

RESIDENTIAL LEASE

LANDLORD

That _____ in its capacity as _____ designated as this
"LANDLORD" (owner/agent/trustee)

day of _____ 20____, in consideration of the rents to be paid and promises and agreements to be performed by
the TENANT(S), leases to _____, designated as the "TENANT(S)," the following described
premises located in the city of _____, County of _____, State of Michigan, described as:

LEGAL DESCRIPTION:

ADDRESS

More commonly known as:

TENANT(S) AND LANDLORD AGREE TO THE TERM LISTED ABOVE AND AS FOLLOWS:

1. RENT

TENANT(S) to pay LANDLORD the sum of _____ (\$_____) Dollars, for the term of the
lease. Said rent shall be due and payable during the continuance of this lease in equal monthly installments of
_____ (\$_____) Dollars, in advance on the _____ day of each month, in
lawful United States currency, delivered to LANDLORD. LANDLORD may require installments to be paid with certified
funds or money orders and in a single payment. Rent is only paid when it is actually received by LANDLORD.

2. TERM

This lease begins on the _____ day of _____, 20__ and ends on the _____ day of _____, 20__. If none
of the TENANT(S) take possession on the day it is to be provided, and if TENANT(S) have not given LANDLORD written
notice that they will take possession on a later day, LANDLORD may presume conclusively that TENANT(S) have
abandoned the premises and re-rent the premises.

3. WHERE TO SEND RENT

TENANT(S) to submit rental payments at: _____ or a
place LANDLORD may designate from time to time in writing.

4. NOTICES

Notices required by this lease or by law shall be in writing. Notices to TENANT(S) shall be delivered or sent to the
premises. Notices to LANDLORD shall be sent to: KNR, 28533 Greenfield, Southfield, MI 48076 or to such other person
and or address LANDLORD may from time to time supply to the TENANT(s) in writing. Notices that are mailed (including
security deposit notices) are deemed received by the other party on the next regular day for delivery of mail after being
stamped with sufficient postage and deposited in a United States Mailbox.

5. APPLICATION OF MONEY FROM TENANT(S)

Money received by LANDLORD from TENANT(S) or in their behalf shall be applied to TENANT(S) account as follows:
first to satisfy unpaid late fees, dishonored check fees, and to other fees owed by TENANT(S); second, to maintenance
and repair costs chargeable to TENANT(S); third, to legal fees and court costs legally chargeable to TENANT(S),
including costs incurred prior to curing a default; fourth, to outstanding utility bills that are the responsibility of the
TENANT(S); fifth, to deposits of portions due from TENANT(S); sixth to rent. Restrictive endorsements on a check or
statements in communication, including those accompanying a payment, shall not constitute an accord and satisfaction or
amend this provision.

TENANT(S) agree that any misrepresentation of any facts or information supplied to the LANDLORD or LANDLORD'S
agent by TENANT(S) upon entering this lease or during it's duration shall constitute a breach of this lease and shall
terminate the lease at the election of the LANDLORD.

6. DEFAULT AND REMEDIES

TENANT(S) noncompliance with any covenant of this lease is a default. If TENANT(S) default, LANDLORD may have all remedies legally permitted, including termination of this tenancy. On 7 days written notice, LANDLORD also may terminate this tenancy if TENANT(S), a member of TENANT(S) household, or other person under TENANT(S) control unlawfully manufactures, delivers, possesses with intent to deliver, or possesses a controlled substance on the leased premises. TENANT(S) shall reimburse LANDLORD for all legal fees, costs, and expenses legally recoverable and for all damages caused by their default, including costs of re-renting the premises and all rent for the remainder of the term and succeeding terms that LANDLORD does not collect through mitigation. If other premises owned or managed by LANDLORD are available for lease, it shall not be unreasonable for LANDLORD to lease them before TENANT(S) premises. From the date of execution, time is of the essence of this lease. If LANDLORD terminates this tenancy, it may cancel, by written notice, any renewal, lease extension, or lease for a future term that LANDLORD and TENANT(S) have executed.

7. UTILITIES

TENANT(S) shall put utilities for the premises into their names, maintain uninterrupted service throughout the Term, and timely pay all utility bills, including _____, _____, and _____. TENANT(S) shall pay any penalties imposed by utility providers because of late payment of original bills.

