenant within sixty (60) days from the sending of such notification, Landlord may remove the deposit from the account and retain it free from any claim of Tenant or any person claiming in behalf of Tenant.

The security deposit reconciliation, as well as any refund of the security deposit due Lessee, shall be mailed to one of the joint Lessees, rather than to all of the Lessees, and the Lessee selected by Lessor to receive the reconciliation and refund, if any, shall disburse any funds between all of the Lessees and provide copies of the reconciliation to all Lessees. The Lessee selected to receive the reconciliation, and any security deposit refund due, shall be selected by Lessor at Lessor's sole determination. If Lessee renews or transfers to another of Lessor's apartments, said deposit will be adjusted to match the amount of the new rent. Lessee(s) has deposited with Management the security deposit (the "Deposit") to secure the Lessee(s) full and faithful performance of this Apartment Lease-Housing Contract. Upon termination of this Apartment Lease-Housing Contract by reason of Lessee(s) default hereunder or the expiration of the Term, in addition to any amounts withheld for carpet cleaning and to restore the Premises to a toughly clean, damage free, and satisfactory condition less normal wear and tear, Management may deduct from the Deposit an amount sufficient to pay: (a)

Initial: _____

any damages as a result of Lessee(s) non-payment of any portion of Total Rent or non-fulfillment of the Term of this Apartment Lease-Housing Contract including Lessee(s) failure to enter into possession or abandonment of the apartment; (b) any damages to the apartment, or building common areas for which the Lessee(s) is responsible; (c) any unpaid bills which become due by virtue of Lessee(s) occupancy, or any utility expense that may be forwarded to Management due to Lessee(s) non-payment; (d) any costs of re-renting the apartment after a breach of this Housing Contract by Lessee(s); (e) any repair work or cleaning Contracted for by Lessee(s) with third parties, plus a 20 % overhead allocation add on cost; (f) any court costs incurred by Management in connection with terminating the tenancy; and (g) any other damages which Management may sustain which may then be permitted use of the deposit under the applicable laws of the state in which the apartment is located (the "State"). Application of the Deposit in order to satisfy all or part of Lessee(s) obligations shall not prevent Management from claiming damages in excess of the Deposit. Lessee(s) shall have no right to have the Deposit applied to any portion of Total Rent which may become due under this Housing Contract. Upon a sale and conveyance of the Premises, Management may transfer the Deposit to the new owner and upon such transfer, all of Management's liability for such Deposit shall terminate and Management shall have no further liability under this Housing Contract for events occurring after such transfer. Upon termination of this Housing Contract, Lessee(s) shall provide the Management in writing with a forwarding address or new address to which any amount due from the Management may be sent. If Lessee(s) fails to provide such forwarding address, then any amount due to the Lessee(s) shall be sent to the last known address of the Lessee(s)

6. **Use.** Tenant shall use the Leased Premises as a residence and for no other purpose. Tenant shall not permit any person not named in and signing this lease to reside in or occupy the Leased Premises. The Leased Premises and common areas (as hereinafter defined) shall be used only and exclusively for lawful and moral purposes and no part of the Leased Premises or common areas shall be used in any manner whatsoever for any purposes in violation of the laws, ordinances, regulations, or orders of the United States, State of Tennessee, Knox County, or the City of Knoxville, or any duly constituted subdivision, department or board thereof. Tenant shall comply with all such laws, ordinances, regulations, or orders now in effect or hereafter enacted or passed during the term of this lease, which are applicable to the Leased Premises and common areas. Tenant acknowledges receiving a copy of the Prime Campus Housing Rules and Regulations attached hereto and made a part of this Apartment Lease-Housing Contract.

7. **Quiet Enjoyment.** As long as Tenant shall pay the rent herein above provided and fulfill all the covenants and conditions of this lease, Tenant shall peaceably and quietly have, hold and enjoy the Leased Premises for the term of this lease.

8. **Condition of Leased Premises.** Tenant acknowledges that Tenant has examined and inspected the Leased Premises and finds same to be in a fit, habitable and clean condition. Tenant accepts the Leased Premises in an "as is" condition and acknowledges that Landlord has made no representations or warranties either express or implied as to the condition or use of the building, the Leased Premises or common areas.

