

2026-2027 Lease for Lower College Road Realty, LLC

Dr. Frances Alexakos c/o Lower College Road, LLC 249 Woodruff Avenue, Wakefield, 02879
Alexakos249@gmail.com cell: 401-474-6560

1. A photo ID such as a license, passport, or University of RI ID.
2. A copy of a Notarized Application and Supplemental Agreement with signatures of the tenant and responsible party for payment.
3. Pre-dated checks for all rentals including summer and academic year.
4. Parking fees are \$350 for the Academic Year and \$150 for the Summer.
5. Academic year rate (shared bath) is \$11,475, \$5,788 per semester, \$1,275 a month
6. Academic year rate (private bath) is \$13,050, \$6,525 per semester, \$1,450 a month
7. Summer rate is \$1,050 a month (shared bath) or \$2,500 (1 bedroom w/private bath) a month

**Please initial each number
parents and student have your signatures notarized.**

Date _____ 2026-2027

Premise: Lower College Road, Kingston, RI

Lessee

Names _____ email _____ cell _____

Parents _____ email _____ cell _____

1. TERM: The Lessor hereby leases the above premises to the Lessee(s) for the term beginning -
Dates you will begin leasing _____ to _____

2. RENT for a single room at Lower College Road for the academic school year rental is \$11,475 (shared bath) or \$13,050 (private bath) for the two semesters, \$5,788 (shared bath) or \$6,525 (private bath) per semester or \$1,275 (shared bath) or \$1,450 (private bath) per month for nine months. The Lease will start two (2) days before the University opens for classes around September 7 (2 days prior to classes beginning) to May 15. Monthly checks must be made out in advance, post-dated for the first of the month and given to Dr. Alexakos who will deposit them on said month. All basic utility bills are included in the rent.

Parking fees are \$350 for the Academic Year and \$150 for the Summer.

Summer rate is \$1,050 per month for single occupancy with shared bath or \$2,500 per month for one bedroom with private bath May 15 – September 1.

The rent is due by 5 pm on the first day of every month. If the rent is received after the third day of any month, each Lessee who is late agrees to pay a \$100 late fee. The Lessee also agrees to

pay a \$100 fee for any check that bounces (for any reason). Rent is by the entirety.

2a. DEPOSITS: Lessor acknowledges receipt of \$1,200 for a security deposit for academic year and \$600 security deposit for summer rentals to be returned at the end of the lease term minus any amount of unpaid accrued rent, any unpaid late fees, any unpaid fees due according to the terms of this lease, and any physical damages to the premises to include but not limited to the removal of furniture, cleaning, and rubbish removal. After you have vacated the premises, returned the keys to Lessor, and provided the Lessor with your forwarding address, a notice will be sent to you within one month that will discuss any deductions from your security deposit.

b. This deposit is used to hold the house for the Lessee's and are non-refundable should the lessee's for any reason decide not to occupy the premises on the date stated_____. Deposits will be due according to the following schedule: Due upon sending in an application for rent.

2.c. Rent Payments for the academic year. 1st Month Rent is Due by March 1st with the signing of the lease. August 1st, the full balance for first semester is due.

(Alternate payment arrangements may be made with Dr. Alexakos for scholarship recipients- Students on scholarship must have the school contact me in writing that financing is secure).

Rent payments are for the academic calendar, the school academic year or for Summer School. Academic rate is \$11,475 (shared bath) or \$13,050 (private bath) for the two semesters not including summers. Payment may be made by the semester September to January \$5,788 (shared bath) or \$6,525 (private bath) and February to May \$5788 (shared bath) or \$6,525 (private bath) or \$1,275 (shared bath) per month or \$1,450 (private bath) per month for nine months. Summer rate is \$1,050 (shared bath) per month or \$2,500 (1 bedroom with private bath) per month. The monthly checks must be made out in advance, post-dated for the first of the month and given to Dr. Alexakos who will deposit them on the said month. Checks should be sent to:

Dr. Frances Alexakos c/o Lower College Road Realty, LLC
249 Woodruff Avenue, Wakefield, RI 02879
Telephone: 401-474-6560
Email: alexakos249@gmail.com

3. DELINQUENT RENT PAYMENTS: Due to the late fees for a late mortgage payment on Lessor's behalf, failure to pay rent by 5 PM on the 3rd of the month will be considered delinquent and Lessor is forced to charge the Lessee at \$50 per day late fee to begin on the third day of the month. No demand for rent, either written or oral, is required. If any part of the rent is due and in arrears for ten (10) days, Lessor will have the option to send a written notice specifying the amount in arrears, making demand for same and notifying you that unless you pay the amount in arrears within five (5) days of the mailing of the notice, this lease will terminate and eviction proceedings will commence.

