

MOVE-IN DATE / /	LEASE TERM From 3pm to 11am on / / / /	MONTHLY RENT \$ _____ if received by the 1 st day of the month, if received after that day, \$50.00 more shall be due for that month _____ Initial	R# TOTAL SECURITY DEPOSIT \$ _____
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RESIDENTIAL LEASE

Parties It is mutually agreed upon by **PREMIER REAL ESTATE MANAGEMENT, LLC** Lessor, and _____
Premises Lessee, jointly and severally, the Lessor does hereby lease to Lessee and the following described premises in the State of Wisconsin located at _____
Term _____ for the term and rent described above. First months rent is due and
Rent payable on the first day of _____ 20 _____, and the entire monthly rent shall be paid on the first day of each month thereafter. If this is a
month- to- month lease or if by operation of the terms hereof a month- to- month tenancy is created hereunder. **Lessee agrees not to vacate the premises during
Initial _____ the months of November, December, January and February; if Lessee vacates in violation hereof, it will be treated as a sublease (see below) and lessee
shall pay for any rent loss and utility costs during those months.**

Residents There shall be no more than _____ occupants living in the premises during the Lessee's tenancy, \$ _____/ mo. penalty per extra person.

Place of Payment Payments hereunder are made at **12630 W. North Avenue, Brookfield, WI 53005**. Notices and papers for Lessor must be sent to the same address,
or such other place as Lessor shall designate in writing.

Heat & Utilities _____ is to furnish heat at his expense. If Lessee is responsible for furnishing heat, Lessee agrees to maintain a reasonable amount of heat in cold
weather to prevent damage to water pipes, etc. Should any damage occur because of Lessee's failure hereunder, Lessee shall be held responsible for damage.
Lessee is responsible for his own gas and electric bills; _____ shall pay sewer and water charges which will be prorated by the number
of units in the building. **Utility charges shall be considered as rent.**

Security Deposit Lessee agrees that the security deposit in the amount set forth above shall be held by Lessor and may be commingled with Lessor's operating funds. Lessee
waives interest on security deposit and on any prepaid rent. **THE SECURITY DEPOSIT IS NOT RENT** and Lessee may not use it as rent, but as a deposit which will
be returned to Lessee after he vacates premises and returns all keys to Lessor; premises must be left in clean condition and ready for the next occupant. By "clean
condition and ready for the next occupant" It is meant clean and the better of : (1) the condition of the premises when turned over to the Lessee; or (2) The condition of
the premises following the completion of any work performed by either party to improve the premises (normal wear and tear is expected). All sums due under the
lease may be set off against security deposit.

Lessee agrees to the assignment of the security deposit to new Owner in the event of the sale of the property.

Renewal and Shortened Term The renewal of this lease is not automatic and tenancy beyond the term hereof shall be on a month-to-month basis under the terms and conditions of this lease.
The term of this lease may be shortened in the event the premises are sold if the new owner provides Lessee at least 60 days notice of termination of tenancy.

Notice & Termination **Under all circumstances, Lessee must give and Lessor must receive written notice of termination of tenancy AT LEASE 60 days prior to the last day of
Lessee's final month of tenancy or this lease shall continue as month-to-month tenancy. As part of your month-to-month tenancy, you are still required to
Initial _____ give a written notice of termination of tenancy AT LEAST 60 days prior to the last day of lessee's final month. (The day of delivery of notice to Lessor shall
not be counted as part of the notice period.)**

**Initial _____ If Lessee fails to give proper written notice to Lessor, Lessee will be held responsible for the rent on the apartment until the apartment is re-rented and
begins producing revenue, in accordance with the lease contract.**

After the Lessee leaves the premises, he shall be liable for the premises as though still in possession for all damages thereto until he has delivered the keys to
Lessor. The burden of proof of delivery of such keys is on Lessee. Lessee agrees to vacate by 11:00 AM on the day of vacating.

