

IMPORTANT NOTICE

If you do not pay your rent when due and payable, and/or violate any term or condition of this lease agreement, the LANDLORD may (1) evict you and remove your furniture and other personal property from the rental unit, (2) sell your furniture and other personal property, (3) use the money from the sale to pay expenses of removing and selling it, (4) any money left to be applied to rent you owe, or for any breach of the terms and conditions of this lease agreement, or (5) dispose of your furniture and other personal property without any financial gain to LANDLORD or you.

1. DATE OF THIS LEASE AGREEMENT

Sept 9, 2017

2. RESPONSIBLE PARTIES TO THIS LEASE AGREEMENT

The LANDLORD is

YAN DOLOPOHEW
Real Time RE

Agent for:

TEARA CLEVELAND

The TENANT is: TEARA CLEVELAND
Jointly and severally, their heirs, distributees, executors, administrators, legal representatives and assigns. (Jointly and severally means LANDLORD, or LANDLORD'S agent, may elect to sue any one TENANT individually and/or all TENANTS together, for any breach of the terms and conditions of this lease agreement.)

3. LEASED PREMISES

The LANDLORD leases to TENANT 6 rooms and 1 bath(s) being a: single family house condominium apartment

Unit # 1500 on the 1st floor and known as 1500 Pine house located at

262 S OSBORNE ST YOUNGSTOWN 44509
county of MAHONING 44509 Commonwealth of OHIO

4. TERM OF THIS LEASE AGREEMENT

(a) This lease agreement shall be a tenancy for years. (This means this lease agreement shall remain in force for a definite period of time. The LANDLORD-TENANT relationship shall end, absolutely, at the end of the term of this lease agreement. TENANT shall peacefully surrender possession of rental unit, without notice, and/or demand, on the date this lease agreement ends.)

(b) The term shall be for a period of 12 year/s, 12 month/s, 1 day/s starting on Sept 1, 2017

at 12 A.M./P.M. and ending on Aug 30, 2018 at 12 A.M./P.M.

5. RENTAL PAYMENTS

(a) TENANT shall pay to the LANDLORD, as basic rent for the term of this lease agreement, the amount of:

seventy eight (\$ 7800⁰⁰)

(b) The basic rent shall be paid in 12 equal monthly installments of six hundred fifty

(\$ 650⁰⁰) and pro-rated installment of

(\$)

(c) Each monthly installment shall be paid in advance on the first calendar day of each month. Time is of the Essence. if rent paid on 1st day is due amounts would receive \$50 (FIFTY) dollars discount
(This means not later than the date specified.) The FIRST MONTHLY rental installment shall be paid to LANDLORD on: discuss

The pro-rated payment, if any, shall be paid on:

(d) TENANT shall not deduct from any monthly rental installment due and payable any amount whatsoever, without the written consent of LANDLORD, or unless permitted to do so by right of law.

6. PAYMENT OF MONTHLY RENTAL INSTALLMENTS

(a) Monthly rental installments shall be paid by check or money order and made payable to YAN DOLOPOHEW

and mailed to 724 MONTCLAIR ST PITTSBURGH PA 15217

or if in person, and or by cash at: 262 S OSBORNE

or at such other place as LANDLORD may from time to time designate by notice in writing to TENANT. No rental installment shall be deemed to have been paid until

received at the above address during the hours of 8 A.M./P.M. and 6 A.M./P.M. Monday through RL

PAYMENT OF UTILITIES

(a) The following checked utilities are paid by LANDLORD. Any utility not checked shall be paid by TENANT.

ELECTRIC: cooking heat hot water lighting clothes dryer washing machine air conditioner Other

GAS: cooking heat hot water clothes dryer WATER SEWAGE Other

(b) It shall be the responsibility of TENANT to obtain any and all utility service/s not paid by LANDLORD. Failure of TENANT to contract for any and all utility service/s, not paid by LANDLORD, before taking possession of rental unit, shall be a breach of the terms and conditions, and a forfeiture of this lease agreement. LANDLORD at LANDLORD'S option, may end this lease agreement, by notice, in writing to TENANT. TENANT may have no further right of possession to rental unit.