4. HEAT AND OTHER UTILITIES:

Heat, electricity, water, trash and sewer, and basic cable with internet will be provided by the landlord. Additional charges for room cable boxes, movies, etc.

The Landlord will do a monthly inspection for the cleanliness of the common areas, if the bathrooms, kitchen, living room, dining room, hallways, stairs, and downstairs laundry room. If they are not clean, each roommate will pay their share for an additional \$350 for each cleaning. The landlord will give the roommates a 48 hour notice before coming to inspect for cleaning.

The Lessor agrees that he will furnish each bedroom with a single bed, bureau, desk, chair and side table. Additionally, the apparatus to provide reasonably hot and cold water and reasonable heat (except to the extent that such water and heat are furnished through utilities metered to the denied premises as stated above) during the regular heating season, all in accordance with applicable laws, but the failure of the Lessor to provide any of the foregoing items to any specific degree, quantity, quality, or character due to any causes beyond the reasonable control of the Lessor, such as accident, restriction by City, State or Federal regulations, or during necessary repairs to the apparatus shall not (subject to applicable law) form a basis of any claim for damages against the Lessor. Utility as used in this paragraph shall mean electric, gas, water, and sewer. Lessor will have thermostat locked and any damage resulting from the Lessee(s) negligence regarding the temperature in the apartment(s) due to breakage of the thermostat covers will become the cost of the Lessee. Lessee agrees to pay for this damage immediately at Lessor's discretion agrees to have the cost of said damage subtracted from their security deposit.

Repairs and costs to Lessees:

The Lessee will be responsible for any repairs of household furniture, and cabinets, windows, screens, window shades, kitchen appliances, sinks blocked, toilets blocked, holes in the wall from wall hangings, washer and dryers, light bulbs, lock outs, and any repairs that are not covered under the builders' warranty. If the cable is down, please call the landlord first, if the internet is down Lessees will need to call Verizon directly. Upon termination of the lease, charges will be made for any repairs, rubbish or personal things left. Tenants must communicate immediately if any repairs are needed.

5. ATTACHED FORMS: The forms, if any, attached hereto are incorporated herein by reference.

- A. Inventory List for the apartment.
- B. Move in Checklist,
- C. Rules and Regulations

6. CARE OF PREMISES: The Lessee shall not attach things to the wall that leaves a hole or mark on the walls. Not paint, decorate or otherwise embellish and/or change and shall not make nor suffer any additions or alterations to be made in or to the leased premises without the prior

written consent of the Lessor nor make nor suffer any strip or waste, nor suffer the heat or water to be wasted. And at the termination of this lease shall deliver up the leased premises and all property belonging to the Lessor in good, clean and tenantable order and condition, reasonable wear and tear excepted. No washing machine, air-conditioning unit, space heater, clothes dryer, or other aeral, or other like equipment shall be installed without the prior written consent of the Lessor. No waterbeds shall be permitted in the leased premises.

No smoking of any kind will be done in the house or on the porch.

No alcohol or drugs are permitted anywhere on the premises (if under 21)

No candles or incense,

No animals, dogs, cats, birds, gerbils, fish, etc. are allowed.

Parking: Parking fees are \$350 for the Academic Year and \$150 for the Summer. Only tenants with their own automobile are allowed to park and will be assigned a specific numbered spot in the driveway near their side of their front door. A parking sticker will be given and adhered to the front driver's side window in the lower corner. Visitors of tenants must have a note on the dash and let other residents know who they are visiting and a telephone number if residents need them to move their car. Otherwise they risk having the car towed.

