

RESIDENTIAL LEASE

1 This lease was drafted by JD McCormick Co, LLC who represents (Landlord) (Tenant)
2 (firm) (strike one)
3 This lease of the Premises identified below is entered by and between the Landlord and Tenant (referred to in the singular whether one or
4 more) on the following terms and conditions (strike items not applicable or which have otherwise been agreed by the parties):

5 TENANT: () adult and () children
6
7
8
9

LANDLORD: Lanes, LLC
Agent for JD McCormick Co., LLC
services of process 411 West Main Street
(address)

10 PREMISES: Building Address
11
12 902 Drake Street
13 (street)
14 Madison WI 53715
15 (city, village, town) (state) (zip)
16 :Apartment/room/unit
17 :Other
18 :Included furnishings/appliances: refrigerator, range,
19 oven, microwave, washer/dryer, dishwasher,
20 other (list or attach addendum)
21

Madison WI 53703
(city, village, town) (state) (zip)
Agent for SAME
maintenance, (name)
management Phone: 608-819-6500
(street)
(city, village, town) (state) (zip)
Agent for SAME
collection (name)
of rents (street)
(city, village, town) (state) (zip)

22
23 RENT: Rent of \$ for Premises and
24 \$ for other (specify)
25 is due upon the 1st day of each month and is
26 payable at: 411 West Main Street, Suite 106, Madison, WI 53703
27

TERM: (Strike either (a) or (b))
(a) Month to Month beginning on , of
(b) for a term of months/beginning on
and continuing to
(Note: A lease for a fixed term expires without further notice.
If tenancy is to be continued beyond this lease term, parties
should agree and make arrangements for this in
the lease expiration, in writing.)

28 If rent is received or postmarked by the 3rd day of the
29 month, the Tenant will pay a late fee of \$.
30 Charges incurred by Landlord for Tenant's returned
31 checks are payable by Tenant. Landlord will not accept
32 cash payments. All tenants, if more than one, are
33 jointly and severally liable for the full
34 amount of any payments due under this Lease.
35 Acceptance of a delinquent payment does not constitute a waiver
36 of that default or any other default under this Lease.
37 Other Landlord or Tenant obligations:
38 Until all tenants listed on the lease submit a signed and notarized
39 cosigner form, if required, they will be considered in violation of the
40 Lease, lines 128-137 of this lease agreement. If Landlord is
41 responsible for the electricity charges within the leased premises,
42 then Tenant agrees to pay Landlord \$50.00 per month for each air
43 conditioning unit installed in the premises. This amount will not be
44 pro-rated, and applies to any month where one or more
45 units are installed. City of Madison parking permits are not issued
46 for this address.

Table with 3 columns: UTILITIES, Check if paid by, Landlord, Tenant. Rows include Electricity, Gas, Heat, Air Conditioning, Sewer/water, Water, Trash, Other.

47 SECURITY DEPOSIT: Upon execution of this lease, Tenant shall pay a security Deposit in the amount of \$ 500 to be held by
48 Lanes, LLC The deposit, less any amounts legally withheld, will be returned in person or mailed to Tenant's last known
49 address as provided in Wis. Stat. s. 704.28(4) within 21 days as required by law after Tenant surrenders the Premises. If any portion of the
50 deposit is withheld, Landlord will provide an accompanying itemized statement describing any damage with the cost or estimated cost of repair
51 or replacement and accounting for any amount legally withheld. The reasonable cost of repairing any waste, neglect, or damages for which
52 Tenant is responsible, normal wear and tear expected, may be deducted from the security deposit. Tenant has seven days from the beginning
53 of the term of the Lease to notify Landlord of any damage or defect existing prior to the Tenant's occupancy or request in writing a list of
54 physical damages or defects. If any, charged to the previous tenant's security deposit and no deduction from the security deposit shall be
55 made for any such damage or Defect of which written notification is given within the time stated. During the term of this Lease, Tenant may
56 not use the security deposit for payment of the monthly rent.

57 TIME IS OF THE ESSENCE: as to: delivery of possession of Premises to Tenant; completion of repairs promised in writing in the Lease or
58 before vacation of the Premises; return of the Landlord's property; payment of rent; performance of any act for which a date is set in this Lease or
59 by law; and (strike any parts not applicable).
60 Time is of the essence means that a deadline must be strictly followed.

61 Special Provisions: Resident(s) agree to vacate the premises no later than 12:00 NOON on lease termination date. All buildings
62 are designated non-smoking. Resident(s) are responsible for informing Landlord if their smoke detector is/are inoperable.
63 The Rules and Regulations and Non-Standard Rental Provisions addendums are a legal part of the lease. See attached addendums.

64 Pets (are) (are not) permitted. Water beds (are) (are not) permitted (strike as applicable) with proof of renters insurance.
65 Special Provisions relating to pets: No pets allowed unless authorized by Landlord.
66

THIS LEASE INCLUDES THE PROVISIONS ON THE REVERSE HEREOF

68 COPY OF LEASE AND RULES: Landlord has previously provided Tenant a copy of the lease and any rules relating to premises at time of
69 application. Landlord shall give Tenant a copy of this lease and any rules relating to the Premises when this Lease is signed by Tenant.
70 Landlord shall give Tenant the check-in sheet, keys and , on or before commencement of this Lease.

