

---

**RESIDENTIAL LEASE**

**Landlord,**  
*Estate of George I. Parisi*

**Tenant,**

**Effective Date:** *August 1, 2021*

**Term:** **One (1) Year**

**Premises:** **47 Bergen Road**  
**Murray Hill, New Jersey 07974**

**Expires:** *July 31, 2022*

**Rent per month: \$3950.00**

---



*This is a legally binding lease that will become final within three business days. During this period, you may choose to consult an attorney who can review and cancel the lease. See section on Attorney Review for details.*

### **RESIDENTIAL LEASE**

This Lease is made on *Date* \_\_\_\_\_

***BETWEEN Estate of George I. Parisi*** referred to as the “Landlord,”

***AND*** \_\_\_\_\_ ***and*** \_\_\_\_\_, ***and children*** \_\_\_\_\_, referred to as the “Tenant.”

The word “Tenant” means each Tenant named above.

### **Table of Contents**

1. Demised Property
2. Use of Property
3. Inspection of Premises by Tenants
4. Term
5. Rent
6. Attorney Fee of Landlord as Additional Rent
7. Rental Security Deposit
8. Return of Rental Security Deposit
9. Utilities
10. Quiet Enjoyment
11. Payments required to be made by Landlord
12. Compliance with Local Ordinances Regarding Trash Disposal and Recycling
13. Care and Maintenance of Premises by Tenant
14. Damage to Premises
15. Repairs by Landlord
16. Alterations
17. General Restrictions
18. Compliance with State Laws and Local Ordinances
19. Compliance with State Laws and Local Ordinances Regarding Fire Safety
20. Removal of Snow from Area Immediately Adjacent to Rental Premises
21. Drug Related Conduct
22. Guests
23. Rodent, Bug and/or Pest Infestation
24. Entry by Landlord
25. Ring Doorbell
26. Zoning
27. Removal of Personal Property of Tenant
28. Violation, Eviction and Re-entry
29. Insurance
30. Destruction of Premises
31. No Waiver by Landlord
32. Landlord’s Other Rights
33. No Assignment or Sublease
34. Notice to Vacate
35. Subordination
36. Hazardous Use
37. Injury or Damage
38. Eminent Domain
39. Lead-Based Paint Document Acknowledgement
40. Megan’s Law
41. Desire by Tenant to Vacate Before End of Term of Lease
42. Renewal of Lease
43. Recording
44. Notices
45. General Provisions
46. Attorney Review Clause
47. Pet Agreement
48. Signatures

1. **Demised Property.** The Tenant agrees to lease from the Landlord and the Landlord agrees to lease to the Tenant the Premises located at **47 Bergen Road, Murray Hill, New Jersey 07974** referred to as the "Premises".
2. **Use of Property.** The Tenant may use the Premises solely as a private residence and will not use the property for any trade, business, or profession. **No other individuals may reside in said Premises without the prior written consent of the Landlord.** It shall be deemed a breach of this Lease Agreement and a substantial violation of the Landlord's Rules and Regulations if any other person is found to reside in the subject Premises.
3. **Inspection of Premises by Tenant.** The Tenant has examined the Premises, including the living quarters, all facilities, and appliances, and is satisfied with their present physical condition. Based upon said inspection by the Tenant, the Tenant acknowledges that there are no defects in said Premises and no repairs are required.
4. **Term.** The Term of this Lease is for one (1) year **starting August 1, 2021 and ending July 31, 2022.**
5. **Rent.** The Tenant agrees to pay **\$3950.00 (three thousand nine hundred fifty dollars) per month** as rent, due on or before the 1<sup>st</sup> day of each month, for a total yearly rental payment of **\$47,400.00 (forty-seven thousand four hundred dollars)** payable to *Estate of George I. Parisi*. If the Tenant does not pay the rent by the 3<sup>rd</sup> day of the month in which it was due, The Tenant shall pay a daily late fee of **\$25 (twenty-five dollars)** for each day the rent is unpaid until the rent is received by the Landlord. The late fee shall be added to the rent and shall be considered **additional rent**, which is defined in Section 11. The Tenant must also pay a fee of **\$15.00 (fifteen dollars)** as **additional rent** for any dishonored check. Rent payment may be made by mailing a check or by direct deposit into Chase Bank account. Payment must be received by due date whether paying by mail or direct bank deposit.

There shall be a **\$25.00 (twenty-five dollars)** charge as **additional rent** for any refusal of the Tenant to allow access to workmen or repairmen with appointments into the Premises or to break an appointment for repairs without first giving the Landlord at least 24 hours notice. All charges contained in this paragraph **shall be deemed additional rent** and are payable with the monthly rent payment. Failure to pay said additional rental payments will subject the Tenant to eviction in the Court without any further notice.