Snow Removal: is the tenants' responsibility. Each unit will be provided a large shovel.

Towing Company: We use Spearing Co. in West Kingston Tel. 401-783-3467. No parking on lawns or in the middle of the driveway - these cars will be towed.

Quiet hours are from 11 pm to 8 am. This is a South Kingstown noise ordinance. Excess noise the police will be called. Any violation of this policy will be considered breaking of the terms of this lease and you will be evicted.

Rugs needed: There are hardwood floors in this apartment; the lessee agrees to cover with area rugs/carpets a minimum of 50% including the dining room, living room, front hall, bedroom floor spaces to protect the floors.

The porches on each floor are not to be occupied at any time by anyone other than the residents on the lease of this house.

Lessor reserves the right to restrict lessee's use of the porches on the house at any time.

No storage of any kind is permitted in the basement unless written permission is given by Lessor. No outside drinking of alcohol is permitted on the porches or anywhere on the outside of premises at any time.

Bikes may be stored under the stairs outside or in the washer/dryer area.

7. **CLEANLINESS:** The Lessee shall maintain the leased premises in a clean condition. She/He shall not sweep, throw, or dispose of nor permit to be swept, thrown or disposed of from said

premises nor from any doors, windows, balconies, porches or other parts of said building, any dirt, waste, rubbish or other substance or article into any other parts of said building or the land adjacent thereon, except in proper receptacles and except in accordance with the rules of the Lessor. Lessee is responsible for putting trash out on designated trash day (This includes trash barrels as well as recycling bins). Any fines incurred from the city related to improper trash procedures shall be payable by lessee's as additional rent and shall be payable upon the next monthly rental payment.

b. Lessee's agree to pay a trash removal fee each time that lessor has to send workmen to the house to clean up trash or put in the proper receptacles.

Monthly Cleaning Check

You are responsible to purchase your own cleaning supplies, paper products. Roommates will work together to clean the house. Once a month there will be a cleaning check with a two day notice. All areas of the house are inspected, bedrooms, common areas, laundry areas, etc. A check list is used to assess the cleaning. If cleaning needs to be redone, you will be given the list, and another two days will be given. If upon the second inspection cleaning is not done, a cleaning person will be sent in and charges will be assessed pro-rated with the maximum charge of \$300 dollars per month. The fee will be deducted from your security deposit.

8. DEFINITIONS: The words Lessor and Lessee as used herein shall include their respective heirs, executors, administrators, successors, representatives and assigns, agents and servants and the words he, his, and him where applicable shall apply to the Lessor or Lessee regardless of sex, number, corporate entity, trust or other body. If more than one party signs as Lessee hereunder, the covenants, conditions and agreements herein of the Lessee shall be the joint and several obligations of each such party.

9. DELIVERY OF PREMISES: In the event the Lessor is not able through no fault of his own to deliver the leased premises to the Lessee at the time called for herein, the rent shall be abated on a pro rata basis until such time as occupancy can be obtained, which abatement shall constitute full settlement of all damages caused by such delay, or the Lessor, at his election, shall be allowed reasonable time to deliver possession of the leased premises, and if he cannot deliver such possession within 30 days from the beginning of said term, either the Lessor or Lessee may then terminate this lease by giving written notice to the other and any payment made under this lease shall be forthwith refunded. Lessee hereby authorizes and empowers Lessor to institute proceedings to recover possession of the premises on behalf of and in the name of Lessee.

10. EMINENT DOMAIN: If the leased premises, or any part thereof or the whole or any part of the building of which they are a part, shall be taken for any purpose by exercise of the power of eminent domain or condemnation, or by action of the city or other authorities or shall receive any direct or consequential damage for which the Lessor or Lessee shall be entitled to compensation by reason of anything lawfully done in pursuance of any public authority after the execution hereof and during said term, or any extension or renewal thereof then at the option of either the Lessor or the Lessee, this lease and said term shall terminate and such option may