NOTE: SIGNING OF THIS LEASE CREATES LEGALLY ENFORCEABLE RIGHTS.

72 GUARANTEE
73 In consideration of Landlord's agreement to lease the Premises,
74 undersigned guarantee(s) payment of all amount due under this
75 Lease and performance of all covenants of Tenants. This Guarante
76 ee is irrevocable and is not affected by modification or extension of
77 this Lease.
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IN WITNESS WHEREOF, the parties have executed this Lease.
LANDLORD/AGENT
Lanes, LLC
TENANT(s) (Date)
(Date)
(Date)
(Date)
(Date)
(Date)
(Date)

85 **CONTROLLING LAW:** Landlord and Tenant understand their rights and obligations under the Lease are subject to statutes, rules and
86 ordinances, including Chapter 704, Wisconsin Statutes, Wisconsin Administrative Code Chapter Ag. 134, and applicable local ordinances.
87 Both parties shall obey all governmental orders, rules and regulations related to the Premises, including local housing codes.

88 **POSSESSION; ABANDONMENTS:** Landlord shall give Tenant possession of the Premises as provided herein. Tenant shall use the
89 Premises for residential purposes only. Tenant shall vacate the Premises and return all of the Landlord's property promptly upon the
90 expiration of this lease, including any extension or renewal, OR its termination in accordance with its terms OR the law. A tenant surrenders
91 the premises on the last day of tenancy provided under the lease, except that: (1) If the Tenant vacates before the last day of tenancy
92 provided under this lease, and gives the landlord written notice that the tenant has vacated, surrender occurs when the landlord receives the
93 written notice that the tenant has vacated. If the tenant mails the notice to the landlord, the landlord is deemed to receive the notice the
94 second day after mailing. (2) If the tenant vacates the premises after the last day of tenancy provided under the lease, surrender occurs when
95 the landlord learns that the tenant has vacated. If the tenant abandons the premises before the lease expiration or termination of this Lease,
96 its extension or renewal, or if the tenancy is terminated for Tenants breach of this Lease, Landlord shall make reasonable efforts to rerent the
97 Premises and apply any rent received, less cost of rerenting, to Tenant's obligation under this lease. Tenant shall remain liable for any
98 deficiency. Unless agreed in writing, the Landlord will not store any items of personal property that the Tenant leaves behind when the Tenant
99 removes or is evicted from the premises, except for prescription medication or prescription medical equipment, the latter of which will be
100 retained by Landlord for 7 days from the date on which the Landlord discovers the property, after which time the Landlord will dispose of it. If
101 the abandoned personal property is a titled vehicle, then before disposing of it, the Landlord shall give notice of its intent to dispose of the
102 vehicle to the Tenant and any secured party of which the Landlord has actual notice, personally or by regular or certified mail.

103 **GUESTS:** Tenant may not (1) engage in activities which unduly disturb other tenants in the building in which the Premises are located, or (2)
104 use or keep in or about the Premises anything which would adversely affect coverage under a standard fire and extended insurance policy.
105 Tenant may have guest visiting temporarily in the premises, if their presence does not interfere with the quiet enjoyment of the other
106 occupants, and if the number of guests is not excessive for the size and facilities of the Premises. No guests may reside in the leased
107 premises for any period of time without the written approval of the Landlord which will not be unreasonably withheld. Tenant shall be liable for
108 any property damage, waste or neglect caused by the actions or inactions of the Tenant or Tenant's guest, to the premises or the building or
109 development of which they are a part. Tenant, Members of the Tenants Household, or Guests: (i) Shall not engage in any act intended to
110 facilitate criminal activity. (ii) Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. Drug
111 related criminal activities, means the illegal possession, delivery, distribution or manufacturing, {as defined in Wis. Ss. 961.01(6), (9), and
112 (13)}, of a controlled substance {as defined in Ss. 961.01(4)}, or controlled substance analog, {as defined in Ss. 961.01 (4)}. (iii) Shall not
113 permit the dwelling unit to be used for, or to facilitate criminal activity. (iv) Shall not engage in any illegal activity, including prostitution {as
114 prohibited in Ss. 944.30, 944.31, 944.33, 944.34} criminal gang activity {as defined in Ss. 939.22 (9)}, harassment {as prohibited in Ss.
115 947.013}, battery {as prohibited in Ss. 940.19}, endangering safety by use of dangerous weapon {as prohibited in Ss. 941.20}, on or near the
116 dwelling unit premises, or any breach of the Ss. 943.01}

117 **MAINTENANCE:** Landlord, under sec. 704.07, shall keep the structure of the building in which the Premises are located and those portions
118 of the building and equipment under Landlord's control in a reasonable state of repair.
119 Tenant shall maintain the Premises under Tenant's control clean and in as good general condition as they were at the beginning of the term
120 or as subsequently improved by Landlord, normal wear and tear expected. Tenant shall not, without permission in the building rules or
121 specific written approval of Landlord, physically alter or redecorate the premises, cause any contractor's lien to attach to the Premises,
122 commit waste to the Premises or the property of which it is a part, or attach or display anything which substantially affects the exterior
123 appearance of the Premises or the property of which it is a part.
124 Landlord shall keep heating equipment in a safe and operable condition. Whichever party is obligated to provide heat for the Premises shall
125 maintain a reasonable level of heat to prevent damage to the Premises and the building in which they are located.
126 Landlord shall give Tenant written notice of the parties' responsibilities regarding the maintenance of smoke detectors as required under the
127 rules of the Department of Industry, Labor, and Human Relations and each party shall fulfill its responsibilities under those rules.