6. **Attorney Fee of Landlord as Additional Rent.** If it is necessary for the Landlord to retain the legal services of an attorney because of a violation of any provision of this Lease by the Tenant, including the failure by the Tenant to pay rent as defined under this Lease, the reasonable attorney fee incurred by the Landlord **shall be deemed additional rent** due and owing by the Tenant when the next regular monthly rent is due. If it is necessary for the Landlord to file a Complaint for Eviction because of failure to pay rent by the Tenant, or for any other reason permitted by law, the reasonable attorney fee incurred by the Landlord **shall be deemed additional rent** due and owing by the Tenant when the next regular monthly rent is due.
7. **Rental Security Deposit.** The Tenant shall pay a rental security deposit in the total amount of **\$5425.00 (Five thousand four hundred twenty-five dollars)**. Said deposit will be held by the Landlord for the benefit of the Tenant in an interest bearing Landlord-Tenant account at Chase Bank, pursuant to the Rent Security Deposit Act, N.J.S.A. 46:8-19 et seq. Interest on the Security belongs to the Tenant and shall be paid to the Tenant every year on the renewal or anniversary of the Lease. It may also be paid by January 31<sup>st</sup> of each year. At no time will the Tenant be allowed to use rental security for the payment of rent.
8. **Return of Rental Security Deposit.** The Landlord shall inspect the Premises after the Tenant vacates at the end of the Term. The rental security deposit, interest, less any deductions made under this Lease and a statement itemizing the interest and deductions will be returned to the Tenant in accordance with the laws of the State of New Jersey within thirty (30) days after the end of the Term and will be delivered personally, or by certified mail, return receipt requested.

9. **Utilities.** The Landlord will pay for the following utilities that are (X):  
(X) Furnace filters maintenance.  
(X) Grounds maintenance; grass and tree trimming only, excludes snow removal.  
(X) Rain gutter cleaning.  
(X) Routine exterminator maintenance service.  
(X) Internet access (basic minimum service); connection only, excludes any type pay per view.  
(X) Sewerage

The Tenant will pay for the following utilities directly to the utility companies that are (X):

- (X) Gas  
(X) Electricity  
(X) Heat  
(X) Air Conditioning  
(X) Hot and Cold Water  
(X) Cable TV  
(X) Telephone  
(X) Trash Disposal

10. **Quiet Enjoyment.** The Tenant may occupy the Property without interference, subject to the Tenant's compliance with the Terms of this Lease.

11. **Payments required to be made by Landlord.** If the Tenant fails to comply with the terms of this Lease, either by an act of commission, or an act of omission, the Landlord may take any required remedial action and the costs for same **shall be deemed additional rent** due and owing immediately. Failure to pay such additional rent upon demand pursuant to this paragraph will subject the Tenant to an immediate eviction proceeding for non-payment of rent. The Tenant is liable for damages caused by breach of this Lease including reasonable attorney fees, loss of rent, the cost of preparing the Premises for re-renting and any brokerage commissions incurred finding a new tenant as a result of the Tenant's eviction. After eviction, the Tenant shall pay the rent for the Term or until the Landlord re-rents the Premises. Rent received from any new Tenant during the remaining Term of this Lease will be applied by the Landlord to reduce rent, which may be owed by the Tenant.

12. **Compliance with Local Ordinances Regarding Trash Disposal and Recycling.** The Tenant will remove trash, garbage and other waste from the Premises and from the building by depositing said trash, garbage and other waste in the appropriate receptacles and placing said receptacles at curb side on the appropriate collection day in a clean and safe manner. The Tenant agrees to dispose of all garbage, trash, and other waste in accordance with the prevailing recycling laws and ordinances promulgated both by the Township and the State. In the event the Tenant does not comply with this paragraph regarding trash, garbage and other waste, the Tenant shall be responsible for payment of any and all fines and penalties imposed by any government authority against the Landlord due to said failure to comply with this obligation, and said fines and penalties imposed against the Landlord **shall be deemed additional rent** to be paid immediately by the Tenant.

13. **Care and Maintenance of Premises by Tenant.** The Tenant acknowledges that the initial condition of the Premises is newly refurbished and will maintain the Premises in as good condition, except for ordinary wear and tear. Moreover, attached and incorporated herein are photographs of the Premises showing said condition and are appended to and made a part of this Agreement.

The Tenant shall take good care to maintain and protect the appliances, cabinets, vanities, shower doors, electrical and plumbing fixtures, floors, windows, interior and entry doors, garage doors, driveway, walkway, and fencing from damage. See appliance manuals for cleaning instructions. The Tenant agrees to cover all areas of the hardwood floors on which furniture sits with area carpets or protective furniture feet protectors. The Tenant shall obey any written instructions of the Landlord for the care and use of appliances, equipment, and other personal property on the Premises and use all electric, plumbing, and other facilities safely. The Tenant shall keep and maintain Premises in a clean and sanitary condition, free from debris, trash, and refuse. The Tenant shall keep plumbing fixtures free of hair and food and to dispose of in the trash receptacles. The Tenant shall maintain the temperature of the entire house at a sufficient level to avoid the freezing of the water pipes. The Tenant shall routinely gather any blown trash and debris on the grounds or sidewalk and dispose of in the trash receptacles. The Tenant will promptly notify the Landlord of any condition which requires repairs.

