

APARTMENT LEASE

THIS LEASE, made and entered into this _____ day of _____, 20____,
by and between **Heritage Commercial, LLC**, P.O. Box 219, Stryker, OH 43557-0219, hereinafter
referred to as Landlord, and _____,
hereinafter referred to as Tenant;

WITNESSETH:

That, Landlord does hereby let and lease unto Tenant the following residential premises:

Unit # _____, located at _____ Bryan, Ohio.
Said unit includes a one car garage which shall be assigned to Tenant;

To have and to hold on a _____ basis beginning on _____, 20____ and ending
upon _____, 20____, and on a _____ basis thereafter.

Tenant agrees to pay Landlord as rent for the above described premises, the sum of _____
Dollars per month payable by the First day of each and every month in
advance, beginning on _____, 20____. Should rent not be received by the Landlord by the
Fifth of each month, then the monthly rent hereunder shall be increased by _____
Dollars for that particular month.

The Tenant has paid to the Landlord the sum of _____ Dollars as a security
deposit, which sum shall be refunded by the Landlord to the Tenant within thirty (30) days after the
expiration of this lease, or any extension thereof, provided that all of the terms and conditions of this lease
shall have been fully complied with by the Tenant, and any retention of the Tenant's security deposit by
Landlord shall be in addition to any other remedies to which the Landlord may be entitled to under the law.

Either the Landlord or the Tenant may terminate this lease at any time, after the expiration of the
original term of this lease, upon giving at least 30 days advance written notice of said termination by
delivering it to the other party hereto.

Tenant agrees that the above described premises shall be only used and occupied for and as a
residential dwelling unit and that no kerosene heaters or inoperable motor vehicles shall be allowed on
said premises.

Tenant agrees to do no painting or decorating and to make no structural changes or alterations in
the premises, without first obtaining Landlord's written consent.

Tenant agrees to pay for all electric, gas, telephone, sewerage/sewage, garbage and trash pick up
charges.

Tenant shall upon termination of this lease, surrender up and deliver the above described
premises, together with all improvements and items of personal property owned by the Landlord and left
on the premises in as good order and repair as when first received, reasonable wear and use thereof, and
damage by fire and the elements, excepted.

Landlord agrees to pay all lawn maintenance and snow removal (if over 3 inches in a 24-hour period.)

It is agreed that this lease shall not be assigned, transferred, or the above described premises, or any part thereof, sublet or underleased or under-rented without the prior written consent of Landlord and subject to such additional conditions as Landlord may impose; and any attempted assignment or transfer hereof or subletting or under-renting without such written consent of Landlord shall be wholly null and void.

It is agreed that the Landlord shall not be liable for any damage or injury, either to the person or the property of the Tenant or any members of his family or guests, or invitees of the Tenant, due to the act or neglect of the Landlord, or of the Tenant; and the Tenant agrees to defend and save Landlord harmless from any demand or action arising out of or resulting from any such damage or injury.

The Tenant agrees that Landlord and their agents, shall have the right to enter the above described premises at reasonable hours, for the purpose of inspecting the same and making such alterations and repairs as are, in the opinion of Landlord, reasonably necessary for the safety and preservation of the above described premises, and to take such materials into or upon said premises as may be reasonably necessary for the safe and economical accomplishment of said purposes, without in any way being deemed guilty of an actual or constructive eviction of Tenant. The Tenant also agrees to allow the leased premises to be shown by Landlord, or their agents, to persons desiring to rent or purchase the same, at reasonable hours and upon reasonable advance notice.

Tenant agrees not to create a nuisance to the neighboring premises, and agrees that no pets shall be allowed in the residence. Should the Tenant require a "Special Needs Dog," there will be an additional 50% deposit required.

The personal property of the Tenant shall be at the sole risk of Tenant.

In the event that the Tenant shall fail to pay the monthly rental on the date it is due, as provided for herein, or should the Tenant commit any waste or destruction upon the above described premises, or violate any covenant or term of this lease, then the Landlord shall have the option to terminate the Tenant's right to possession of the above described premises and the Landlord shall have the right to enter upon the above described premises and to remove the Tenant and any occupant of the above described premises, and the Landlord shall then have exclusive possession of the above described premises. The exercise of any of the preceding rights by the Landlord upon Tenant's default, shall not relieve the Tenant of his obligation to pay rent which may be past due or due and payable.

IN WITNESS WHEREOF, Landlord and Tenant have signed this lease this _____ day of _____, 20____.

LANDLORD

TENANT

TENANT