8. LATE FEES AND DISHONORED CHECKS

TENANT(S) shall pay a late fee to LANDLORD of \$_____ for rent that is _____ days late, and TENANT(S) shall pay an additional late fee of \$_____ for rent that is _____ days late or more. Partial payment of a months rent does not abate late fees. In addition to late fees, TENANT(S) shall owe LANDLORD \$_____ for any check to LANDLORD that is dishonored.

9. CHRONIC LATE PAYMENT OF RENT

Rent is due on the first of each month, and notwithstanding Paragraph 8, at the LANDLORD'S option, the LANDLORD may either terminate this lease because TENANT(S) are chronically late with rent payments or increase the rent in the amount of \$_____per month. Chronic late payment is defined as paying rent after the due date on three or more occasions during this lease; rent is not considered paid until it is received by the LANDLORD.

10. SECURITY DEPOSIT

TENANT(S) to deposit with the LANDLORD a security deposit in the amount of \$_____ before receiving possession. The deposit shall be held and administered by the LANDLORD pursuant to Michigan Public Act 348 of 1972. The deposit, or any portion of it that is returned, shall be returned in a check, payable to all TENANT(S), or may be returned entirely to one TENANT(S) if all other TENANT(S) have so authorized to the LANDLORD in writing. Security Deposit Act communications shall be addressed to LANDLORD at the address in paragraph 4. TENANT(S) may not elect to use the deposit for rent.

11. USE

TENANT(S) to use and occupy the premises exclusively for residential purposes and only by the TENANT(S) and occupants of this agreement unless otherwise agreed upon in writing by the LANDLORD. TENANT(S) agrees that drugs or intoxicating liquors will not be sold or manufactured on the premises. The use of illegal drugs is prohibited.

12. GOVERNMENT REGULATION

TENANT(S) to maintain the premises in accordance with all police, sanitary and other regulations and restrictions imposed by any government authority and any homeowners association.

13. NONREFUNDABLE PREPARATION FEE

TENANT(S) shall pay a nonrefundable Preparation Fee of \$_____ to LANDLORD before receiving possession.

14. PERSONAL PROPERTY

TENANT(S) acknowledges that the personal property listed below is on the premises and agree to leave same upon vacating:

Initial Here: _____
Landlord Tenant Tenant

15. **KEYS**

LANDLORD may retain a key to the premises throughout the lease. TENANT(S) shall not change the locks without LANDLORD'S prior written consent, and TENANT(S) shall immediately provide LANDLORD with a key to any new lock if the locks are changed. LANDLORD may charge TENANT(S) \$ _____ for replacing lost keys and for assisting TENANT(S) in gaining entry to the premises.

16. **ENTRY BY LANDLORD**

LANDLORD or its agents may enter the premises in an emergency or to perform repairs, maintenance, code inspections, appraisals, insurance inspections, other purposes reasonably related to the operation of the building, and to show the premises for sale or lease. Except during an actual or apparent emergency, all entries shall be made during reasonable hours; and LANDLORD shall make reasonable efforts to inform TENANT(S) of its intention to enter and shall attempt to establish a mutually acceptable time. TENANT(S) agree that for a period of thirty (30) days prior to the termination of this lease, the TENANT(S) will permit the LANDLORD to show the premises in an effort to obtain a new lease. TENANT(S) agree to allow the LANDLORD to affix "for rent" or "for sale" signs on the premises.

17. **MAINTENANCE**

TENANT(S) shall use and maintain the premises in accordance with applicable police, sanitary, and all other regulations imposed by governmental authorities. TENANT(S) also shall maintain the premises in a neat and orderly manner. TENANT(S) will keep premises, including the equipment and fixtures of every kind and nature, in good repair during the term of this lease, subject to limitations in paragraph 19.

