

RESIDENTIAL LEASE AGREEMENT

This agreement, dated March 30, 2011, is between Ralph Furley and Jack Tripper:

1. LANDLORD:

The Landlord(s) and/or agent(s) is/are and will be referred to in this Lease Agreement as "Landlord."
Ralph Furley (Landlord)

2. TENANT:

The Tenant(s) is/are:
Jack Tripper
and will be referred to in this Lease as "Tenant."

3. RENTAL PROPERTY:

The Landlord agrees to rent to the Tenant the property located at 123 Melrose Place, Beverly Hills, CA, 90210 with 3 bedroom(s) and 1 full bath(s), which will be referred to in this Lease as the "Leased Premises."

4. TERM OF LEASE AGREEMENT:

The Lease Agreement will begin on April 1, 2011 and will end on March 31, 2012.

5. USE & OCCUPANCY OF PROPERTY:

The only person(s) living in the Leased Premises is/are: Jack Tripper

6. AMOUNT OF RENT:

The amount of the Rent is \$690.00 to be paid monthly.

7. DATE RENT IS DUE:

The rent is due in advance on or before the 1st day of each month. The rent due date is the date the Landlord must receive the Tenant's payment.

8. LATE FEE:

If the rent or any other charges are not received by the Landlord on or before 5 days after the rent due date, Tenant must pay a late fee of \$30 in addition to the rent.

9. RETURNED PAYMENTS:

A returned payment fee of \$0 will be added for all returned payments. A personal check will not be accepted as payment to replace a returned payment.

10. SECURITY DEPOSIT:

- A. The Tenant(s) have paid to the Landlord a Security Deposit of \$690.00
- B. The Security Deposit is intended to pay the cost of damages, cleaning, excessive wear and tear, and unreturned keys once the Lease Agreement has ended and/or for any unpaid charges due by reason of Tenant's default of this Lease Agreement.

11. UTILITIES & SERVICES:

- A. The Tenant is responsible for the following utilities and services: Electricity and Gas and is required to register the utilities and services in the Tenant's name. The Tenant understands and agrees that essential services are to be maintained and operational at all times.
- B. The Landlord will bill the Tenant for the following utilities and services in addition to the rent: Water
 - I. The Tenant must pay utility bills within 10 days of the date of billing.

12. MAINTENANCE AND REPAIRS:

Landlord shall be responsible for repairs in or about the Leased Premises unless caused by the negligence of the Tenant. Tenant will be responsible for any repairs caused by his/her negligence.

- A. It is the responsibility of the Tenant to promptly notify the Landlord of the need for any such repair of which the Tenant becomes aware.
- B. If any required repair is caused by the negligence of the Tenant and/or Tenant's guests, the Tenant will be fully responsible for the cost of the repair and/or replacement that may be needed.