be exercised in the case of any such taking, notwithstanding the entire interest of the Lessor and the Lessee may have been divested by such taking. Said option to terminate shall be exercised by either the Lessor or the Lessee, by giving a written notice of exercise of such option to terminate in the manner described in Section 18 of this lease, Said option to terminate shall not be exercised by either party (a) earlier than the effective date of taking nor (b) later than thirty (30) days after the effective date of taking. The mailing of the notice of exercise as set forth hereinabove shall be deemed to be the exercise of said option; and upon the giving of such notice, this lease shall be terminated as of the date of the taking. If this lease and said term are not so terminated, then in case of any such taking or destruction of or damage to the leased premises, rendering the same or any part thereof unfit for use and occupation, a just proportion of the rent hereinbefore reserved, according to the nature and extent of the damage to the leased premises, shall be suspended or abated until, in the case of such taking, what may remain of the leased premises, shall have been put in proper condition for use and occupation. The Lessee hereby assigns to the Lessor any and all claims and demands for damages on account of any such taking or for compensation for anything lawfully done in pursuance of any public authority, and covenants with the Lessor that the Lessee will from time to time execute and deliver to the Lessor such further instruments of assignment of any such claims and demands as the Lessor shall request, provided however that the Lessee does not assign to the Lessor any claim based upon Lessee's personal property or other improvements installed by Lessee with Lessor's written permission.

11. FIRE, OTHER CASUALTY: If the leased premises, or any part thereof; or the whole or a substantial part of the building of which they are a part, shall be destroyed or damaged by fire or other casualty after the execution hereof and during said term, or any extension or renewal thereof then this lease and said term shall terminate at the option of the Lessor or Lessee by written notice to the other party. If this lease and said term are not so terminated, then in case of any such destruction of or damage to the leased premises, or to the common areas of the building customarily used by the Lessee for access to and egress from the leased premises, rendering the same or any part thereof unfit for use and occupation, a just proportion of the rent hereinbefore reserved according to the nature and extent of the damage to the leased premises, shall be suspended or abated until the leased premises shall have been put in proper condition for use and occupation. If the leased premises or such common areas have not been restored by the Lessor to substantially their former condition for use and occupancy within thirty days after the damage occurred, the Lessee may terminate this lease by giving notice to the Lessor within thirty days following the termination of the thirty day period within which the Lessor failed to restore. If either party gives notice of intention to terminate under this section, this lease shall terminate on the last day of the then-current monthly rental period_

12. DISTURBANCE, ILLEGAL USE: Neither the Lessee nor his family, friends, relatives, invitees, visitors, agents or servants shall make or suffer any unlawful, noisy or otherwise offensive use of the leased premises, nor commit or permit any nuisance to exist thereon, nor cause damage to the leased premises, nor create any substantial interference with the rights, comfort, safety or enjoyment of the Lessor or other occupants of the same or any other apartment, nor make any use whatsoever thereof than as and for a private residence. No articles shall be hung or shaken

from the windows, doors, porches, balconies, or placed upon the exterior windowsills. Additionally, visitors are not allowed to stay over - night for more than Two weeks. Longer periods need written permission from the lessor.

13. GOVERNMENTAL REGULATIONS: The Lessor shall be obligated to fulfill all of the Lessor's obligations hereunder to the best of the Lessor's ability but the Lessee's obligations, covenants and agreements hereunder shall not (subject to applicable law) be affected, impaired or excused because the Lessor is unable to supply or is delayed in supplying any service or is unable to make or is delayed in making any repairs, additions, alterations or decorations, or is unable to supply or is delayed in supplying any equipment or fixtures, if Lessor is prevented or delayed from so doing because of any law or governmental action or any order, rule or regulation of any governmental agency, (other than those regulating rents) which is beyond the Lessor's reasonable control.

14. COMMON AREAS: No receptacles, bikes, Boxes or other articles or obstructions shall be placed in the halls or other common areas or passageways without the written approval of the lessor. The use of the basement for storage or any other use or purpose is strictly prohibited. All Exterior common doors are to be kept closed and locked at all times. All tenants in the building are jointly and severally responsible for the monthly rent, any damages to the common areas or damages caused by leaving common exterior doors open/unlocked.

15. INSURANCE: Lessee understands and agrees that it shall be Lessee's own obligation to insure his personal property. Lessor maintains property insurance on the property, but this in no way insures the personal property of the tenants. It is recommended for all lessee's to obtain renters insurance coverage.