TENANT(S) will, at its own expense during the continuation of the lease, maintain the landscaping, including but not limited to watering, fertilizing, weeding and trimming the landscaping. TENANT(S) will not remove or rearrange the landscaping without prior written consent of the LANDLORD. TENANT(S) will be responsible for snow removal from walkways and driveways. In the event the TENANT(S) fails to do any of the above responsibilities the LANDLORD shall have the right to have the lawn, landscaping and snow removal maintained, and TENANT(S) shall pay LANDLORD the cost immediately following receipt of an invoice presented to the TENANT(S) by the LANDLORD.

TENANT(S) agree to change the batteries in the smoke detector every six (6) months or sooner if needed. If the smoke detector is not in working order, the TENANT(S) agree to notify the LANDLORD in writing as soon as possible.

TENANT(S) will observe all reasonable regulations and requirements of underwriters concerning use and condition of the premises tending to reduce fire hazard and insurance rates, and not permit or allow any rubbish, waste materials or products to accumulate on the premises.

TENANT(S) shall pay for the repair of all damage to the premises and structure of which they are a part, including fire and flood damage, caused by TENANT(S), their guests or invitees; they shall reimburse LANDLORD for all permit, inspection, and certification costs it incurs because of their noncompliance with this lease or applicable laws; and they shall reimburse LANDLORD for all damages resulting from not reporting the need for repair or maintenance in a reasonably timely manner. Nothing in this clause shall waive or lessen LANDLORD'S obligation to maintain and repair the premises under Michigan law, but LANDLORD is not liable for any loss that accrues to TENANT(S) because of LANDLORD'S actions in reasonably fulfilling its obligations hereunder.

18. **ALTERATIONS**

TENANT(S) will not make any alterations or additions or improvement to the premises without prior written consent of the LANDLORD, including but not limited to paint, wallpaper, telephone or cable TV lines, portable air conditioning units, and attached appliances. Written approval shall not be construed by the TENANT(S) that the LANDLORD assumes the expense or liabilities nor shall such written approval alter the promise of TENANT(S) to pay rent under this lease. All such additions or

Initial Here: _____
Landlord Tenant Tenant

improvement to the premises made by the parties shall remain on said premises after termination of the lease without reimbursement to the TENANT(S). Further, the TENANT(S) agree that if the TENANT(S) should redecorate, the TENANT(S) will return the premises to its original decoration at the TENANT'S own expense at the termination of the lease unless the TENANT(S) has secured prior written consent of the LANDLORD.

19. REPAIR EXPENSES

Any repairs costing less than \$_____ shall be paid by the TENANT(S). All repairs over \$_____ must be approved in writing by the LANDLORD if the TENANT(S) elects to do the repairs.

If TENANT(S) break or damage any items, including but not limited to windows, doors, and locks, TENANT(S) agree to repair or replace the items IMMEDIATELY at the TENANT(S) expense. If, after seven (7) days the repairs or replacements are not complete the LANDLORD may repair or replace the item(s) and the cost shall be charged to the TENANT(S) and paid immediately.

20. DESTRUCTION

If TENANT(S) are unduly too hard and destructive to property so that LANDLORD could show cause for eviction in the professional opinion of LANDLORD or LANDLORD'S agent, this lease will be cancelled and TENANT(S) will be required to vacate the premises within thirty (30) days of written notification and costs to be borne by the TENANT(S).

21. HOLD HARMLESS

TENANT(S) agree for themselves, their heirs, and personal representatives, to hold LANDLORD harmless from all damages, loss, including lost rents, or liability that results from their negligent or illegal use of the premises and from their intentional misuse of them.

22. INSURANCE

LANDLORD and its agents are not responsible for theft of personal property of TENANT(S), their guests or invitees; or for damage, loss, or destruction of personal property of TENANT(S), their guests or invitees, from any cause, including acts or omissions of third parties, unless caused by LANDLORD'S failure to perform or negligent performance of a duty imposed by law. LANDLORD is not liable for any damage to personal property due to water that may come into the basement or through the sewers. TENANT(S) SHALL INSURE THEIR PERSONAL PROPERTY.

