

It is mutually agreed upon between _____
(hereinafter "Landlord"), by NORTHERN MANAGEMENT LLC, its agent,

And _____
Jointly and severally, (hereinafter collectively referred to as "Tenant" or "Tenants"),

That Landlord does hereby lease to Tenant the following described premises: _____ Apt. # _____
(hereinafter the "Premises", the "Apartment" or the "Unit"),

On the following terms and conditions:

RESIDENTS

THERE SHALL BE NO MORE THAN _____ ADULT(S) AND _____ CHILD(REN) LIVING ON THE PREMISES DURING TENANT'S TENANCY.

There is a \$300.00 per month penalty per extra person(s). For the purposes of this lease, a person is residing on the premises if that person remains on the premises for more than (2) weeks without prior written consent of the Landlord. Only persons named on the lease shall be authorized to reside on the premises. Guests are limited to a (2) week stay.

TERMS AND RENEWAL

MOVE-IN DATE: _____ / _____ / _____ LEASE TERM BEGINS: _____ / _____ / _____ at 3:00 p.m. -THROUGH- LEASE TERM ENDS: _____ / _____ / _____ at 11:00 a.m.

In addition, if this is a month-to-month tenancy, or if by operation of the terms hereof a month-to-month tenancy is created hereunder, said tenancy becomes a lease for the months of NOVEMBER, DECEMBER, JANUARY and FEBRUARY. Then, commencing in MARCH, the month-to-month tenancy resumes. The term of this Lease may be shortened in the event the Premises are sold, if the new Owner provides Tenant at least sixty (60) days notice of termination of tenancy. Renewal of this Lease is not automatic, and tenancy beyond the term hereof shall be on a month-to-month basis under the terms and conditions of this Lease.

SECURITY DEPOSIT

UPON TENANT SIGNING THIS LEASE, TENANT SHALL PAY TO LANDLORD A SECURITY DEPOSIT IN THE AMOUNT OF \$ _____.

Tenant agrees that the security deposit in the amount set forth above shall be held by Landlord and may be commingled with Landlord's operating funds. Tenant waives interest on security deposit and on any pre-paid rent. THE SECURITY DEPOSIT IS NOT RENT and Tenant may not use it as rent. Tenant shall have 7 days after the date of occupancy to notify the Landlord, in writing, of any defects or necessary repairs in said Premises or else shall be deemed to have received said Premises in good order and repair. Landlord will give Tenant a written description of any physical damages charged to the previous Tenant's security deposit as soon as such description is available. In the event that some, but not all of the Tenants vacate the premises, the security deposit shall be deemed the property of the last Tenant to vacate the Premises. Tenant agrees to the assignment of security deposit to the new owner in the event of the sale of the property.

RENT

TENANT SHALL PAY TO LANDLORD RENT IN THE SUM OF \$ _____ PER MONTH, FIRST MONTH'S RENT DUE AND PAYABLE ON THE 1ST DAY OF _____, 20____.

and subsequent monthly rent payments are due and payable on the first day of each month thereafter. Payment of rent and other charges shall be made to Landlord at the address set forth below. If there is more than one Tenant, all Tenants are jointly and severally liable for the full amount of any payments due under this Lease, including rent and other charges. Rent is to be paid to Landlord, and all notices hereunder to be given to Landlord shall be given in writing, except as specifically provided for in this Lease, at the following address: 333 Bishops Way, #160, Brookfield, Wisconsin, 53005, or such other place as the Landlord shall designate in writing.

UTILITIES

_____ IS RESPONSIBLE FOR FURNISHING HEAT AT HIS/HER EXPENSE. _____ SHALL PAY SEWER AND WATER CHARGES.
TENANT / LANDLORD TENANT / LANDLORD

If Tenant is responsible for furnishing heat, Tenant agrees to maintain a reasonable amount of heat in cold weather to prevent damage to water pipes, etc. Should any damage occur because of Tenant's failure hereunder, Tenant shall be held responsible for said damages. Tenant is responsible for Tenant's own gas and electric bills. If Tenant is responsible for water/sewer, the charges will be based on the separate meter for the Premises and/or prorated by the number of units in the building.