128 **RULES:** Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which they are located.
129 Any failure by the Tenant to comply substantially with the rules is a breach of the Lease and may result in eviction of the Tenant, pursuant to
130 State law. Landlord may amend the rules to provide for newly added amenities or to meet changed circumstances or conditions adversely
131 affecting the property. No such amendment may unreasonably interfere with Tenant's use and enjoyment of the Premises or the property of
132 which it is a part. A copy of the rules will have been given to the Tenant at the time of application and at the time of signing the lease.

133 **BREACH; TERMINATION:** Failure of either party to comply substantially with any material provision hereof is a breach of the Lease. Should
134 Tenant neglect or fail to perform and observe any of the terms of this Lease, Landlord shall give Tenant written notice of such breach requiring
135 Tenant to remedy the breach or vacate the Premises on or before a date at least 5 days after the giving of such notice, and if tenant fails to
136 comply with such notice, Landlord may declare this tenancy terminated and institute action to expel Tenant from the leased Premises without
137 limiting liability of tenant for the rent due or to become due under this Lease. If Tenant has been given such notice and remedied the
138 breach or been permitted to remain in the Premises, and within one year of such previous breach, Tenant commits a similar breach, this lease
139 may be terminated. Landlord gives notice to Tenant to vacate on or before a date at least 14 days after
140 the giving of the notice as provided by sec. 704.17 Wis. Stats. This provision shall apply to any lease term. If Landlord commits a breach,
141 Tenant has the rights, under chap. 704, Wis. Stats., including secs. 704.07 (4) and 704.45, and under Wisconsin Administrative Code chap.
142 Ag. 134.

143 **CODE VIOLATIONS; ADVERSE CONDITIONS:** If the Premises or the building in which they are located are currently cited for uncorrected
144 building or housing code violations, or contain conditions adversely affecting habitability (including lack of hot or cold running water, lack of
145 operating plumbing or sewage disposal, unsafe or inadequate heating facilities, no electric service, unsafe electrical system, or hazardous
146 conditions or structure) these are listed under Special Provisions, or a separate addendum to this Lease, and Landlord shall exhibit copies of
147 any uncorrected code notices or orders to tenant, all before this Lease is signed or any deposit accepted.

148 **DAMAGE BY CASUALTY:** If the Premises are damaged by fire or other casualty to a degree which renders them untenable, Tenant may
149 terminate the Lease or vacate the Premises and rent shall abate until the Premises are restored to a condition comparable to their prior
150 condition. Landlord shall have the option to repair the Premises, and if repairs are not made, this Lease shall terminate. If the Premises are
151 damaged to a degree, which does not render them untenable, Landlord shall repair them as soon as reasonably possible.

152 **REPAIRS:** Any promise of Landlord made before execution of this Lease to repair, clean or improve the Premises, including the promised
153 date of completion, is listed under Special Provisions or a separate addendum to this Lease. Time being of the essence as to completion of
154 repairs does not apply to any delay beyond the Landlord's control. Landlord shall give timely notice of any delay to Tenant.

155 **ENTRY BY LANDLORD:** Landlord may enter the Premises occupied by tenant at reasonable times with 24 hours' advance notice to inspect
156 the Premises, make repairs, or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of the
157 tenant, when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises or the
158 building in which they are located from damage.

159 Neither party shall add or change locks without providing the other party keys to permit access to the premises. Improper denial of access to
160 the Premises is a breach of the Lease.

161 **ASSIGNMENT, SUBLEASE; CHANGES:** Tenant shall not assign this Lease or sublet the Premises or any part thereof without the written
162 consent of Landlord, which will not be unreasonably withheld.
163 This Lease may be terminated or modified by written agreement of Landlord and Tenant. The parties may terminate this Lease and enter a
164 new lease instead of renewing it, assigning it or subleasing the Premises.

165 **ASSIGNMENT, SUBLEASE: CONSENT**

166 Tenant hereby assigns/subleases Tenant's rights under this Lease to _____. In consideration of
167 Landlord's consent to assign/sublease, Tenant guarantees the performance by the assignee/sublease of the obligations of the
168 Lease. Landlord consents to this assignment/sublease. In consideration of the assignment/sublease and landlord's consent,
169 _____ hereby assumes all obligations of tenant under this Lease.

170 **IN WITNESS WHEREOF,** the parties have executed this assignment/sublease, acceptance and consent.

171 **TENANT:** _____

LANDLORD: _____

172 _____

ASSIGNEE/SUBLEASEE:

173 _____

174 _____

175 _____