

APARTMENT RENTAL LEASE AGREEMENT

This Apartment Rental Lease Agreement (this "Lease") is entered into as of [July 1, 2024], by and between [Robert Russell], Address : 3014 Madison Ave, GC IL 62040 ("Landlord"), and [Jonathan Stroder], Address; [2228 Alexander St, GC IL 62040] ("Tenant").

Landlord leases to Tenant, and Tenant leases from Landlord, the Premises described below on the terms set out in this Lease.

1. PREMISES

Landlord leases to Tenant the residential apartment located at [2228 Alexander, GC IL 62040]

2. TERM

The term of this Lease will begin on [Aug 1, 2024], unless earlier terminated in accordance with this Lease.

If Tenant remains in possession after the expiration of the term with Landlord's written consent, the tenancy will be renewed 3 months before expiration. Or on a month-to-month basis unless otherwise required by applicable law, subject to the terms of this Lease except that rent may be adjusted by Landlord upon notice required by applicable law.

3. RENT: First Month\$ 575.00 Last Month\$ — Deposit\$ 425 =\$ 425

Tenant will pay Landlord base rent of [MONTHLY RENT] \$ 575.00 per month. CASH ONLY!

Rent is due in advance on the [1st of every month] each calendar month, without demand, deduction, setoff, or counterclaim, except as required by applicable law.

Rent will be paid only Rob Russell [618.874-5869], or at any other place or by any other method designated by Landlord in written notice to Tenant.

If the Lease begins on a day other than the first day of a calendar month, the first month's rent will be prorated on a per diem basis.

4. LATE CHARGES AND RETURNED PAYMENTS

If any rent or other amount due under this Lease is not received on the **1st of the month** Tenant will pay a late charge of [\$100.00 LATE FEE] plus, if permitted by law, interest on the overdue amount at the lesser of [10% INTEREST RATE] or the maximum rate permitted by law, accruing from the due date until paid.

5. SECURITY DEPOSIT

Upon signing this Lease, Tenant will deposit with Landlord the sum of [Equal to the rent= \$] as a security deposit (the "Security Deposit").

The Security Deposit secures Tenant's performance of this Lease, including payment of rent, repair of damage beyond ordinary wear and tear, cleaning, unpaid utilities chargeable to Tenant, removal and disposal of personal property, and any other amounts permitted by law.

Landlord may apply all or any part of the Security Deposit to amounts due from Tenant, subject to applicable law. If Landlord applies any portion of the Security Deposit during the term, Tenant will restore the Security Deposit to its original amount within [30 DAYS] after written notice, to the extent permitted by law.

The Security Deposit will be returned, less lawful deductions, within the time required by applicable law after Tenant vacates the Premises and returns possession to Landlord.

6. USE AND OCCUPANCY

No guest may stay at the Premises for more than 2 Days, Weekend, without Landlord's prior written consent.

7. CONDITION OF PREMISES; DELIVERY; INSPECTION

Tenant acknowledges that, except as expressly stated in this Lease, Tenant has inspected the Premises and accepts the Premises in its current condition as of the commencement date, subject to Landlord's obligation to deliver possession and comply with applicable law regarding habitability and required repairs.

Any existing condition issues noted at move-in must be listed on a written move-in inspection form signed by Tenant and delivered to Landlord within [2] days after occupancy begins. Failure to provide that form will create a rebuttable presumption, to the extent permitted by law, that the Premises were delivered in good order and repair, ordinary wear and tear excepted.

8. UTILITIES AND SERVICES

Tenant will pay for the their Electric Bill 

MAINTENANCE AND REPAIRS

Tenant will keep the Premises clean, sanitary, and safe, and will promptly notify Landlord of any condition requiring repair, including any water intrusion, plumbing leak, electrical issue, safety hazard, mold concern, or condition that may cause damage if not promptly addressed.

Tenant will be responsible for repairs required because of Tenant's misuse, waste, negligence, intentional acts, or the acts or omissions of Tenant's household members, guests, invitees, or pets.

9. Tenant will not make repairs, alterations, improvements, painting, wallpapering, fixture changes, lock changes, or other modifications without Landlord's prior written consent, except in an emergency where immediate action is reasonably necessary to prevent injury or material property damage and Landlord cannot be reached after reasonable efforts.

Landlord will make repairs required to maintain the Premises as required by applicable law, subject to delays caused by events beyond Landlord's reasonable control.

TENANT IS RESPONSIBLE FOR TREATING AND KEEPING THE UNIT FREE OF PEST, SUCH AS ROACHES, RATS, ECT ECT JS INITIAL

10. APPLIANCES AND FIXTURES

The following appliances and fixtures are provided, if present: **FRIGERATOR & STOVE**.

If these fail. After 30 days. Tenant is responsible for Replacing JS INITIAL

11. RULES AND REGULATIONS

Tenant will comply with any written rules and regulations for the building or community,

12. ACCESS AND ENTRY

Landlord and Landlord's agents may enter the Premises at reasonable times and on the notice required by applicable law to inspect, make repairs, supply services, show the Premises to prospective tenants, purchasers, lenders, or contractors, verify compliance with this Lease, or address emergencies.

In an emergency, Landlord may enter the Premises without prior notice to the extent permitted by law.

Tenant will not unreasonably withhold consent to lawful entry and will cooperate in scheduling access.

13. ASSIGNMENT AND SUBLETTING

NO ASSIGNMENT OR SUBLETTING WITHOUT SIGNED AGREEMENT BY THE LANDLORD, NO EXCEPTIONS

Any unauthorized assignment, sublease, or transfer will be voidable by Landlord and constitutes a default under this Lease.