9. **Delivery of Possession.** It is agreed that if Tenant shall be unable to enter into and occupy the Leased Premises at the time above provided by reason that the Leased Premises is not ready for occupancy, or by reason of the holding over of any previous occupant of the Leased Premises, or as a result of any cause or reason beyond the control of Landlord, Landlord shall not be liable for damages to Tenant therefore, but during the period that Tenant shall be unable to occupy the Leased Premises as herein above provided the rental for such period shall abate. If Landlord is unable to deliver possession of the Leased Premises to Tenant within thirty (30) days after the date specified for the commencement of the lease term, either party may cancel and terminate this lease without further responsibility or obligation by and among the parties.

10. **Maintenance and Repairs.** Tenant covenants and agrees that at all times during the term of this lease the Leased Premises shall be maintained in a good, clean and sanitary condition, free of trash, garbage and debris. Tenant shall pay for repairs of all damage to the Leased Premises, at tenant's sole cost and expense, and to the reasonable satisfaction of Landlord, if such damage shall be caused by the act or omission of Tenant, Tenant's family, invitees, licensees, agents, servants, contractors, or visitors.

11. **Casualty.** If the Leased Premises are damaged or destroyed by fire or other casualty to an extent that the use of the Leased Premises is substantially impaired, Tenant may immediately vacate the premises and may terminate this lease upon written notice to Landlord given within fourteen (14) days of Tenant's vacation of the Leased Premises. In the event Tenant remains in possession of the Leased Premises, rent shall be reduced in proportion to the impairment of use of the Leased Premises until same are repaired.

In the event the Leased Premises are damaged by fire or other casualty or in the event the building of which the Leased Premises are a part is damaged by fire or other casualty (whether or not the Leased Premises are damaged) and Landlord elects not to restore, repair and rebuild, Landlord may terminate this lease by giving written notice to Tenant, whereupon Tenant shall promptly vacate the Leased Premises. Rent shall be paid through the date Tenant vacates.

12. **Right of Entry.** Landlord, Landlord's agents, janitors, employees and contractors may enter the Leased Premises at reasonable hours with pass key or otherwise to examine same, show the apartment to potential future tenants or buyers, or to make repairs.

13. **Assignment or Subletting.** Tenant covenants and agrees that Tenant shall not assign Tenant's interest in this lease, nor sublet or transfer the Leased Premises or any part thereof unless approved by Landlord and upon remittance of a \$100 sublet fee. Any purported assignment or sublease shall be null and void unless approved by Landlord and the appropriate \$100 sublet fee paid. Tenant further covenants and agrees that Tenant will not allow anyone to share the Leased Premises, except as specifically permitted in this lease nor shall Tenant keep roomers or boarders.

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14. **Condemnation.** If the whole or any part of the Leased Premises shall be taken by any competent authority for any public or quasi public use or purpose, the term of this lease shall cease and terminate from the date when possession of the part so taken shall be required for such use or purpose. All damages awarded for such taking shall belong to and be the property of Landlord. Tenant shall not be entitled to any sum from Landlord or the condemning authority as compensation for the loss of the unexpired term of this lease nor for any other damages.

15. **Tenant's Negligence.** Tenant agrees that Landlord shall not be liable for any damage or injury to Tenant, Tenant's family, agents, licensees, invitees or contractors or to any person entering the common areas, the Leased Premises or the building of which the Leased Premises are a part nor for damage or injury to any personal property therein or thereon resulting from any act or omission of Tenant, Tenant's family, agents, licensees, invitees or contractors, and Tenant agrees to indemnify and save Landlord harmless from all such claims and demands.

16. **Rules and Regulations.** Tenant acknowledges that Tenant has read and understands the provisions of the Rental Application and the Rules and Regulations provided by Landlord; and that Tenant covenants and agrees that all rules and regulations made known to Tenant in writing herewith, or hereafter adopted by Landlord and made known to Tenant, shall have the same force and effect as covenants of this lease, and Tenant covenants that Tenant, Tenant's family, invitees or visitors will observe all such rules and regulations.

