LEASE

This agreement, made on the 24th day of August, 19__ between the
Secretary of Housing and Urban Development, acting under the provisions of the National Housing Act, as amended, as LANDLORD, and

as TENANT

WITNESSETH

That the LANDLORD leases to the TENANT, and the TENANT, lease from the LANDLORD, premises identified as __________, a _______ acre tract of land, which is made a part hereof for the term and in the manner stipulated herein.

Land rent shall be payable at the office of __________ at the rate of __________ per month or on such other terms and in such other places as the LANDLORD shall, from time to time, by written

The agreement includes provisions for services and equipment as specified herein, with the express understanding that such services or temporary mechanical failure of such equipment shall give TENANT no claim for damage.

1. The TENANT (or their successors, and assigns, agree as follows: (a) to pay the rent herein stated promptly when due, without any deductions, compositions, or setoffs, and without any assignment to the use of the LANDLORD to make any demand for the same; (b) to pay all charges for utilities, except as noted hereinafter, as they become due; (c) to use the premises for an unlawful purpose; (d) to occupy the premises as a dwelling; (e) not to engage in business, or to use or permit the use of, or part without the written consent of the LANDLORD, but the premises may not be sublet or subleased to another tenant, without the consent of the LANDLORD; (f) to keep the premises in a clean and sanitary condition, and in compliance with all laws, ordinances, and regulations, and from all liabilities arising out of any such violation or non-compliance; (g) to use the premises for any purpose deemed hazardous by the LANDLORD; and to the extent of the premises in the possession of the TENANT or the possession of any tenant of the TENANT, not to permit any damage to the property shall be caused by the acts or negligent of the TENANT or any person, and subject to the TENANT not to permit any wastes or damages or other conditions to the property, as may be required to make such repairs and to change the

2. The LANDLORD agrees that the premises are structurally sound, including roofs and foundations, and have adequate heating, and plumbing, and are in operating condition. The TENANT agrees to the execution of this agreement subject to the premises are as stated and are in a reasonable condition and agrees that at the end of said term to deliver up and surrender said premises to the LANDLORD in as good condition as when received, reasonable wear and tear excepted.

3. The TENANT agrees to assume the responsibility for services including service maintenance and compliant service calls, lawn and yard maintenance, trash removal and other such services, consistent with the effective date of this lease.

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4. It is further agreed that the LANDLORD will make all repairs of major structural or systems failures in said premises except repairs necessary to be made which are caused by acts or neglect of the TENANT or SUBLESSEE, provided, however, that the determination of whether structural or systems failures are major or whether such failures were caused by them or neglect of the LANDLORD is in writing, and all such repairs and improvements made by the TENANT or SUBLESSEE shall belong to the LANDLORD.

5. The TENANT further agrees not to sublet or sublease, nor to permit any sublet or sublease, nor to permit any unauthorized use of the premises, except as permitted in writing by the LANDLORD, and no subletting or subleasing shall be unlawful, except as permitted in writing by the LANDLORD, or except as a condition of the lease, or except as authorized in writing by the LANDLORD, and any such unauthorized subletting or subleasing is void and no right accruing to the LANDLORD under this agreement by virtue of law.

6. All goods and chattels placed or stored on or about the premises are at the risk of the TENANT.

7. The tenant of the LANDLORD to accept upon the strict performance of the terms, covenants, agreements and conditions herein contained or any of them, shall not constitute or be construed as a waiver of relinquishment of the LANDLORD's right thereunder to enforce any of the terms, covenants, agreement, or conditions, but the same shall continue in full force and effect.

8. The TENANT warrants that no person or agency has been employed or retained to alter or change this lease upon agreement in understanding a continued possession, leasing, brokerage, or contingent fee, except as hereinafter established commercial agreements concluded by the TENANT for the purpose of securing business. For breach or violation of this warranty the LANDLORD shall have the right to annul lease without penalty or at its discretion to require the TENANT to pay, in addition to the rent and any amounts payable hereunder, the full amount of any commissions, brokerage, or contingent fee.

9. The TENANT agrees to carry, for the benefit of the LANDLORD, landlord and tenant public liability insurance covering all damages of injury to any person, including any injury or damage to any person arising out of the use and occupancy of the premises by TENANT or SUBLESSEE, with adequate compensation and contributing policy limits and amounts covered by the LANDLORD, and to furnish at all times to the LANDLORD, upon request, evidence satisfactory to the LANDLORD of such insurance coverage.

10. No Member of or Delegate to Congress, or President Commissioner, shall be admitted to any share or part of this contract or to any benefit from anyannee thereof, but that assurance shall be construed to extend to this contract if made with a corporation for its general benefit.

This lease contains the entire agreement between the parties hereto, and neither party is bound by any representations or agreements of any kind except as herein contained.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

LANDLORD

WITNESS:

By:

TITLE:

[Signature]

TENANT

[Signature]

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Schedule A (Single Family)

1. This lease shall cover the below named premises and for the rental amount stated opposite each named premises for an initial term of up to 12 calendar months commencing on the _________ day of ________, 19____, which term shall be renewed automatically for two successive periods of one year each unless written notice of intent not to renew is given by either party at least 90 days prior to the expiration of any one year period.

2. If the term of this lease shall commence on a day other than the first day of a calendar month, a proportionate part of the monthly rental specified below shall be paid on the last day of such month for the remaining portion of the month in which the term commenced. TENANT will also pay at the expiration or other termination concerning any premises named below in this lease a proportionate part of said rental of said premises for the portion, if any, of a month then expired.

3. Premises

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<tr>
<th>Premises</th>
<th>Amount per Month</th>
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SCHEDULE A TO LEASE

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