

**SCHELL -Z -GLENBROOK
200 BEDFORD ROAD
WOBURN, MASSACHUSETTS 01801
RENTAL AGREEMENT**

SCHELL-Z-GLENBROOK, Lessor, hereby leases to Mr. Smith, Lessee, who hereby rents apartment 123 at 200 Bedford Road, Woburn, Massachusetts consisting of Four (4) rooms for the term of twelve (12) months beginning November 1, 2012 and ending on October 31, 2013.

This is not a self-extending Lease. Unless the parties have executed a subsequent Lease for an additional term prior to sixty days of the termination date of this Lease, the Lessor shall have the right to show the premises to prospective tenants during normal business hours. The Lessor shall have the right to enter and inspect the premises for suspected emergency and to inspect within the last thirty days of the tenancy or after either party has given notice to the other of the intention to terminate the tenancy. The Lessor may also enter the premises at reasonable times after reasonable notice, to paint, clean or make repairs thereto.

The term rent to be paid by the Lessee shall be Fifteen Thousand Six Hundred Dollars (\$15,600.00) in installments of \$1,300.00 on the first (1st) day of every month in advance.

All Lessees wishing to terminate their lease prior to the end of the lease term, provided Lessee is not in default under this lease, must provide Lessor with at least sixty (60) days written notice of their intent to terminate. Such notice will be effective sixty (60) days from the day it is received by Lessor. This notice is not effective unless it is accompanied by payment of a lease buyout charge equal to two (2) months' rent. Rent and any other related charges must be paid through the date of termination and for the entire month in which the Lessee vacates. The parties agree that this is a reasonable and fair estimate of Lessor's total cost and damages in connection with the early termination.

LESSOR AND LESSEE AGREE

The Lessee shall not paint, paper, decorate, or make alternations on the leased premises without prior written consent from the Lessor. Lessee agrees to pay all costs of restoring premises to original condition on termination of this lease if such changes are made at the Lessee's request.

The Lessee shall not make, or permit his/her guests to make any objectionable noise or play any musical instrument, radio, television, or stereo in a manner offensive to other occupants of the building.

The Lessor shall not be liable for damage to or loss of property of any kind lost or stolen, damaged or destroyed by fire, water, steam, defective refrigeration or air conditioning, elevators, or otherwise, while in the leased premises or any storage area or parking area provided by the Lessor.

Written notice from the Lessor to the Lessee shall be deemed to have been properly given if mailed by registered or certified mail to the Lessee at the address of the leased premises, or if delivered or left in, or on, any part thereof whether actually received or not.

Outdoor parking is provided.

No pets or animals or birds of any kind, shall be kept in or allowed to visit the leased premises.

The Lessee shall pay the Lessor for any damage done to the leased premises, the plumbing or fixtures thereof, of the building in which the leased premises are a part caused by negligence, carelessness, or abuse by the Lessee or his/her guests.

Lessee shall provide all utilities including heat, hot water, electricity, and air conditioning.

No trucks, vans, mobile homes, trailers, boats, or unregistered vehicles shall be parked or stored on the Lessor's property.

The Lessee shall not alter the locks nor add locks to the leased premises without prior written permission from the Lessor. Such altered or added locks shall become the property of Lessor. A key to any lock altered or added is to be given to the Lessor which will be locked in a safe under a coded number to be used only in an emergency.

The Lessee shall pay all bills for gas directly to National Grid and shall notify National Grid on signing the lease.

The Lessee shall not sublet the whole or part of the leased premises without prior written consent of the Lessor.

The Lessee shall pay all bills for electricity directly to N Star and shall notify N Star on signing the lease.

It is the Lessee's obligation to insure his/her personal property.

Drapes shall have white or beige backing.

Laundry rooms shall not be used between the hours of 10 P.M. and 7 A.M. on weekdays and 10 P.M. and 9 A.M. on Saturdays and Sundays.

No vehicle shall be washed, repaired or stored on the Lessor's property.

Landlord shall be entitled to charge Tenant a fee of \$25.00 for each check, negotiable order of withdrawal or draft that is submitted for payment and returned for insufficient funds or unpaid.

Lessor acknowledges receipt of \$1,300.00 from the Lessee to be held by the Lessor during the term of this lease or any renewal thereof. This will be applied as the last month's rent of this or any renewal lease.

AGREED TO AND SIGNED:

Mr. Smith

Date

AGREED TO AND SIGNED:

Schell-Z-Glenbrook, Agent