16. KEYS AND LOCKS: Keys are non-duplicable to insure safety. Upon expiration or termination of the lease, the Lessee shall deliver the keys of the premises to the landlord. Delivery of keys by the Lessee to the Lessor, or to anyone on his behalf shall not constitute a surrender or acceptance of surrender of the leased premises unless so stipulated in writing by the Lessor. In the event that the exterior door lock or locks in the leased premises are not in normal working order at any time during the term hereof, and if the Lessee reports such condition to the Lessor, then and in that event, the Lessor shall, within a reasonable period of time following receipt of notice from the Lessee of such condition, repair or replace such lock or locks. Locks shall not be changed, altered, or replaced nor shall new locks be added by the Lessee without the written permission of the Lessor. Any locks so permitted to be installed shall become the property of the Lessor and shall not be removed by the Lessee. The Lessee shall promptly give a duplicate key to any such changed, altered, replaced or new lock to the Lessor. **Lessee agrees to pay a \$100.00 charge for any lockouts or lost keys** and will be due and payable immediately. We have a locking system that cannot be duplicated.

17. LOSS OR DAMAGE: The Lessee agrees to indemnify and save the Lessor harmless from all liability, loss or damage arising from any nuisance made or suffered on the leased premises by the Lessee, his family, friends, relatives, invitees, visitors, agents, or servants or from any

carelessness, neglect or improper conduct of any of such persons. All personal property in any part of the building within the control of the Lessee shall be at the sole risk of the Lessee. Subject to provisions of applicable law the Lessor shall not be liable for damage to or loss of property of any kind which may be lost or stolen, damaged or destroyed by fire, water, steam, defective refrigeration, elevators, or otherwise, while on the leased premises or in any storage space in the building or for any personal injury unless caused by the negligence of the Lessor.

18. NOTICES: Written notice from the Lessor to the Lessee shall be deemed to have been properly given if mailed by registered or certified mail, postage prepaid, return receipt requested to the Lessee at the address of the leased premises or if delivered or left in or on any part thereof provided that if so mailed, the receipt has been signed, or if so delivered or left, that such notice has been delivered to or left with, the Lessee or anyone expressly or impliedly authorized to receive messages for the Lessee, or by any adult who resides with the Lessee in the leased premises. Written notice from the Lessee to the Lessor shall be deemed to have been properly given if mailed by registered or certified mail, postage prepaid, return receipt requested, to the Lessor at his address set forth in the beginning of this lease, unless the Lessor shall have notified the Lessee of a change of the Lessor's address, in which case such notice shall be so sent to such changed address of the Lessor provided that the receipt has been signed by the Lessor or anyone expressly or impliedly authorized to receive messages for the Lessor.

19. OTHER REGULATIONS: No pets, waterbeds, or smoking by lessees or their relatives, friends, or visitors. The Lessee agrees to conform to such lawful rules and regulations which are reasonably related to the purpose and provisions of this lease, as shall from time to time be established by the Lessor in the future for the safety, care, cleanliness, or orderly conduct of the leased premises and the building of which they are a part, and for the benefit, safety, comfort and convenience of all the occupants of said building.

20. APPLICATION OF RENT AND SECURITY DEPOSIT: Lessee agrees that Lessor may apply any payment of rent and security from lessee first to any outstanding fees, costs or charges owed by Lessee to Lessor under this lease or any previous lease, and then to the oldest rent payment due and owing regardless of any statement by Lessee, written or oral, or any notation on lease, rental payment check or money order to the contrary.

21. PETS: No dogs, cats or other animals, birds, fish or pets shall be kept in or upon the leased premises.

22. PLUMBING: The water closets, disposals, and waste pipes shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rags, or any other improper articles be thrown into the same; and any damage to the building caused by the misuse of such equipment shall be borne by the Lessee by whom or upon whose premises it shall have been caused, unless caused by the negligence of the Lessor, or by the negligence of an independent contractor employed by the Lessor.

