

LEASE

LOUIS J. EPSTEIN, AGENT AND LANDLORD AND
Susie Turner TENANT AND _____ CO-SIGNER
HEREBY ENTER INTO THE FOLLOWING AGREEMENT:

LANDLORD HEREBY LEASES TO THE TENANT 513 (B) Arlington ON A YEARLY BASIS, BEGINNING 5-5-03 to 04-30-04 TENANT AGREES TO THE FOLLOWING: 1) TO PAY \$ 250.00 PER MONTH BEGINNING _____ AND EVERY MONTH THERE AFTER. 2) TO PAY LATE CHARGE OF \$ 25.00 WHEN ANY PAYMENT IS MORE THAN FIVE (5) DAYS PAST DUE. 3) TO TAKE GOOD CARE OF THE PROPERTY AND TO PAY FOR ANY BREAKAGE OR DESTRUCTION TO THE PROPERTY, ORDINARY WEAR AND TEAR EXCEPTED, AND TO LEAVE PROPERTY CLEAN, REMOVING ALL TRASH AND HOUSEHOLD EFFECTS AND TO PAY FOR THE CLEANING OF THE PROPERTY IF HE FAILS TO SO LEAVE IT. 4) IF ANY REPAIRS TO BE DONE, IT IS TO BE DONE BY THE OWNER'S WORKMAN. ANY REPAIRS DONE BY THE TENANT MAY NOT BE DEDUCTED FROM RENT. 5) TO GIVE THE LANDLORD A THIRTY (30) DAY NOTICE IN WRITING OF INTENT TO VACATE BUILDING AND AGREES THAT VACATING PROPERTY WITHOUT PROPER NOTICE DOES NOT RELEASE TENANT FROM ANY DAMAGES TO THE PROPERTY CAUSED THEREBY OR FOR RENT LOST FOR THIS PERIOD. 6) IN EVENT DEFAULT BE MADE IN THE PAYMENT. LANDLORD MAY AT ITS OPTION AND WITHOUT NOTICE TO TENANT, TERMINATE THE TENANCY AND RE-ENTER THE PREMISES WITH OR WITHOUT PROCESS OF LAW, AND REMOVE THERE FROM TENANT AND OTHER OCCUPANTS AND ALL OF THEIR PERSONAL PROPERTY WITHOUT LIABILITY THEREFOR. TENANT AGREES TO PAY LANDLORD A REASONABLE ATTORNEY'S FEE SHOULD AND ATTORNEY BE ENGAGED BY AGENT TO ASSERT ANY AGENT'S RIGHTS GRANTED HEREUNDER OR BY LAW. 7) TENANT AGREES THAT FAILURE TO PAY RENT AS AGREED EVEN FOR ONE (1) DAY, WILL BE CAUSE FOR LEGAL PROCESS AND WRIT OF POSSESSION TO SUED ON BY LANDLORD, AND TENANT EXPRESSLY WAIVES ANY NOTICE TO VACATE. TENANT AGREES TO PAY ALL EXPENSES INCLUDING ATTORNEY FEE IN CONNECTION WITH THE FORGOING PROCEDURE. 8) TENANT AGREES THAT SHOULD HE FAIL TO PAY RENT IN ADVANCE AS AGREED, THAT HE EXPRESSIVELY WAIVES ANY AND ALL NOTICE REQUIRED BY LAW, AND THE LANDLORD MAY PROCEED TO RECOVER POSSESSION OF THE PROPERTY BY ANY LEGAL MEANS WITHOUT GIVING ANY NOTICE. 9) TENANT AGREES THAT THE PAYMENT OF RENT IN ARREARS SHALL NOT EFFECT ANY SUIT FILED TO RECOVER POSSESSION TO THE PROPERTY. 10) TENANT AGREES THAT NO DEMAND NEED AT ANY TIME BE MADE, BUT TENANT WILL PAY RENT WHEN DUE WITHOUT DEMAND AND THAT FAILURE TO PAY ANY RENT WHEN DUE SHALL AT THE OPTION OF THE LANDLORD FORFEIT THE LEASE. 11) IF THE LEASE SHOULD AT ANY TIME BECOME VOID OR FORFEITED, NO DEMAND SHALL BE NECESSARY TO A RECOVERY OF POSSESSION OF THE PREMISES, AND THE LANDLORD SHALL BE ENTITLED TO SUE OUT A DISTRESS WARRANT, FOR RENT, WHETHER THE SAME BECOME DUE BEFORE OR AFTER A FORFEITURE INCURRED, AND SUCH RECEIPT OF RENT, OR SUEING OF A DISTRESS WARRANT, SHALL NOT BE CONSIDERED A CONFIRMATION OR RENEWAL OF THIS LEASE. 12) TENANT IS RESPONSIBLE FOR THEIR PERSONAL PROPERTY. TENANT IS RESPONSIBLE FOR CARING INSURANCE ON THEIR PERSONAL PROPERTY. LESSOR IS NOT RESPONSIBLE FOR ANY DAMAGES OR LOSSES OF TENANTS PERSONAL PROPERTY. 13) SHOULD THE LESSOR AT ANY TIME RIGHTLY SEEK TO RECOVER POSSESSION OF THE PREMISES AND BE OBSTRUCTED OR RESISTED THERIN AND LITIGATION THEREON ENSUE, THE TENANT SHALL BE BOUND TO PAY THE LANDLORD A REASONABLE ATTORNEY'S FEE AND ALL COURTS COSTS. 14) A PARTIAL RECEIPTS OF RENTS IN ARREARS SHALL NOT OPERATE AS A WAIVER OF ANY FORFEITURE, WHICH MAY HAVE BEFORE THAT TIME BEEN INCURRED. 15) TENANT HAS EXAMINED THE PREMISES THOROUGHLY AND KNOWS THEIR CONDITION AND ACCEPTS SAME IN PRESENT CONDITION. TENANT SHALL AT HIS OWN EXPENSE THROUGHOUT THE TERM OF THE LEASE MAKE ALL REPAIRS NECESSARY TO MAKE THE LEASED PREMISES SAFE AND SUITABLE FOR USE. 16) DEPOSIT IS HELD IN SUNTRUST BANK ACCOUNT NUMBER 200-049-5. TENANT UNDERSTANDS THAT HE MAY RETURN THIS LEASE TO THE LANDLORD WITHIN TWENTY-FOUR (24) HOURS AFTER SIGNING SAME AND CANCEL SAME PROVIDED HE HAS NOT MOVED INTO THE PROPERTY. TENANT MUST ALSO UNDERSTAND AFTER REPAIRS ARE STARTED ON THE APARTMENT LISTED ABOVE, IF TENANT CHANGES HIS OR HER MIND AND DOES NOT WANT THE APARTMENT ANY LONGER, THE FIRST MONTH RENT IS REFUNDABLE BUT THE DEPOSIT IS NOT REFUNDABLE.

THIS 5th DAY OF May, 19 2003

Rachael Sparks, manager
LANDLORD

TENANT

Susie Turner
TENANT

COSIGNER