PARKING SPACES

Parking space(s) are included with the Unit. The location shall be determined by Landlord or Manager.

PETS

NO PETS are allowed at the Premises, even as a visiting pet, without the prior written approval of the Landlord and a signed LEASE ADDENDUM - PET AGREEMENT.

VACATING

A sixty (60) day notice, in writing, must be given before vacating, such notice to be effective only as of the last day of the month. All 60-day notices to vacate must be in Northern Management LLC's office, 333 Bishops Way, #160, Brookfield, Wisconsin, 53005, on or before the first day of the month.

TENANT'S DUTIES AND RESPONSIBILITIES

Tenant agrees to assume the following duties: (1) Tenant shall notify Landlord (not a tradesman working for Landlord) of needed repairs and to do so in writing, except for emergencies; (2) Tenant shall allow Landlord/service personnel to enter the Premises at reasonable times and with reasonable notice to inspect, repair, improve, or show the Premises or comply with applicable laws or regulations. However, Landlord may enter without notice upon consent or request of Tenant for maintenance services or when a health, safety or repair emergency exists; (3) Tenant shall use the Premises only for lawful residential purposes and shall obey all lawful orders, rules and regulations of all government agencies; (4) Tenant shall not make excessive noise or engage in activities which unduly disturb neighboring landowners; (5) Tenant shall not commit any waste on the Premises or damage the Premises; (6) Tenant shall not use or keep in or about the Premises anything which would adversely affect coverage of the Premises or the buildings situated thereon under a standard fire and extended insurance policy; (7) Tenant shall obey Landlord's rules and regulations; (8) Tenant shall leave all alterations/improvements to the Premises for Landlord's benefit; and (9) Tenant shall not assign the Lease or sublet the Premises without prior written consent of Landlord.

TENANT'S CHILDREN, GUESTS, & INVITEES

Tenant may have guests residing temporarily in the Premises if their presence does not interfere with the quiet enjoyment of other occupants, and if the number of guests is not excessive for the size of the facilities of the Premises. No guest may remain for more than two (2) weeks without written consent of Landlord, which will not be unreasonably withheld. Tenant is responsible for adequately supervising their children and/or guests as to their safety and conduct. Tenant shall be liable for any property damage, waste or neglect caused by the negligence or improper use of the Premises or the building or development in which they are located by Tenant or Tenant's guests and invitees. Tenant expressly agrees that Landlord shall not be liable for any injuries to the person of Tenant or other, including the Tenant's occupants, guests and invitees, from any cause whatsoever other than the negligent acts of the Landlord.

INSURANCE

Tenant is responsible for insuring Tenant's personal property and expressly waives any claims against Landlord for loss or damage thereto by reason of fire, theft, acts of God or other causes (other than Landlord's conscious act or active negligence). Landlord is not responsible for theft of or damage to Tenant's automobile or personal belongings either in the Apartment/ Unit, common areas, parking space or garage, or remaining property.

SURRENDER OF PREMISES

After Tenant leaves the Premises, Tenant shall be liable for the Premises as though still in possession for all damages thereto until Tenant has delivered the keys to Landlord. The burden of proof of delivery of such keys is on Tenant. Tenant agrees to vacate by 11:00 AM on the day of the vacating. The Premises must be left in a clean condition and ready for the next occupant. "Clean condition and ready for the next occupant" means the better of (1) the condition of the Premises when turned over to Tenant; or (2) the condition of the Premises following the completion of any work performed by either party to improve the Premises (normal wear and tear are expected). Tenant will be charged by Landlord for any cleaning necessary. If Tenant shall leave any property on the Premises after vacating or abandonment of the Premises, Tenant shall be deemed to have abandoned the property and Landlord shall have the right to dispose of the property as provided by law.

DEFAULT

In the event Tenant violates any of the terms of this Lease, Landlord may serve the statutory five (5) or fourteen (14) day notices as though Tenant's tenancy was a tenancy for one year or less. In the event Tenant is evicted for failure to abide by the terms of this Lease, or otherwise leaves the Premises prior to the expiration of this Lease, Tenant shall remain liable for all rental loss through the end of this Lease as well as advertising costs (subject to Landlord's duty to mitigate pursuant to applicable laws), unless Tenant is expressly released from such obligation by Landlord IN WRITING. In the event either party defaults on any requirements of this Lease and the other party fails to act on account of that default, the failure to act (waiver) shall relate only to the specific act of default. One or more such failures to act (waivers) by either party shall not constitute an amendment of this Lease or an indication that later defaults shall result in a similar failure to act (waiver).

