

Testosterhome Lease | T2 – 2757 Downard Lane

Parties/Property Address: The parties of this lease/rental agreement, Thomas Anthony, hereinafter referred to as "Management" does hereby lease to _____, hereinafter referred to as "Tenant" a room at 2757 Downard Lane Redding CA 96002, commencing August 1st, 2018 through May 30th, 2019. This contract is a 10 month lease agreement for bed # _____.

Basic Rent: The basic rent for the term shall be \$_____ each month payable in advance to Management or it's agent. Payments are preferred via Check or PayPal (bssmtestosterhome@gmail.com). Payments may be given to Management, made online via PayPal, placed in the secure drop box or received via regular mail at 920 Paramount Way, Redding, CA, 96003.

- Tenant acknowledges receipt of key(s) labeled as follows:

Security Deposit: The Tenant will pay in advance a security deposit of \$300 to be held by management as security for the faithful performance of the terms of this agreement.

- Tenant shall keep said premises and surrender the same in a good state of cleanliness and repair, reasonable wear and tear expected. Tenant shall not mar or deface premises and agrees to pay costs of repair of the same.
- The balance, if any, of the security deposit shall be determined and communicated to tenant within 10 days of the end of lease period (or within 10 days of mutually agreed upon departure date), less any charges for additional cleanup, repairs, missing furniture, appliances or equipment, or any other amounts due under the terms of this agreement, or necessary to compensate Management for any loss or damage sustained by management due to breach be tenant.
- Management holds the right to use deposit money to offset unpaid rent.
- The security deposit is not to be deducted by tenant for rent payments or other charges due hereunder, and Management's right to possession of the premises for non-payment of rent or for any other reason shall not be affected by reason of the fact that he holds these deposits.

Cleaning Fee

- The tenant will pay in advance a nonrefundable cleaning fee of \$75 for the first year and then \$25 for following year(s).
- The \$75 (or \$25) fee shall be retained by management for final cleaning to include washing windows, walls, vinyl floors, bathrooms, appliances, rugs, carpets, bedding, grounds, common areas and all furnishings.

Additional Charges: In addition to the basic rent, and as additional rent, the following charges will be made:

- Tenant agrees that neither they nor any guest bring or keep, on said premises or grounds, any animal, bird, reptile or pet of any kind without written permission from Management. Any written pre-approval by Management allowing an exception to this rule will require an additional security deposit of up to \$500.
- Tenant agrees to pay overages on any utility bill that exceeds the monthly caps allowed that have been set and displayed online in the tenant resource sections of Testosterhome.com
- Tenant agrees that they will take responsibility for the actions of anyone they invite to said premises to include others invited by those they invite. Damages, behavior not conducive to the harmony of the house, violation of agreements in this document or violation of any stated house code caused by any such visitor will be the financial (or otherwise) responsibility of that tenant.
- Tenant agrees to pay an additional charge of \$30.00 for each returned unpaid check.
- Tenant shall be in default of this agreement if rent is not received by Management via a pre-approved method of payment (section "1") on or before the 1st day of each month. If payment is late (or check is returned unpaid) more than 10 days (12:01AM on the 11th of the month), tenant agrees to a charge of 10% of monthly base rent.
- Acceptance by Management of additional rent or charges under this section 4 shall not be deemed a consent to anything wherein Tenant is required to get Management's consent, and Management may, at it's option, and in addition to accepting said additional charges, declare a breach of this lease in the event of failure to obtain its consent, and pursue legal remedies.
- Tenant will be issued a key(s) for the house. This key(s) must be returned at the end of tenants stay. If a key is

lost or not returned, the tenant agrees to pay management a fee \$35 per each unreturned key.

- Upon checkout tenant will be required to present room in the same condition as the day moved in. A checkout list of expectations will be presented before checkout date. Management reserves the right to charge \$20 an hour for every hour spent to clean/arrange the items not completed satisfactorily by the tenant.

Inventory: Tenant acknowledges the furnishings of the house are in excellent condition. If the Tenant shall find any of furnishings damaged or not in excellent shape, Tenant should note this in writing, within 7 days of the execution of this agreement. Otherwise, it will be conclusively presumed all furnishings are in excellent condition.

Alterations: Tenant agrees NOT to make alterations, installations, repairs or redecoration of any kind, whether permitted by law or otherwise, to the premises without written permission (via paper or digital/email) by Management. Tenant agrees not to change or rekey any lock on said premises.

Inspection/Upkeep/Dorm Format: Management may enter said premises at reasonable times without notice to visit, inspect, repair, redecorate, remodel or show premises to representatives or lending institutions. Said premises are designed in a dorm format. Because of this management will be accessing common areas as needed. Management will respect private areas and give notice or acquire permission before entering bedrooms (urgent matters excepted).

Renewal: The school year agreement ends May 30th. June and July will be considered a month to month rental period unless otherwise specified by management in writing. New leases will start again August 1st.

Items left behind: Any items left at the house (without written permission) will become the property of management, be disposed of, or sold at the discretion of management.

