

STANDARD RESIDENTIAL LEASE FORM AGREEMENT

DATE _____

PARTIES - West Chimes Place LLC (to be referred to as Landlord or Agent for Landlord) hereby

Leases to _____ (to be referred to as Tenant for the following described property):

PREMISES - Address _____

City _____ State _____ LA _____ Zip Code _____

For use by resident as a private residence only, as agreed by parties.

TERM. This lease is for a term commencing on the _____ day of _____, 20____, and ending on last calendar day of _____, 20____.

AUTOMATIC RENEWAL - If Tenant, or Landlord, desires that this lease terminate at the expiration of its term, he must give to the other written notice at least 30 days prior to that date. Failure by either party to give this required notice will automatically renew this lease on a month-to-month basis. In any event, either party must give a 30-day WRITTEN notice to terminate this lease.

RENT - This lease is made for and in consideration of a monthly rental of _____ Dollars (\$ _____), which is due on the _____ of each month.

All rental payment to: West Chimes Place LLC
3164 Nicholson Drive, Baton Rouge, Louisiana 70802
Phone Number: (225) 346-4789

Landlord acknowledges receipt from Tenant the sum of _____ Dollars which is prorated rental for _____ days from the date of commencement of this lease to the first day of the following month.

If tenant pays by check and said check is not honored on presentation for any reason whatsoever, Tenant agrees to pay an additional sum of \$ _____. This penalty provision is not to be considered a waiver or relinquishment of any of the other rights or remedies of Landlord. Tenant will be required to make future payments in cash or money order if at any time check payment does not clear his bank. The rent shall be due on the _____ day of each month and if not paid by the _____ day of the month, a late charge of \$ _____ shall be added and a charge of \$ _____ per day after the _____ day of the month shall also be added as part of the rent.

DEFAULT OR ABANDONMENT - Should the Tenant fail to pay the rent or any other charges arising under this lease promptly as stipulated, or should voluntary or involuntary bankruptcy proceedings be commenced by or against Tenant, or should Tenant breach any of the Rules and/or Regulations as referred to further herein, or should Tenant breach any other covenant of this lease, Tenant shall be at option of Landlord in default, without the necessity of demand or putting in default. In the event of default hereunder, Landlord may elect any remedy allowed under Louisiana law, including but not limited to declaring the rent for the whole unexpired term of the lease together with the attorney's fees immediately due and payable, or to proceed one or more times past due installments without prejudicing his right to proceed later for the remaining term of the lease, or to cancel the lease and obtain possession of the premises.

ATTORNEY'S FEES - Tenant further agrees that if an attorney is employed to protect any rights of the Landlord hereunder, Tenant will pay the fee of such attorney. Such fee is hereby fixed at twenty-five (25%) percent of the amount claimed or \$400.00, whichever is greater. Tenant further agrees to pay all court costs and sheriff's charges, if any.

EVICITION WAIVER OF NOTICE - Tenant does hereby waive any and all notices of eviction required by Louisiana Code of Civil Procedure Article 4701 as amended.

SECURITY DEPOSIT - Upon execution of this lease contract, Tenant agrees to deposit with Landlord or his agent, the receipt of which is hereby acknowledged, the sum of \$ _____ which will be subject to the attached SECURITY DEPOSIT RECEIPT. This deposit which is noninterest bearing, is to be held by Landlord as security for the full and faithful performance of all of the terms and conditions of this lease and any renewals of this lease. The security deposit is not an advance rental and Tenant may not deduct any portion of the deposit from the rent due to Landlord. In the event of forfeiture of the security deposit due to Tenant's failure to fully and faithfully perform all of the terms and conditions of the lease, Landlord retains all of his other rights and remedies. Tenant does not have the right to cancel this lease and avoid his obligations hereunder by forfeiting the said security deposit.

"The parties acknowledge that REALTOR/Agent has acted strictly as broker to bring the parties together and has no responsibility for the refund of the deposit or performance of any other provisions of the contract by either party."

Or

"If the deposit is held by REALTOR/Agent as managing agent or Landlord, the parties acknowledge that it will be noninterest bearing and that in the event of a dispute as to return of all or any portion of the deposit REALTOR/Agent may deposit the funds with the Louisiana Real Estate Commission or any appropriate court for resolution and deduct therefrom the cost of such procedure."

Tenant shall be entitled to return of the said security deposit within 30 days in accordance with terms of attached SECURITY DEPOSIT RECEIPT after the premises are returned to Landlord in as good conditions as they were at the time Tenant first occupied same, subject only to normal wear and tear and after all keys are surrendered to Landlord. Landlord agrees to deliver the premises clean and free of trash at the beginning of this lease and Tenant agrees to return same in like condition at the termination of the lease.

In the event of any damage to the leased premises or equipment therein, reasonable wear and tear excepted, caused by Tenant, his family, guest or agents, Tenant agrees to pay Landlord, when billed, the full amount necessary to repair or replace the damaged premises or equipment.

Deductions may be made from the security deposit to reimburse Landlord for the cost of repairing any damage to the premises or equipment, or the cost of replacing any of the articles or equipment that may be damaged beyond repair, lost or missing at the termination of the lease. Deductions may also be made to cover any unpaid amounts owed to Landlord for any such damages or loss occurring prior to termination of the lease and for which Tenant has been billed. In the event that such damages or cleaning charges exceed the amount of the security deposit, Tenant agrees to pay all excess costs to Landlord. In the event there has been a forfeiture of the security deposit, charges for damages and cleaning shall be paid in addition to the amount of the said security deposit. Deductions will also be made to cover any unpaid rental amounts and late fees.