23. RETURN OF PREMISES

TENANT(S) agrees the TENANT(S) shall give thirty (30) days written notice of intent to vacate prior to the termination of this lease or any extension of the lease. Early surrender of the premises, including surrender accepted in writing, shall not extinguish any of TENANT(S) obligations to perform under this lease, including payment of all rent reserved. TENANT(S) shall return the premises at the expiration of the term (or earlier termination) in as good a condition as when received, reasonable wear and tear accepted. TENANT(S) agree to remove all of their personal property from the premises at time of vacating and if TENANT(S) fails to do so TENANT(S) agree to a charge for removal and disposal of the items unless they obtain prior written agreement with the LANDLORD.

24. QUIET ENJOYMENT

TENANT(S), upon payment of the rent at the time in manner stated and upon performing all of the promises, shall and may peacefully and quietly have, hold, and enjoy the premises for the term of this lease.

25. UNFITNESS

If the premises become wholly unfit because of fire or other casualty, LANDLORD may cancel this lease by notifying TENANT(S) in writing, and TENANT(S) shall surrender the premises to LANDLORD. If for the same reasons the premises become partially unfit or wholly unfit without LANDLORD canceling the lease, LANDLORD shall repair the premises with reasonable speed. From the date of the casualty, until repairs are substantially completed, rent shall abate in the same percentage that the premises are unfit, unless the unfitness is caused by negligence or intentional misconduct of TENANT(S), their guests or invitees, in which case rent shall not abate. LANDLORD is not liable for failure to

Initial Here: _____
Landlord Tenant Tenant

repair until TENANT(S) have notified LANDLORD of the need for repair and a reasonable time to make the repair has passed thereafter. If 50% or more of the premises are untenable, the premises are "wholly untenable".

26. ASSIGNMENT SUBLETTING AND OCCUPANCY

TENANT(S) shall not assign this lease or sublet the premises, or any part thereof, without prior written permission of LANDLORD, which shall not be denied unreasonably.

27. ABANDONMENT

If during this lease, LANDLORD believes in good faith that TENANT(S) have abandoned the premises and current rent is unpaid, LANDLORD may re-enter the premises and remove the remaining possessions of TENANT(S) without liability. Unless not allowed by local ordinance. Abandonment is conclusively presumed if rent is unpaid for fifteen days following the due date and (1) a substantial portion of TENANT(S) possessions have been removed or (2) acquaintances of TENANT(S) or other reliable sources indicate to LANDLORD that TENANT(S) have left without intending to re-occupy the premises. If TENANT(S) abandons or surrenders the premises at anytime and leaves personal property there, LANDLORD may dispose of it however LANDLORD chooses, and TENANT(S) shall reimburse Landlord for all costs incurred in that regard.

28. HOLDING OVER

TENANT(S) shall vacate the premises on or before the expiration date of the lease. If TENANT(S) retain possession thereafter without LANDLORD'S written permission, LANDLORD has thirty (30) days from the last day of the lease to sue TENANT(S) for possession under section 5714(1)(C)(2) of the Michigan Summary Proceedings Act (Holding over after lease expires). If suit is not begun within that time, the tenancy shall continue on a month-to-month basis from the date the lease expires, and all other covenants of the lease shall remain in full force and effect. Rent, however, shall increase by twenty percent (20%), beginning on the first day after lease expiration, regardless of whether suit is brought. Acceptance of money by LANDLORD from TENANT(S) during the thirty (30) days following expiration of the lease does not waive LANDLORD'S right to seek possession as described in this paragraph, and TENANT'S shall compensate LANDLORD for all damages caused by their unauthorized holdover.

29. LIMITED CANCELLATION RIGHTS

TENANT(S) who has occupied the Premises for more than thirteen (13) months may terminate this lease upon sixty (60) days written notice to LANDLORD if: (i) TENANT(S) has become eligible during the term to take possession of a subsidized rental unit in senior citizen housing and provides Landlord with written proof thereof; or (ii) TENANT(S) has become incapable during the term of living independently, as certified by a physician in a notarized statement. (iii) TENANT(S) is transferred out of the area for business reasons. Election to cancel under this paragraph is limited to the TENANT(S) to whom the foregoing applies, and the lease continues in full force and effect for remaining TENANT(S).

30. PETS

TENANT(S) agree that no pets are allowed on the premises, inside or outside, without the written consent of the LANDLORD. If TENANT(S) fail to comply, this will be cause for immediate eviction and the costs will be the responsibility of the TENANT(S) and due upon notice.