Breach of Lease In the event Lessee violates any of the terms of this lease, Lessor may serve the statutory five or 14 day notices as through Lessee's tenancy was tenancy for
one year or less. In the event Lessee is evicted for failure to abide by the terms of this lease, or otherwise leaves the premises prior to the expiration of this lease,
he shall remain liable for all rental loss through the end of the lease as well as advertising costs and reren fees defined below unless he is expressly released
from such obligation by Lessor IN WRITING.

Waiver In the event either party defaults on any requirements of this lease and the other party fails to act on account of that default, the failure to act (waiver) shall relate
only to the specific act of default. One or more such failures to act (waivers) by either party shall not constitute amendment of this lease indication that
later defaults shall result in a similar failure to act (waiver). **All tenants if more than one, are jointly and severally liable for the full amount of any payments
due under this lease.**

Application If Lessee makes representations to Lessor on a rental application or otherwise to induce Lessor to enter into this lease and Lessor thereafter discovers one or
more material falsehoods in said representations, Lessor may cancel and rescind this lease upon written notice as though this was a month-to-month tenancy.

Terms The terms "Lessor" and "Lessee" as used herein shall be taken to mean singular or plural, masculine or feminine, as the case may be, and provisions hereof
shall bind all parties, their heirs, successors and assigns.

Lessee Has Examined Premises Lessee has examined and knows the condition of the premises and has received the same in good order under repair except as otherwise noted and endorsed by
both parties on the Tenant Inspection Acceptance form. Lessee shall have seven days after the beginning of occupancy to advise Lessor, in writing, of any other
damages which existed prior to his occupancy.

Lessee's Property Lessee is responsible for insuring his personal property and expressly waives any claims against Lessor for loss or damage thereto by any reason of fire, theft, act of
God or other causes (other than Lessor's conscious act or active negligence).

Lessee's Duties Lessee agrees to assume the following duties: (1) To notify Lessor (not a tradesman working for Lessor) of needed repairs and to do so in writing, except for
emergencies; (2) To allow Lessor/ service personnel to enter premises at reasonable times and with reasonable notice to inspect, repair, improve, show, or
comply with the applicable laws or regulations. Lessor may enter without notice upon consent or request of Lessee for maintenance services or when a health,
safety or repair emergency exists; (3) To use the premises only for lawful residential purposes; (4) To obey lawful orders, rules and regulations of all government
agencies; (5) To obey Lessee's rules and regulations; (6) To leave all alterations/improvements to the premises for Lessor's benefit; (7) Not to assign this lease
or sublet premises without prior written consent of Lessor; (8) Tenant may have guests residing temporarily in the Premises if their presence does not interfere
with the quiet enjoyment of other occupants, and the number of guests is not excessive for the size of the facilities of the Premises. No guest may remain for
more than two weeks without written consent of Landlord which will not be unreasonably withheld. Tenant shall be liable for any property damage, waste or
neglect caused by negligence or improper use of the Premises or the building or development in which they are located by the Tenant or Tenant's guests and
invitees.

Pets NO PETS ALLOWED OR VISITING PETS

Parking Parking space(s) are included with unit, location shall be determined by Lessor or Manager. Outdoor Parking _____, Garage _____, Carport _____.

Rules Initial _____ A copy of the said rules and regulations being attached hereto and incorporated herein by reference have been received.

Initial _____ The above charges and late charges shall be treated as rent.

RENT SPECIALS: Rent special or concession will be considered immediately due and payable to Lessor and unpaid rent, if Lessee fails to fulfill the full term of the lease contract.

Initial _____
Copy Lessee acknowledges that he has read and understands this document and that he will receive a copy upon full execution.
IN WITNESS WHEREOF, the parties have hereunder set their hands and seals as of the lease date written above.

(Seal) _____ (Seal) _____ Date _____

(Seal) _____ Date _____

(Seal) _____ Date _____

GUARANTORS OF LESSEE:
In consideration of Lessor's agreement to this lease, the undersigned guarantee(s) the payment of all amounts due under the lease and the performance of the covenants
by Lessee.



Guarantor Guarantor Date