17. **Notice to Landlord of Accident or Defect.** Tenant shall promptly notify Landlord in writing of any accident involving personal injury or property damage or of any defect in the water pipes, electrical light wires, fixtures, heating and air conditioning apparatus and any sagging, warping, leaking, cracking, staining, holes or water accumulation related to the ceiling or floor in order that Landlord may make the necessary repairs. Tenant will be responsible for any and all damage due to Tenant's failure to notify the Landlord of any such accident or defect. Landlord shall not be liable to Tenant for damages due to the temporary breakdown or interruption of service due to the defect. In instances where the Landlord furnishes water to Tenant, the Tenant agrees to pay additional charges should Tenant obtain water using appliances which do not conform with the amenities provided.

18. **Insurance.** Landlord does not provide insurance coverage for Tenant's personal property; therefore, Tenant shall be responsible for obtaining and paying for insurance coverage protecting Tenant's interests.

19. **Vacating Upon Termination.** Tenant agrees that upon expiration of the term of this lease, on or before 5 PM on the date of lease term expiration, or upon the earlier termination of the lease for any cause, Tenant will at once peacefully surrender and deliver the Leased Premises together with all improvements thereon to Landlord.

20. **Keys and Parking Passes.** All keys and parking passes must be returned to the office of Landlord at termination of the lease or Landlord may withhold the sum \$ 300.00 from the security deposit as liquidated damage to cover the costs of replacing the keys and parking passes or require payment of \$ 300.00 in the event no, or an insufficient, security deposit is held.

21. **Holdover Tenancy.** Tenant shall vacate the Leased Premises on or before the Expiration Time and Date provided in paragraph two (2) above. Tenant covenants that Tenant's occupancy of the Leased Premises beyond the Expiration Date, shall not constitute a renewal of this lease for the original term. If Tenant fails to vacate the Leased Premises on or before the Expiration Time and Date this shall be deemed as a "holdover tenancy" and Tenant agrees to pay rent in an amount equal to the product of the monthly rent during the initial term of this lease multiplied by Two Hundred Percent (200%). The first rental payment during the holdover tenancy shall be due on the first day following the Expiration Date provided in paragraph two (2) above. In the event it becomes necessary for Landlord to evict Tenant during the holdover tenancy to make the Leased Premises available to another tenant under lease with Landlord, Tenant shall be obligated to pay Landlord the costs and expenses incurred by Landlord to evict Tenant, including, but without limitation to, reasonable attorney fees and court costs.

22. **Right to Mortgage.** Landlord may encumber the Leased Premises, the building in which the Leased Premises are located, and the land by deed(s) of trust or otherwise, and upon such terms and conditions as Landlord may desire, and any such deed(s) of trust so given shall be superior to this lease and the rights of Tenant herein.

23. **Default.** Should Tenant fail to pay the rent or any part thereof as the same becomes due under this lease, or if Tenant shall frequently fail to pay the rent when due, or if Tenant shall violate any other term or condition of this lease, Landlord shall then have the right, at its option, to re-enter the Leased Premises and/or terminate this lease; provided, however, that any such re-entry or termination shall not bar Landlord's right of recovery of rent or damages for breach of this lease, nor shall the receipt of rent after breach of this lease be deemed a waiver nor estop Landlord from terminating this lease and/or recovering damages. Tenant hereby waives notice of demand for possession of the Leased Premises in the event of default. To entitle Landlord to re enter it shall not be necessary for Landlord to give notice of rent being due and unpaid, or of other conditions or covenants broken, nor to make demand for rent, the execution of this lease by Tenant being sufficient notice of the rent due and demand for the same.

It is agreed that if the Leased Premises shall be abandoned or become vacant during the term of this lease, Landlord shall have the right, at its option, to take possession of the Leased Premises, and let or re-let the same, and apply the proceeds received from such letting toward the payment of the rent due under this lease; and such reentry and re-letting shall not discharge Tenant from liability for rent, nor from any other obligations of Tenant under the terms hereof. Tenant shall be deemed to have abandoned the Leased Premises if Tenant is absent from the Leased Premises for thirty (30) days or more without payment of rent. The tenant's nonpayment of rent for fifteen (15) days past the rental due date, together with other reasonable factual circumstances indicating the tenant has

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permanently vacated the premises, including, but not limited to, the removal by the tenant of substantially all of the tenant's possessions and personal effects from the premises, or the tenant's voluntary termination of utility service to the premises, shall also be prima facie evidence of abandonment.

