

ROSE APARTMENTS ALFRED, LLC
Herein after referred to as ROSE APARTMENTS
34 Glen Street
Alfred, New York 14802

LEASE

Made and entered into by and between ROSE APARTMENTS, and _____ herein-
after referred to as TENANT, this __st day of _____, 200__.

IN CONSIDERATION of the rents and covenants hereinafter expressed, **ROSE APARTMENTS** has demised and leased and does hereby demise and lease to the TENANT the following premises, viz: Apartment No. ____, **ROSE APARTMENTS**, 34 Glen Street, Alfred, NY, with the privileges and appurtenances, for a term of one year beginning _____, **1, 200__** and ending _____, **31, 200__**.

RENT: TENANT covenants and agrees that he will pay to ROSE APARTMENTS for use of said premises the rent of \$_____ per month to be paid in advance with the first payment due on the execution of this lease, and all subsequent payments due on the 1st day of each and every month thereafter. ROSE APARTMENTS reserves the right to raise the monthly rental at expiration of this lease, but notice must be given to the TENANT in writing 30 days prior to the expiration of this lease. The notice shall be mailed to the TENANT at the apartment rented.

DEPOSIT: TENANT hereby agrees to deposit the sum of \$_____ without interest, upon the execution of this lease to be held by ROSE APARTMENTS and to be returned within 15 days of termination of the lease if all conditions are fully met.

PETS: ROSE APARTMENTS policy is to not allow TENANT to have pets in the building.

TV: TENANT shall no be permitted to use outside TV antennas.

TAXES: ROSE APARTMENTS agrees to pay all taxes assessed on said premises during the term of this lease.

WATER: ROSE APARTMENTS agrees to pay all water bills for water used in the apartment during the term of this lease.

ELECTRICITY: TENANT agrees to pay all electrical bills which will be sent directly to said TENANT by the electric company, which includes heat.

TERMINATION: TENANT covenants that at the expiration of said term, he will surrender up said premises to ROSE APARTMENTS in as good condition as now, necessary wear and damage by the elements excepted.

USE: TENANT agrees that he will not use or occupy said premises for any purpose except as a dwelling, or in any manner deemed extra hazardous on account of fire, nor use said premises in an improper manner, and will not assign this lease, or sublet the said premises, or any portion thereof, without the consent in writing of ROSE APARTMENTS.

ORDINANCES: TENANT shall not keep or permit any garbage cans, or other household items on the front entrance portion of the apartment.

SHOWING: TENANT agrees that ROSE APARTMENTS or agent shall be permitted at reasonable hours, to examine said premises; to make any repairs ROSE APARTMENTS may deem proper; to show said premises to prospective tenants.

DAMAGE: TENANT agrees that the walls or woodwork of the leased premises shall not be unreasonably defaced by nails, tacks, screws, or otherwise; that nothing shall be thrown from or placed in the windows or doors of the leased premises; that no signs, advertisements, placards of notices shall be placed in or about any part of the building.

NOISE: For the comfort of other tenants, no disturbing sounds shall come from the apartment leased, or anything permitted that might be a nuisance.

DEFAULT: If the TENANT defaults in making any payment for rent when the same is due, then the terms stated in this lease, and all rights and privileges of the TENANT thereunder shall, at the end of seven days from such default, cease and expire at the option of ROSE APARTMENTS.

PARKING: Parking is permitted in assigned parking only. The landlord reserves the right to assign parking locations. Only two vehicles per apartment shall be permitted.

SMOKING: This is a smoke free building.

Except as hereinbefore provided, it is hereby covenanted and agreed that if said TENANT shall fail to pay the rent above specified or any part thereof when it becomes due, or violates any of the covenants, agreements and conditions of this lease, that said ROSE APARTMENTS may sue for the same or reenter said premises, or resort to any legal remedy.

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

ROSE APARTMENTS

By:

(Landlord) L.S.

(Tenant) L.S.

(Tenant) L.S.