TENANT'S REPRESENTATIONS

If Tenant makes representations to Landlord on a rental application or otherwise which induces Landlord to enter into this Lease, and Landlord thereafter discovers one or more material falsehoods in said representations, it shall be considered a default of the terms of the Lease, and Landlord may terminate the Lease. If this is a Lease with a term other than a month-to-month term, Landlord may terminate this Lease as though this was a month-to-month tenancy.

USE OF WORDS

The terms "Landlord" and "Tenant" as used herein shall be taken to mean singular or plural, masculine or feminine, as the case may be, and the provisions hereof shall bind all parties, their heirs, successors and assigns.

ADDITIONAL DOCUMENTS A PART OF THIS LEASE

A copy of the Non-Standard Rental Provisions, Rules and Regulations and the Resident Manual, are attached hereto and incorporated herein by reference, and Tenant acknowledges receiving a copy of same. Landlord may make such reasonable rules governing the Premises as Landlord deems necessary. Tenant agrees to observe and comply with any such rules, and any violation thereof shall be deemed a breach of this Lease.

Tenant acknowledges that Tenant has read and understands this document and that Tenant will receive a copy upon full execution.

DATE: _____ / _____ / _____
LANDLORD, BY ITS AGENT, NORTHERN MANAGEMENT LLC

DATE: _____ / _____ / _____

SIGNED: _____

TENANT(S): _____

PRINT NAME: _____

POSITION/TITLE: _____

NORTHERN MANAGEMENT LLC
NON-STANDARD RENTAL PROVISIONS – Lease Addendum

This Addendum is part of the Residential Lease between _____
(hereinafter "Landlord"), by NORTHERN MANAGEMENT LLC, its agent,

And _____
jointly and severally, (hereinafter collectively referred to as "Tenant" or "Tenants"),

For the following described premises: _____
(hereinafter the "Premises", the "Apartment" or the "Unit").