31. JOINT AND SEVERAL LIABILITY

When there is more than one TENANT(S) on the lease, each TENANT(S) is jointly and severally liable for its full performance.

32. AMENDMENT

This lease may be amended in writing only, signed by all parties.

33. CAPTIONS

Paragraph captions are solely to assist with identification. They are of no legal significance.

34. WAIVER

Failure by LANDLORD to enforce a provision of this lease on one (1) or more occasions is not a continuing waiver of LANDLORD'S right to enforce the provision.

35. SEVERABILITY

A court ruling that a clause of this lease is invalid or the parties' written agreement that they no longer shall observe one or more lease provisions, shall not invalidate any other clauses of this lease.

36. SUCCESSORS BOUND

The heirs, successors, assigns, and representatives of LANDLORD and TENANT(S) shall be bound by the covenants of this lease.

37. LEAD BASED PAINT DISCLOSURE AND MOVE IN CHECKLIST

TENANT(S) acknowledges the receipt of the Lead Based Paint Landlord's Disclosure Form and the pamphlet Protect Your Family From Lead in Your Home. TENANT(S) acknowledge they have received a move-in inventory check list. The premises are conclusively presumed to be in good condition at move-in unless TENANT(S) specify objections on that list and return a copy of it to the LANDLORD within seven (7) days after receiving the list. The move-in inventory check list is not a request for repairs.

38. TOTAL AGREEMENT

This lease is the Parties' entire agreement, and they enter it voluntarily. There are no other agreements, including discussions, proposals, negotiations, and representations made prior to the execution of this lease that are part of this lease unless specifically in writing

TENANT(S) application to lease is incorporated as part of this lease, and TENANT(S) covenant that the information supplied in that application was and continues to be accurate. TENANT(S) agree to provide the LANDLORD in writing with any new phone numbers or change in employers as soon as possible.

During this lease and thereafter, LANDLORD or its agents (including a collection agency) may obtain TENANT(S) credit report, which LANDLORD or its agent may use in attempting to collect unpaid rent, late fees, or other charges from TENANT(S).

39. OTHER

If resident(s), a member of the resident(s) household, or any other person under the resident(s) control or visiting tenant, manufactures, delivers, possesses, with intent to deliver, or possesses a controlled substance on the premises, Landlord will terminate the tenancy by giving a 24 hour Notice to Quit. Calls from other neighbors or tenants regarding traffic and or suspect illegal activities made aware to landlord/owner, will result in the landlord notifying the police without notice to the tenant being given.

Furthermore, if any violation that involves drugs or drug use on property, the tenant(s) understand and acknowledge that a charge will be incurred to detoxify the unit from the hazardous toxins and waste involved with drug use, manufacturing, selling, etc. for the cleanup of the property.

It is further acknowledged that tenant has been given instructions on the care and maintenance of appliances and heating and cooling equipment both verbally and in printed instruction form. The printed form must be returned or a charge of \$50 will be taken to replace such. In the event there is an emergency, tenant has been given a 24 service number and alternate number to call.

MICHIGAN TRUTH IN RENTING ACT NOTICE

NOTICE:MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH IN RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.

Initial Here: _____
Landlord Tenant Tenant

MICHIGAN SECURITY DEPOSIT ACT NOTICE

TO TENANT(S): YOU MUST NOTIFY YOUR LANDLORD IN WRITING WITHIN FOUR (4) DAYS AFTER YOU MOVE OF A FORWARDING ADDRESS WHERE YOU CAN BE REACHED AND WHERE YOU WILL RECEIVE MAIL, OTHERWISE YOUR LANDLORD SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND THE PENALTIES ADHERENT TO THAT FAILURE.

ACKNOWLEDGEMENT OF FUNDS

The sum of \$ _____ has been received by the LANDLORD from the TENANT(S) and shall be applied as follows:

First months rent in advance	\$ _____
Security Deposit	\$ _____
NON REFUNDABLE Cleaning preparation fee	\$ _____
Water Bill-first Month	\$ _____
TOTAL	\$ _____

Dated: _____ Landlord _____

Dated: _____ Tenant _____

Dated: _____ Tenant _____