At the option of Landlord and upon the default of Tenant, the rent for the entire term shall at once become due and payable, and Landlord may proceed to the collection of rent for the entire term as if by the terms of this lease the rent for the entire term should be made payable in advance.

If Tenant shall at any time be in default hereunder, and if Landlord shall deem it necessary to engage attorneys to enforce Landlord's rights hereunder, Tenant shall reimburse Landlord for the reasonable expenses incurred thereby, including but not limited to court costs, collection costs, and reasonable attorney's fees.

24. **Common Areas.** Tenant, Tenant's family, invitees, licensees, and visitors shall have the non-exclusive right, in common with Landlord and others to whom Landlord has or may hereafter grant rights, to use the yard and other outside areas ("common areas") owned by Landlord surrounding the building in which the Leased Premises are located. Parking is by permit only and for Tenants only. All other vehicles will be towed.

25. **Additional Covenants.**

(a) Tenant covenants and agrees that Tenant shall contract and pay for all utility services delivered to the Leased Premises during the term of this lease as soon as same shall become due and payable.

(b) Tenant covenants and agrees that Tenant will observe and perform all rules and regulations governing parking about the Leased Premises; and Tenant and Tenant's family, invitees, agents, licensees or visitors shall park all motor vehicles only in the parking area provided for such purpose. Guest parking is not available.

(c) Tenant shall keep the inside of the Leased Premises at a temperature sufficiently high to prevent freezing of water in pipes and fixtures inside the Leased Premises.

(d) No antenna or satellite dish shall be erected on the roof, exterior walls or the common areas without Landlord's prior written consent.

(e) Tenant shall not remove any existing blinds, curtains and/or curtain rods in the Leased Premises, nor shall Tenant install any curtain rods or blinds without Landlord's consent.

(f) The plumbing facilities shall not be used for any purpose other than that for which they are intended. No paper towels, feminine products of any kind, etc. shall be put down the toilet. Tenant shall pay the expense of any breakage, stoppage, or damage resulting from a violation of this covenant.

(g) **NO ANIMALS** shall be allowed in or about the building or the Leased Premises without expressed written permission of Lessor. Lessor may approve certain pets (animals) in the property in exchange for a non-refundable pet fee of \$ 300 per pet and an additional monthly rental fee equal to \$ 25.00 per pet. All pets allowed in the building must be vaccinated and have flea and tick prevention. Tenant shall be liable for all expenses related to any required repairs, exterminations, or treatments at the property as a result of any fleas, ticks, or other infestations caused as a result of any pet or animal owned or housed, or allowed access as a guest, by tenant at the premises. Tenant shall be liable for any damage that should occur as a result of a violation of this covenant and fined \$250.

(h) In the event Tenant is permitted to take possession of the Leased Premises prior to the commencement date of the term as set forth in paragraph 2 hereof, Tenant shall pay rent on a pro rata basis from the date Tenant takes possession until the date of commencement of the lease term.

(i) Tenant covenants and agrees that Tenant will not create or maintain, or allow others to create or maintain, any nuisances including but not limited to loud noises, sound effects, offensive odors, smoke or dust on or about the Leased Premises, and that Tenant will commit no waste.

(j) Tenant shall notify Landlord in advance of any anticipated extended absence from the Leased Premises in excess of seven (7) days.

(k) Tenant shall not paint, wallpaper or redecorate the Leased Premises, nor shall Tenant make any alterations or additions to the Leased Premises.

(l) Tenant shall be responsible for (i) replacing light bulbs and batteries in smoke detectors; (ii) assuring that children under the age of ten (10) years do not remain in the Leased Premises unattended without adult supervision present at all times.

(m) Tenant shall not increase the thermostat setting of the water heater without permission of Landlord.