23. REPAIRS: The lessee must notify Dr. Alexakos immediately if repairs are needed. The tenant

agrees that if a repair person is needed, they may enter the premises and repair what is needed. If the lessee is responsible for repairs Dr. Alexakos will recommend workers for the repair. the Lessee will at all times keep and maintain the leased premises and all equipment and fixtures therein or used there with repaired, whole and of the same kind, quality and description and in such good repair, order and condition as the same are at the beginning of or may be put in during the term or any extension or renewal thereof; reasonable wear and tear and damage by unavoidable casualty only excepted, The Lessor and the Lessee agree to comply with any responsibility which either may have under applicable law to perform repairs upon the leased premises. If Lessee fails within a reasonable time, or improperly makes such repairs, then and in any such event or events, the Lessor may (but shall not be obligated to) make such repairs and the Lessee shall reimburse the Lessor for the reasonable cost of such repairs in full, upon demand. Lessee is responsible for the cost of repairing broken windows, doors, holes in the walls, burnt out light bulbs, blocked sinks, toilets, dishwashers, washing machines, and dryers, and other damage regardless of whether damage was caused by the Lessee, the Lessee's friends, or persons unknown if the damage is not repaired within 14 days, Lessor has the right to make the repairs and present a bill to the Lessee which is due immediately upon receipt.

24. RIGHT OF ENTRY: The Lessor may enter upon the leased premises to make repairs thereto, to inspect the premises, or to show the premises to prospective tenants, purchasers, repairmen or mortgagees at any time with reasonable notice, subject to applicable law. The Lessor may also enter upon the said Premises if complaints are made, or if the premises appear to have been abandoned by the Lessee or as otherwise permitted by law.

25. Winter and Spring break and absences of a few days notify landlord for security checks.

- a. Food should be put away, rubbish and trash removed, thermostats regulated, lights off
- b. It is understood, that during semester break, routine repairs will be made, such as replacement of filters on the air and heating units, checking the apartment heat, air-conditioning, windows, etc.
- c. Tenants should notify the landlord if they are leaving or staying.

26. NONPERFORMANCE OR BREACH BY LESSEE: If the Lessee shall fail to comply with any lawful term, condition, covenant, obligation, or agreement expressed herein or implied hereunder, or if the Lessee shall be declared bankrupt, or insolvent according to law or if any assignment of the Lessee's property shall be made for the benefit of creditors, or if the premises appear to be abandoned (excepting known vacations during the College school year) then, and in any of the said cases and notwithstanding, any license or waiver of any prior breach of any of the said terms, conditions, covenants, obligations, or agreements, the Lessor, without necessity or requirement of making any entry may (subject to the Lessee's rights under applicable law) terminate this lease by:

1. A seven (7) day written notice to the Lessee to vacate said leased premises in case of any breach except only for nonpayment of rent, or
2. A ten (10) day written notice to the Lessee to vacate said leased premises upon the neglect or refusal of the Lessee to pay the rent as herein provided. Any termination under this section shall be without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of any of the said terms, conditions, covenants, obligations or agreements.

27. LESSEE'S COVENANTS IN EVENT OF TERMINATION: The Lessee covenants that in case of any termination of this lease, by reason of the default of the Lessee, then at the option of Lessor:

(A) The Lessee will forthwith pay to the Lessor as damages hereunder a sum equal to the amount by which the rent and other payments called for hereunder for the remainder of the term exceed the fair rental value of said premises for the remainder of the term or any extension or renewal thereof; and

(B) the Lessee covenants that he will furthermore indemnify the Lessor from and against any loss and damage sustained by reason of any termination caused by the default of or the breach by, the Lessee, Lessor's damages hereunder shall include, but shall not be limited to any loss of rents; reasonable broker's commissions for the re-letting of the leased premises; advertising costs; the reasonable cost incurred in cleaning and repainting the premises in order to re-let the same; and moving and storage charges incurred by Lessor in moving Lessee's belongings pursuant to eviction proceedings.

(c) At the option of the Lessor, however, Lessor's cause of action under this article shall accrue when a new tenancy or lease term commences subsequent to a termination under this lease, in which event Lessor's damages shall be limited to any and all damages sustained by him prior to said new tenancy or lease date.