Notwithstanding any other provisions expressed or implied herein, it is specifically understood and agreed that the entire security deposit aforesaid shall be automatically forfeited should Tenant vacate or abandon the premises before the expiration of this lease, except where such abandonment occurs during the last month of the term of the lease. If Tenant has paid all rent covering the entire term and either party has given the other timely written notice that this lease will not be renewed under its automatic renewal.

SUB LEASE - Tenant is not permitted to sublet, or grant use of the leased premises without the written consent of Landlord and then only in accordance with this lease.

OCCUPANT - The leased premises shall be occupied as a residence by the following persons only: _____

WARRANTY - Landlord warrants that the leased premises are in good condition, unless otherwise noted, and that the roof, heating, air conditioning, electrical and plumbing are in proper working order. Tenant accepts them in such condition and agrees to keep them in such condition during the term of the lease at his expense and to repair any damage caused by Tenant, Tenant's family, guest, or invitee.

REPAIRS & MAINTENANCE - No repairs shall be due Tenant by Landlord unless otherwise agreed to, except to roof, heating, air conditioning, electrical and plumbing and such as may be rendered necessary by fire or other casualty not occasioned by Tenant's fault or negligence. Tenant agrees to report in writing to Landlord any damage to the leased premises within twenty-four hours after its happening, and upon his failure to do so, Tenant shall be bound to repair any damage resulting from negligence of Tenant. However, please note that TENANT is responsible for changing/cleaning filters for all heating/air conditioning units.

PETS - Tenant may not have pet or pets, unless a PET PROVISION rider is executed by Landlord and attached hereto.

OTHER VIOLATIONS AND NUISANCE - Should Tenant at any time violate any of the conditions of this lease, or should the Tenant discontinue the use of the premises for the purposes for which they are rented, or fail to maintain a standard of behavior consistent with the consideration necessary to provide reasonable safety, peace and quiet to the other tenants in the apartment complex or neighborhood, such as being boisterous or disorderly, creating undue noise, disturbance or nuisance of any nature or kind, engaging in any unlawful or immoral activities, and should such violation occur again after written notice to cease and desist from such activity or disturbance, then Tenant may be declared in default by Landlord and Landlord shall have the option to demand the rent for the whole unexpired term of the lease which shall at once become due and payable or to immediately cancel this lease and obtain possession of the premises, or elect any other remedy allowed by law.

ACCESS - Tenant will allow Landlord and parties authorized by Landlord to visit the premises in view of renting or buying _____ () days prior to the expiration of this lease from _____ a.m. to _____ p.m. Landlord reserves the right to post on the premises For Sale or For Rent/Lease signs at all times. Tenant will also permit Landlord to have access to the premises for the purpose of inspection and maintenance at reasonable intervals between the hours of _____ a.m. and _____ p.m. or at any time during an emergency.

RULES & REGULATIONS - Tenant acknowledges receipt of a copy of the rules and regulations, which are attached to and from a part of this lease. Tenant agrees to comply with all such rules and regulations and with all reasonable rules and regulations hereafter adopted by the Landlord and posted in or about the residences and/or mailed or delivered to Tenant, and failure to comply may be considered a default of this lease.

NON-LIABILITY OF LANDLORD - Tenant agrees that Landlord shall not be liable for injury or damage to person or property of Tenant, his family, guests, employees or invitees, occurring in, on or about the leased premises, or occurring anywhere in or on the apartment building or area in which the leased premises are located, or in or upon the grounds in which the apartment building or house is located, or in any other building or structure on said grounds, however caused or arising except by the direct negligence of Landlord, his agents or employees, and agrees to indemnify and hold Landlord harmless therefore.

Landlord will not be responsible for damage caused by leaks in the roof, by bursting pipes, by freezing or otherwise, or by any vices or defects of the leased property, or the consequences thereof, nor will Landlord be liable in damages for injury caused by any vices or defects of the leased property to Tenant, or any tenant or occupant, or to anyone in the building or on the premises, except in case of

positive neglect or failure to take action toward the remedying of such defects within reasonable time after having written notice from Tenant of such defects and damage caused thereby. Should Tenant fail to so notify Landlord promptly, in writing, of any such defects, Tenant will become responsible for any damage or injury resulting to Landlord or other parties. It is recommended that the said Tenant shall maintain renters insurance coverage on Tenant's possessions to be placed within and on the premises. Landlord shall be required to maintain the proper structural insurance only.

OCCUPANCY OF TENANT - Should Tenant be unable to obtain occupancy on the date of the beginning of the lease due to causes beyond control of Landlord, this lease shall not be affected thereby, but Tenant shall owe rent beginning only with the day on which he could obtain possession.

Should the property be destroyed or materially damaged so as to render it wholly unfit for occupancy by fire or other unforeseen event not due to any fault or neglect of Tenant, then Tenant shall be entitled to credit for the unexpired term of the lease.

ROLE OF REALTOR - REALTOR and his agents have acted only as real estate broker to bring the parties together and will in no case be liable to either party for performance or non-performance of any part of this agreement or for any warranty of any nature, unless specifically set forth in writing, and REALTOR specifically makes no warranty whatsoever as to whether or not the property by this agreement is situated within or without the Government's hundred year flood plan, or as to size or physical condition of the property or improvements.

SPECIAL STIPULATIONS -

Landlord and Tenant signing below certify that they have read and understood this contract and consent to become parties to all the obligations expressed herein.

_____ TENANT	_____ DATE	_____ LANDLORD/MANAGEMENT	_____ DATE
_____ TENANT	_____ DATE	_____ LANDLORD/MANAGEMENT	_____ DATE
_____ TENANT	_____ DATE	_____ LANDLORD/MANAGEMENT	_____ DATE
_____ TENANT	_____ DATE		