1. I/We hereby state that I/We gave a deposit for the Premises in the amount of \$
2. I/We agree there shall be no more than adult(s) and child(ren) living on the Premises during Tenant's tenancy. I/We agree if there are extra persons living in the Premises during Tenant's tenancy, then Tenant shall pay additional rent in the amount of \$300.00 per month for each extra person. For purposes of this Lease, a person is living in the Premises if that person remains at the Premises for more than two (2) weeks without the prior written consent of Landlord. Only persons named on the lease shall be authorized to reside on the premises. Guests are limited to a (2) week stay.
3. I/We has/have examined and know the condition of the Premises and has/have received the same in good order and repair except as otherwise noted and endorsed by both parties on the Tenant Inspection Acceptance form. Tenant shall have seven (7) days after the beginning of occupancy to advise Landlord, in writing, of any other damages which occurred prior to Tenant's occupancy.
4. I/We agree that there were no promises made about the cleaning, repairing or otherwise improving the apartment in which I/We am/are interested, except the following, which shows the expected completion date of each:
5. I/We agree to pay, upon acceptance of my/our application, any partial months and first full month's rent and the required remaining balance of the security deposit. I/We further agree that all of the provisions of this Addendum To Residential Lease - NON-STANDARD RENTAL PROVISIONS shall be incorporated into the Lease as though fully set forth therein.
6. I/We agree that TENANT IS NOT ALLOWED TO SUBSTITUTE OR APPLY THE SECURITY DEPOSIT FOR RENT OR OTHER CHARGES OWING.
7. I/We agree that if any installment of rent is paid later than five (5) days after the same is due, there shall be an additional rental charge to the Tenant of \$50.00. The Landlord may require said late rent, and any subsequent amount due under this Lease, and any applicable additional rental charge, to be paid by cashier's check or money order only, and shall not be required to accept payment by check. The preceding sentence shall not be construed or interpreted as being a grace period for payments due herein, and it is expressly understood that all rental and other payments by Tenant shall be due and payable on or before the first day of the month, and time is of the essence with respect to said payments.
8. I/We agree that if a check, tendered for the payment of my/our current rent or other charges is returned by the bank unpaid for any reason, there shall be a \$50.00 charge in addition to the late payment penalty described under Number 7, and that Landlord may require any subsequent rent payments to be paid by cashier's check or money order only and shall not be required to accept payment by personal check. I/We understand that any late payment penalties under Number 7 and return check fees are to be paid at the time my/our late payment is made and that my account shall be considered delinquent until all outstanding charges are paid in full. It is further understood that only a cashier's check or money order may make replacement of worthless checks.
9. I/We agree to comply with all present and future laws, orders and regulations of all state, federal, municipal and local government, regarding collection, sorting separation and recycling of waste products, garbage, refuse and trash. Tenant shall sort and separate such items into categories as provided by law, and in accordance with the rules and regulations adopted by the Landlord for the sorting and separating of such designated recyclable materials. The Tenant shall pay all costs, expenses, fines, penalties or damages imposed on the Landlord or Tenant by reason of the Tenant's failure to comply with recycling requirements. Tenant's noncompliance with recycling requirements shall constitute a violation or breach of Tenant's Lease.
10. I/We understand that trash dumpsters have been placed in the parking lot near each building for deposit of refuse and waste. Tenant agrees to use plastic trash bags only and to place trash securely inside the dumpster. No bundles or bags of refuse or waste articles will be permitted to be left in hallways, balconies or any other building common or grounds area not specifically designated for waste disposal. Tenant shall pay all costs, expenses, fines, penalties or damages imposed on the Landlord or Tenant by reason of Tenant's failure to comply with the rules regarding the proper disposal of waste. Tenant's noncompliance with waste disposal requirements shall constitute a violation or breach of Tenant's Lease.
11. I/We agree we are responsible to adequately supervise children and/or guests as to their safety and conduct. Tenant(s) expressly agree that Landlord shall not be liable for any injuries to the person of the Tenant(s) or others, including the Tenant's occupants, guests, and invitees, from any cause whatsoever other than the negligent acts of the Landlord.
12. I/We agree that, if this is a month-to-month tenancy, or if by operation of the terms hereof a month-to-month tenancy is created hereunder, said tenancy becomes a lease for the months of NOVEMBER, DECEMBER, JANUARY and FEBRUARY. Then, commencing in MARCH, the month-to-month tenancy resumes.
13. I/We agree that in the event the Tenant fails to return ALL keys, pass/key cards and garage door openers issued by or obtained from Landlord within 24 hours after surrendering the premises, ALL costs of re-keying or replacing said locks or devices shall be paid by Tenant upon billing and may also be deducted from Tenant's security deposit.
14. I/We agree that any rent special, concession or the value of any promotion given at move-in will be considered immediately due and payable to Landlord if Tenant fails to fulfill the terms of the Lease.
15. I/We understand that Landlord reserves the right, with advance notice, to enter the apartments to inspect, make necessary repairs, and/or "make ready" or prepare the apartment for a future Tenant; preparation may include painting, cleaning or new carpet/vinyl/appliance inlay/installation.
16. I/We agree the security deposit shall be returned to the Tenant within 21 days after vacating the Premises subject to deductions for damage, waste, or neglect to the Premises other than ordinary wear and tear, subject to any unpaid rent or utilities, and subject to any other fees or charges for which Tenant is obligated to pay.
17. I/We understand that it is my best interest to obtain a RENTER'S INSURANCE POLICY, as Northern Management LLC and/or its agents cannot be held responsible for the loss of personalty in the case of (but not limited to) natural disaster or theft.
18. I/We was/were furnished a copy of the RESIDENTIAL LEASE and the rules and regulations contained therein, for my/our review.
19. I/We acknowledge receipt of a copy of the Addendum To Residential Lease - NONSTANDARD RENTAL PROVISIONS.

DATE: ____/____/____
LANDLORD, BY ITS AGENT, NORTHERN MANAGEMENT LLC

DATE: ____/____/____

SIGNED: _____

TENANT(S): _____

PRINT NAME: _____

POSITION/TITLE: _____