

RESIDENTIAL LEASE AGREEMENT

BETWEEN LANDLORD: CWS Marketing Inc. C/O United States of America
AND TENANT:

Whose address is: 191 Summer St Apt 1 Passaic, NJ 07055

Tenants Soc. Sec.
DOB
Phone Number
Email

JUX

The word "Tenant" as used in this lease (the "Lease") means all of the tenants listed above.

1. **PROPERTY:** The tenant agrees to lease from the Landlord and the Landlord agrees to lease to the Tenant property having an address of 191 Summer St Apt 1 Passaic, NJ 07055 -3261 (the "Property" / "Premises") subject to the terms and conditions set forth in this Lease.

2. **TERM:** The initial term of this Lease is for 1 Year starting on October 1st, 2021 and ending on September 30th 2022 (the "Term"). If the Landlord is unable to give possession of the Property to the Tenant on the first day of the term, the Landlord shall not be liable to Tenant. If the Landlord fails to give possession of the Property within 30 days of the start date set forth above, then the Tenant may terminate this Lease by giving Notice to the Landlord. If the first day of the Term is delayed, then the last day of the Term shall be adjusted accordingly, so that the Term remains for the number of months or years stated above.

3. **RENT:** The rent for the Term of this Lease is \$17,400.⁰⁰ to be paid in monthly increments on the 1st day of the month. Tenant shall pay \$1,450.⁰⁰ per month.

Payment can be made to the following address or via online.

Mailing

Advanced Property Mgmt. Inc.
PO Box 823
Saddle Brook, NJ 07663-0823

Online (Link to register)

<http://www.payclix.com/AdvancedPropertyMgmt>

INITIAL DEPOSIT: Tenant has paid an initial deposit of \$0.⁰⁰ to be credited towards the security deposit.

Owner Initials EL

Tenant Initials AM, EL