(d) Lessee shall be responsible for all of Lessor's court costs and reasonable attorney's fees in the event of an action or proceeding due to non-payment of rent or any other breach of this agreement to the extent provided by law. Lessor shall also be entitled to any and all other remedies provided by law. All rights and remedies are to be cumulative and not exclusive.

28. NOTICE AND EXTENSION OF LEASE: This lease expires at 12 noon on the date stated herein unless the Owner shall, in writing, extend the term. The owner must receive, before January 1, a written notice from Tenant requesting such an extension of the term past May. This notice must be sent to the address where the rent is paid. This provision does not give Tenant any right to hold over at the expiration of the term. The Tenant remains in possession without the Owner's consent after expiration of the term of this lease; the owner (at his own discretion) may charge a hold over penalty or commence an eviction action.

29. NOTICE OF TERMINATION OF LEASE: If Tenant chooses not to renew this Lease for the period _____ until _____ Tenant must notify Owner in writing before January 31. It is the tenant's responsibility to supply the owner with a forwarding address upon the end of the lease term.

30. REMOVAL OF GOODS: Lessee further covenants and agrees that if Lessor shall remove Lessee's goods or effects, pursuant to the terms hereof or of any Court order, Lessor shall not be liable or responsible for any loss of or damage to Lessee's goods or effects and the Lessor's act of so removing such goods or effects shall be deemed to be the act of and for the account of the Lessee, provided, however, that if the Lessor removes the Lessee's goods or effects, he shall comply with all applicable laws, and shall exercise due care in the handling of such goods to the fullest practical extent under the circumstances.

31 . NON-SURRENDER: Neither the vacating of the premises by Lessee, nor the delivery of keys to the Lessor shall be deemed a surrender or an acceptance of surrender of the leased

premises, unless so stipulated in writing by Lessor.

32. SUBLETTING, NUMBER OF OCCUPANTS: The Lessee shall not assign nor under let any part or the whole of the leased premises, nor shall permit the leased premises to be occupied by a period longer than a temporary visit by anyone except the individuals specifically named in the beginning of this lease, their spouses, and any children born to them during the term of this lease or any extension or renewal thereof without first obtaining on each occasion the assent in writing of the Lessor. Only the names listed as lessees on the top page of this lease are permitted to reside in the apartment. Occupancy will be determined at the sole discretion of the Lessor.

33. TRUSTEE: In the event that the Lessor is a trustee, partnership, or limited liability corporation no such trustee or any beneficiary nor any shareholder of said trust and no partner, General or Limited, of such partnership/limited liability corporation shall be personally liable to anyone under the term, condition, covenant, obligation, or agreement expressed herein or implied hereunder or for any claim of damage or cause at law or in equity arising out of the occupancy of said leased premises, the use or maintenance of said building or its approaches and equipment.

34. WAIVER: The waiver of one breach of any term, condition, covenant, obligation, or agreement of this lease shall not be considered to be a waiver of that or any other term, condition, covenant, obligation, or agreement or of any subsequent breach thereof.

35. SEPARABILITY CLAUSE: If any provision of this lease or portion of such provision or the application thereof to any person or circumstance is held invalid, the remainder of this lease (or the remainder of such provision) and the application thereof to other persons or circumstances shall not be affected thereby.

36. REPRISALS PROHIBITED: The Lessor acknowledges that provisions of applicable law forbade a landlord from threatening to take or taking reprisals against any tenant for seeking to assert his legal right.

37. GOVERNING LAW: This agreement shall be governed and interpreted by the laws of the State of Rhode Island IN WITNESS WHEREOF, the said parties hereunto and to another instrument of like tenor, have set their hands and seals on the day and the year first above written; and Lessee as an individual states under the pains and penalties of perjury that said Lessee is over the age of 18 years. The undersigned parties agree that they have read and understand the provisions of this lease. It is further agreed that by the signing of this lease, the Lessee will be bound to all the terms and regulations contained herein.