Equipment stored by management at the property: No Tenant shall use, operate or move any piece of management equipment. This includes, but is not limited to the lawn mower, weed whacker, blower, pressure washer or bush trimmer. No one shall use any of these items without written permission and training from management.

Attorney's fees: In the event it is necessary to retain legal assistance or bring suit to enforce this agreement, management shall

be entitled to all attorney fees and court costs reasonably required to enforce the agreement.

Parking: Tenant agrees to use designated parking spaces. The parking area for you, as a tenant is as follows. There is no parking allowed in the garage or any other undesignated area. Tenant agrees to use designated parking space. This should be used exclusively for parking motor vehicles, including automobiles, motorcycles and pickups, but excluding trailers of any kind, boats, campers, buses or trucks larger than 1 ton.

Car Maintenance: Tenant agrees to not perform Car Maintenance on the property including, but not limited to, oil changes. If such activity occurs and materials left behind, it will be penalized from the tenant's deposit in the amount of \$100.

Internet conduct: Illegally downloading copyrighted materials is against the law. Violation of this issue, at managements discretion, may be grounds for termination of lease and tenant will no longer be allowed to live at premises.

Media Release: Your signature on this lease also permits Testosterhome to use video (tapes+digital media), photographs, and written content of/from the tenant in web and print promotion materials.

I hereby give my consent to Testosterhome to use my image for publicity purposes, for purposes of trade or for any lawful purpose whatsoever.

Assignment and subletting: Tenants shall not sublet nor assign all nor any portion of the rented premises without prior written consent of Management. Management may assign this agreement shall insure to the benefit of its success its successors in interest.

General: Violation by Tenant of any applicable ordinance or statute shall be deemed sufficient cause for termination of tenancy. Tenant representations made in the rental application shall be considered inducements to Management to execute this agreement. Misrepresentations in the application shall be considered as cause to terminate this agreement. Each and every term, covenant and agreement herein contained shall be deemed a condition hereof. Management would not have entered into this agreement except for sole reliance that Tenant shall perform each and every condition. No oral agreements have been entered into, and this agreement shall not be modified unless such modification is reduced in writing. Waiver by

Management of any breach of any term or condition of this agreement shall not constitute a waiver of subsequent breaches. Time shall be of the essence of this agreement. Tenant agrees to notify Management of any leakage from broken pipes or damage from plumbing system immediately or Tenant shall accept full responsibility for subsequent damage caused thereby. Tenant further agrees to maintain and accepts responsibility for all the bath and kitchen floor caulking to prevent damage to floors and sub floors. Tenant further agrees to promptly notify Management of any condition(s) whatsoever which give any indication that could lead to further deterioration of the premises.

Conduct: Tenant agrees to maintain a positive relationship with other tenants and to live by the standards established in the Testosterhome Code Book. Failure to embrace these standards and be a positive member of the Testosterhome community will, at managements discretion, be grounds for termination of lease and tenant will no longer be allowed to live at the premises.

Abandonment: Tenant's absence from the premises for two consecutive days, while all or any portion of the rent is unpaid shall be deemed an abandonment of said premises; and this tenancy shall, at the option of the Management, terminate without further notice. In such an event, Management may dispose of all of Tenant's property remaining on said premises and re-rent said premises without liability to Management whatsoever.

Management's Liabilities: Tenant releases Management from any liability for loss or damage of Tenant's property while stored on the premises. No property shall be stored without the prior written consent of Management. Any property so stored shall be removed from the premises immediately on termination of tenancy. In the event such property is not so removed, Management may dispose of same without liability to Tenant whatsoever. Tenant releases Management from any and all liability to person and property suffered by Tenant while on said rented premises or on the premises of which the rented unit is a part. Tenant shall see said Management safe and harmless from any liability from any injury to damage to the person or property of a third persons while on said premises at the express or implies invitation of said Tenant.

Remedies: In the event that Tenant has breached any of the terms and conditions of the agreement, and the same has been terminated pursuant to the provisions thereof, Tenant shall be liable as follows:

- For all installments of the rent and other charges while the bed remains vacant for the remainder of the term of this agreement.
- For all expenses which may be incurred by management for re-renting the bed.
- For any deficiency in the Rental installments on any lease, or leases of the bed made by management for the Tenant during the term of the agreement. Any deficiency in the installments shall be paid as it falls due.

Each parties hereto acknowledge receipt of an executed duplicate copy of the rental agreement. Each Tenant will sign his own copy of this agreement and shall be jointly and severally liable there under, and any sub-tenant or guest, whether or not consider to be by management, by taking occupancy, shall be deemed to have knowledge of and to have consented to the terms of this agreement.

Tenant will be responsible for all loss, breakage, burns or other damage not designated in the conditions delivered. Tenant agrees items in bedrooms and common areas are received good condition. Tenant also acknowledges receipt in good condition of the described premises. When tenant departs, premises should be returned in the same condition including a high standard of cleanliness.

This agreement is entered by:

Tenant Printed Name: _____

Tenant Signature: _____ Date: _____

Management: _____ Date: _____