Initial: _____

(n) Tenant shall take all trash to dumpster. If trash is left outside the unit, Landlord shall have trash removed and charge tenant \$25.00 per bag.

(o) At the expiration term of the lease or upon the termination of this lease agreement for any reason, Tenant shall remove all personal property from the leased premises. Any personal property remaining in the leased premises shall be treated by the Landlord as abandoned property and the Landlord may dispose of said property by any method he elects without liability to Tenant.

(p) Knoxville Fire Department Regulations prohibit anything that inhibits pedestrian traffic on walkways, including, but not limited to, grills, patio furniture etc. All grills must be on the ground floor and over 10 feet from the building.

(q) Tenant must run water while using the garbage disposal. Tenant shall pay the expense of any breakage, stoppage, or damage resulting from any item the tenant or tenant's guests put down the disposal.

26. **Landlord's Agent and Notices.** The name of the property owner and the firm authorized to manage the premises is Prime Campus Housing with its offices located at street address 1301 Bridge Avenue No: 9, Knoxville, TN 37916. The name and address of the person or firm authorized to accept service of process and for receipt of notices and demands is Prime Campus Housing with its offices located at street address 1301 Bridge Avenue No: 9, Knoxville, TN 37916. All such notices and demands shall be in writing and shall be given by U.S. Certified Mail, Return Receipt Requested. Notice to Landlord shall be deemed given when received at the address provided in this paragraph.

27. **Tenant's Notices.** All notices to Tenant shall be in writing and shall be either hand delivered or given by U.S. Certified Mail, Return Receipt Requested. Notice to Tenant shall be deemed given when received, if hand delivered, or deposited, if by mail, at the mailing address of the Leased Premises. In the event the Tenant consists of more than one person, notice to one of the party shall be deemed notice to all persons of the party.

28. **Gender; Number.** The use of the singular number with respect to any noun or pronoun in this lease shall be construed as including the masculine, feminine or neuter, and as either singular or plural, as may be applicable to the parties to this lease.

29. **Entire and Binding Agreement.** This lease contains all of the agreements between the parties hereto, and it may not be modified except in writing signed by all the parties. The terms, covenants, and conditions contained herein shall inure to the benefit of the parties hereto and shall be binding upon Landlord and Tenant and their respective successors and assigns, except as may be otherwise expressly provided.

30. **Other Agreements.**

Lead Warning Statement. Tenant acknowledges that Landlord informed Tenant that the Leased Premises was constructed before 1978; that the Leased Premises may contain lead-based paint; and that Landlord disclosed to Tenant information on lead-based paint and lead-based paint hazards and furnished Tenant with a federally approved pamphlet on lead poisoning prevention.

[Initial] Tenant(s): _____

Initial: _____

This is a joint lease. All parties who sign this Lease are jointly and severally liable. If one lessee becomes delinquent or otherwise breaches or violates the terms of this Lease, the remaining Lessees shall be held responsible for payment of the full rent or other damages assessed against the breaching Lessee.

IN WITNESS WHEREOF, the Lessor and Lessee have caused this Lease to be signed on the day and year first above written.

Lessee (Print): _____
Social Sec. No.: _____
Current Phone: _____
Date of Birth: _____
Drivers License Number: _____
E-mail address: _____

Parents Name: _____
Parents Address: _____
City, State, Zip: _____
Parents Phone: _____
Lessee (Sign/date): _____

Lessee (Print): _____
Social Sec. No.: _____
Current Phone: _____
Date of Birth: _____
Drivers License Number: _____
E-mail address: _____

Parents Name: _____
Parents Address: _____
City, State, Zip: _____
Parents Phone: _____
Lessee (Sign/date): _____

Lessee (Print): _____
Social Sec. No.: _____
Current Phone: _____
Date of Birth: _____
Drivers License Number: _____
E-mail address: _____

Parents Name: _____
Parents Address: _____
City, State, Zip: _____
Parents Phone: _____
Lessee (Sign/date): _____

Make checks Payable to: Prime Campus Housing 1301 Bridge Avenue No: 9, Knoxville, TN 37916

Lessor-Management: Prime Campus Housing. By : _____ (Agent)

Initial: _____