Tenant:

Parent:

LCR address:

Home Address:

Cell Phone:

Home Phone:

Cell Phone:

Email address:

Email address:

In consideration of the execution of the within lease by the Lessor at the request of the Undersigned, the undersigned hereby, jointly and severally, guarantee to the Lessor, and The heirs, successors, and assigns of the Lessor, the punctual performance by the Lessee and the legal representatives, successors and assigns of the Lessee of all the terms, Conditions, covenants, obligations and agreements in said lease on the Lessee's or their part to be performed or observed, demand and notice of default being hereby waived. The undersigned waive all surety-ship defenses and defenses in the nature thereof and Assent to any and all extensions and postponements of the time of payment and all other Indulgences and forbearances which may be granted from time to time to the Lessee WITNESS the execution hereof under seal by the undersigned the day and year first Written in said lease:

PARENT SIGNATURES BELOW MUST BE NOTARIZED:

_____ Parent (Print Name)	_____ Parent (Signature)	_____ Date	_____ Notary	_____ Date
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_____ Parent (Print Name)	_____ Parent (Signature)	_____ Date	_____ Notary	_____ Date
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MOVE-IN Checklist For: Lower College Road Rentals Rhode Island

This checklist is a guide to help you make your tenancy more enjoyable. We want your home to be in good and clean condition when you move in; and we hope that our procedures to assist your occupancy are fully explained to you.

Cleanliness and Condition

1. Stove burners, oven and broiler clean
2. Refrigerator defrosted and clean
3. Kitchen cupboards, drawers, sink and floor clean
4. Bathroom sinks toilets, tub, shower, floor and mirrors clean
- e. Light fixtures clean and all bulbs working
- f. Closets emptied and cleaned
- g. Trash removed
- h. Basement cleaned and empty of trash
- i. floors and carpets clean and in good repair
- j. Woodwork, walls, windows and floors clean
- k. Smoke detectors installed and working
- l. Shades or blinds at all windows, in new or excellent condition
- n. Washer and dryer in basement in working condition and empty
- o. Items in basement

Operations and Procedures Explained we have contracts with:

Gas purchased from Buckley Propane

Pest service by Debug Pest Control

RPE Rubbish removal

Number of keys issued

Other comments:

_____	_____
Lessor	Date

_____	_____
Lessee	Date

_____	_____
Lessee	Date

INVENTORY LIST Lower College Road (inventory to be taken at move in)

Kitchen:

Silverware

Knife set

14 piece Wolf Gang Puck stainless pots and pans(6 pots, 2 fry, 6 covers)

dinner plates

white bowls

cups

medium plates

1 serving platter

glasses

2 to 4 kitchen counter stools,

6 Butcher block chairs

Stainless 30 cubic trash bin with insert

Recyclable bin

Front Foyer:

Living Room:

47 inch flat screen TV

Leather Couch

Leather Chair

Mahogany side table

Mahogany sofa table

Entry Hall:

Mahogany table

Large mirror

Chair

Bathrooms:

3 shower curtains

1 stainless trash bin with insert

Bedroom 1,2,3,4,5, all have:

Dresser, Desk, Chair, Side table, Trash container

Lower Level:

Laundry Room: Washer, Dryer, Table for folding

Lessor

Date

Lessee

Date

Lower College Road Rules and Regulations

No smoking, No candles

No waterbeds.

No pets of any kind.

No loud partying, loud music or foul language that might disturb other tenants or neighbors.

Tenants must maintain the premises in a clean and safe condition at all times.

Tenants must keep all stairs, walkways and exits clear and open at all times.

Tenants should notify lessor immediately of any condition which appears to be unsafe.
Call or text 401-474-6560 or email alexakos249@gmail.com

All broken windows, screens, doors, etc. shall be repaired immediately by the lessee(s).

No subletting allowed without the landlords written approval.

No illegal drugs or illegal activity of any kind allowed on the property.

All trash and refuse must be kept outside in a covered container and disposed of properly and in a timely manner by tenants.

The tenant is responsible to clear the driveway and walkways of snow.

Overnight guests cannot stay more than two days a week.

Parking of one car permitted

I understand and am willing to abide by these regulations. I realize that if I violate these rules it will be grounds for termination of the lease agreement at Lower College Road.

Tenant_____ Date_____

Witness_____ Date_____

Witness_____ Date_____