

1 This lease was drafted by Anita Sadowski Concord Apartments who represents (Landlord) ~~(Tenant)~~
2 (individual) (firm)

3 This Lease of the Premises identified below is entered by and between the Landlord and Tenant (referred to in the singular whether one
4 or more) on the following terms and conditions (strike items not applicable or which have been otherwise agreed by the parties)

5 TENANT: (0 adults and 0 children)
6 name
7
8
9

LANDLORD: The Concord Apartments
Agent for Prairie Management and Development, Inc.
service of (name)
process 4200 N. Main St.
(address)

10 PREMISES: Building Address
11 address
12 (street)
13 Racine WI 53402
14 (city, village, town) (state) (zip)
15 Apartment/room/unit apt #

Racine, WI 53402
(city, village, town) (state) (zip)
Agent for Prairie Management and Development, Inc.
maintenanc (name)
managemen 4200 N. Main St.
(address)
Racine, WI 53402
(city, village, town) (state) (zip)

16 Other none
17 Included furnishings/appliances: refrigerator, range, oven
18 other (list or attach addendum)
19
20
21
22 one air conditioner

Agent for Prairie Management and Development, Inc.
collection (name)
of rents 4200 N. Main St.
(address)
Racine, WI 53402
(city, village, town) (state) (zip)

23 RENT; Rent of rent \$ for Premises and
24 pet? none)
25 is due on the first day of each month and is payable at
26 4200 N. Main St., Racine, WI 53402

27 TERM: (Strike either (a) or (b))
(a) ~~Month-to-month beginning on~~ of
(b) For a term of 12 months/beginning on term
and continuing to

28 If rent is received or postmarked after the fourth day
29 the tenant shall pay a late fee of \$20.00.
30 Charges incurred by Landlord for Tenant's returned checks
31 are payable by Tenant. All tenants, if more than one, are
32 jointly and severally liable for the full amount of any
33 payments due under this Lease unless this sentence
34 is stricken. Acceptance of a delinquent payment does not
35 constitute a waiver of that default or any other default under
36 this Lease.
37 Other landlord or Tenant Obligations:
38 Written sixty-day(60) notice of intent to vacate is
39 required. Notice must be received sixty days prior to
40 the lease expiration date. In the event of continuation
41 of this occupancy pursuant to lines 157-158, the rent
42 due each month shall be 1.5 times the rent stated in
line 24 above.

UTILITIES: Check if paid by:

	Landlord	Tenant
Electricity		x
Gas	NA	
Heat	x	
Air Conditioning		x
Sewer/water	x	
Hot Water	x	
Trash	x	
Other phone, cable		x

If utilities or services payable by Tenant are not separately metered, tenant's share of payments are allocated as follows

45 SECURITY DEPOSIT: Upon execution of this lease, Tenant shall pay a security deposit in the amount of security dep. to be held
46 by Concord Apartments. The deposit, less any amounts legally withheld, will be returned in person or mailed
47 to Tenant's last known address within 21 days as required by law after Tenant surrenders the Premises. If any portion of the deposit is
48 withheld, Landlord will provide an accompanying itemized statement specifically describing any damage and accounting for any amount
49 legally withheld. The reasonable cost of repairing any waste, neglect or damages for which Tenant is responsible, normal wear and tear
50 excepted, may be deducted from the security deposit. Tenant has seven days from the beginning of the term of the Lease to notify
51 Landlord of any additional damage or defect existing prior to the Tenant's occupancy and no deduction from the security deposit shall be
52 made for any such damage or defect of which written notification is given within the time stated. Tenant may not use the security deposit
53 as payment of the last month's rent without the written permission of Landlord.

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

58 Special Provisions:
59
60

61 Pets are (are not) permitted. Water Beds are (are not) permitted (strike as applicable)
62 Special Provisions relating to pets/water beds: Pet owner must complete and comply with Pet Rules and Regulations
63 Addendum

64 THIS LEASE INCLUDES THE PROVISIONS ON THE REVERSE HEREOF

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

68 NOTE: SIGNING OF THIS LEASE CREATES LEGALLY ENFORCEABLE RIGHTS

70 GUARANTEE
71 In consideration of Landlord's agreement to lease the Premises,
72 undersigned guarantees(s) payment of all amounts due under this
73 Lease and performance of all covenants of Tenant. This Guarantee
74 is irrevocable and is not affected by modification or extension of this
75 lease.
76
77 (name) (date)
78
79 (address)
80
81 (name) (date)
82
83 (address)

70 IN WITNESS WHEREOF, the parties have executed this Lease,
71 LANDLORD/AGENT
72
73 (name) Prairie Management & Development, Inc. (date)
74 TENANT
75
76 (name) name, signature above (date)
77
78 (name) (date)
79
80 (name) (date)
81
82 (name) (date)
83