Consent to one assignment or sublease will not be deemed consent to any future assignment or sublease.

14 PETS

No animal will be kept on the Premises without Landlord's prior written consent, except legally protected service animals or assistance animals to the extent required by law.

If Landlord consents to a pet, Tenant will comply with Landlord's pet rules and will pay any permitted pet rent, pet fee, or additional deposit specified in a written pet addendum.

Tenant remains fully responsible for any injury, damage, odor, noise, infestation, or other condition caused by any animal brought onto the Premises by Tenant, any occupant, or any guest.

PETS MUST USE A DESIGNATED AREA FOR DEFECATING

15 ALTERATIONS; FIXTURES; LOCKS

Any alteration, addition, fixture, installation, or improvement made by Tenant will require Landlord's prior written consent. TENANT MUST PROVIDE A NEW KEY TO LANDLORD!

16. DAMAGE, DESTRUCTION, AND CASUALTY

If the Premises are damaged by fire, casualty, or other event not caused by Tenant or Tenant's household members, guests, or invitees, Landlord will, within a reasonable time, elect either to repair the Premises or terminate this Lease by written notice if repair is impracticable or not commercially reasonable.

If applicable law requires rent reduction or termination rights when the Premises become partially or totally unusable, those rights will apply.

If damage is caused in whole or in part by Tenant or Tenant's household members, guests, or invitees, Tenant will remain liable for all resulting loss or damage to the extent permitted by law.

17. INDEMNITY AND LIABILITY

To the fullest extent permitted by law, Tenant will indemnify, defend, and hold harmless Landlord and Landlord's property manager, members, partners, officers, directors, employees, contractors, and agents from and against third-party claims, losses, damages, liabilities, judgments, costs, and expenses, including reasonable attorneys' fees, arising out of or relating to (a) Tenant's use or occupancy of the Premises, (b) any breach of this Lease by Tenant, or (c) any act or omission of Tenant or Tenant's household members, guests, invitees, or pets, except to the extent caused by the negligence or willful misconduct of Landlord or any indemnified party.

Landlord will not be liable for any loss of or damage to Tenant's personal property unless caused by Landlord's negligence or willful misconduct, subject to applicable law.

18. INSURANCE

Tenant will maintain renter's insurance during the term of this Lease with coverage limits of not less than [COVERAGE LIMIT] for personal liability and such coverage for personal property as Tenant determines appropriate.

Upon request, Tenant will provide evidence of insurance to Landlord.

Tenant acknowledges that Landlord's insurance does not cover Tenant's personal property, additional living expenses, or personal liability.

19. DEFAULT BY TENANT

Each of the following constitutes a default by Tenant:

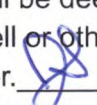
- (a) failure to pay rent or any other amount due under this Lease when due;
- (b) failure to perform or observe any other obligation under this Lease;
- (c) abandonment of the Premises;
- (d) material misrepresentation in Tenant's rental application or supporting information;
- (e) unauthorized assignment, subletting, or occupancy; or
- (f) repeated or material violation of rules, laws, or community regulations.

(G) NO CLOTHES WASHER MACHINE OR CLOTHES DRYER

Upon Tenant's default, Landlord may exercise any rights and remedies available under this Lease or applicable law, including giving notice to cure, terminating this Lease, recovering possession of the Premises, recovering unpaid rent and other damages, applying the Security Deposit, and recovering reasonable attorneys' fees and court costs if permitted by law.

Landlord's rights and remedies are cumulative and may be exercised concurrently or separately.

20. ABANDONED PROPERTY

If Tenant abandons the Premises, ***DUE TO MOVE-OUT OR EVICTION*** or is dispossessed by process of law or otherwise, any movable furniture, equipment, trade fixtures or personal property belonging to Tenant and left in the Premises shall be deemed to be abandoned, at the option of Landlord, and Landlord shall have the right to sell or otherwise dispose of such personal property in any commercially reasonable manner.  INITIAL

21. SURRENDER OF PREMISES

At the end of the term or earlier termination of this Lease, Tenant will immediately vacate and surrender the Premises to Landlord, remove all personal property except property expressly permitted to remain, return all keys, access cards, garage remotes, and other access devices,

and leave the Premises broom-clean and in substantially the same condition as on the commencement date, reasonable wear and tear excepted. TO GET YOUR DEPOSIT REFUNDED! JS INITIAL

If Tenant fails to surrender timely, Tenant will be liable for holdover rent, damages, costs of eviction, storage or disposal costs, and other amounts permitted by law.

22. NOTICES

Notices to Landlord must be sent to:

Robert Russell; 3014 Madison Ave.

Granite City IL 62040;

crakerboz@protonmail.com

618.874.5869

Notices to Tenant must be sent to the Premises, unless Tenant designates another address in writing, and to:

Tenant Jon Stroder

Email: [Farkland23@gmail.com]

Phone 719-314-6303

Signature: Jon Stroder

Date: 7-18-26

If more than one tenant signs this Lease, each tenant will be jointly and severally liable for all Tenant obligations under this Lease.

28. EMERGENCY CONTACT

Tenant's emergency contact information:

Name: [Dee Mae Stroder]

Relationship: [Dad]

Phone: [719-315-02-9142]

Email: [Farkland23@gmail.com]

Special Notice: if the rent is not paid on the first of every month, a 30 day notice will be in effect To terminate lease and start pre eviction process. JS