The Tenant agrees to pay for all repairs, replacements and damages caused by the act or neglect of the Tenant, the Tenants household members, their visitors, and domestic employees and said payment **shall be deemed additional rent**. The failure by the Tenant to comply with any paragraph in this section shall constitute a substantial breach of this Lease.

- 14. Damage to Premises.** Whenever damage is caused to the Premises by the Tenant maliciously, criminally, by abnormal or unusual use, or by carelessness, misuse, or neglect, the cost of all said repairs shall be deemed additional rent to be paid immediately by the Tenant upon receipt of the demand from Landlord. The Tenant further agrees to be responsible for the period the Premises are damaged whether or not the Premises are habitable.

The Tenant will give the Landlord prompt notice of any defects in the electrical, plumbing, fixtures, windows, appliances, heating and cooling equipment or any other part of the Premises. The Tenant is obligated to report all complaints to the Landlord including all water leaks from plumbing fixtures, leaks from ceilings, floor water, and the like, even if it does not directly affect the living conditions, and even if it is not the fault nor the doing of the Tenant. Failure to make said report and/or follow up on repairs will be considered neglect by the Tenant. The failure by the Tenant to comply with any paragraph in this section shall constitute a substantial breach of this Lease.

- 15. Repairs by Landlord.** The Landlord shall make any necessary repairs and replacements to the vital facilities serving the Premises within a reasonable amount of time after notice by the Tenant. The Tenant may be liable for the cost of such repairs and replacement pursuant to Section 13 and Section 14. The Landlord shall not be liable for interruption of services or inconvenience resulting from delays in making repairs or replacements if due to circumstances beyond the Landlord's reasonable control.

- 16. Alterations.** The Tenant must receive the Landlord's prior written consent to alter, improve, paint, or otherwise change the Premises, and the cost of all said alterations, additions and improvements shall be borne by the Tenant. All alterations, additions and improvements shall become the property of the Landlord. Alterations include, but are not limited to the following; installation of paneling, flooring, built-in-decorations, partitions, moldings, or any other fixture drilled into or attached to the floors, walls, or ceiling; installation of any locks or chain-guards; painting, wallpapering, or other decorations; installation of any equipment or wiring including satellite TV; change in the plumbing, cooking, air conditioning, electrical or heating systems; installation of exterior decking, or gazebos.

All changes or additions made without the Landlord's written consent shall be removed by the Tenant on demand. All changes or additions made with the Landlord's written consent shall become the property of the Landlord when completed and paid for by the Tenant. They shall remain a part of the Premises at the end of the Term unless the Landlord demands that the Tenant remove them. The Tenant shall not allow any construction lien or other claim to be filed against the Premises, if any lien or claim is filed against the Premises, the Tenant shall have it promptly removed.

- 17. General Restrictions.** The Tenant agrees not to:

- (a) Use the Premises for unlawful purposes; engage in or permit unlawful activities in or near the Premises, or on the grounds;
- (b) Conduct any form of commercial business on the Premises or park any commercial vehicle or work truck;
- (c) Park any recreational vehicle including and not limited to campers, trailers, boats or ATVs in any parking area without written permission from the Landlord;
- (d) Park any vehicle on any area of the grounds other than the driveway or in garage;
- (e) Use ATVs on the grounds;
- (f) Erect above ground swimming pools or trampolines;
- (g) Have pets or animals of any kind in the Premises without the prior written permission of the Landlord;
- (h) Have loud or large parties, make unreasonable and unnecessary sounds in or on the Premises by the Tenant, household members, visitors or domestic employees which create a disturbance to neighbors;
- (i) Enter upon or attempt to enter upon the roof of the Premises;
- (j) Encumber nor obstruct the driveway, grounds, entrances, hallways, stairs or steps;
- (k) Block the entrances or place any object so that it shall project out of any window;
- (l) Permit the plumbing fixtures or toilets, to be used for any other purpose other than those for which they were constructed, nor shall any feminine hygiene products or wipes, sweepings, rubbish, rags nor

- any other improper articles be placed into same; or use toilet bowl in-tank cleaners such as chlorine pucks which can seriously corrode the fittings in the tank.
- (m) Use abrasive cleansers or cleaning apparatus on kitchen, laundry, and bathroom fixtures and appliances, but instead use Soft Scrub or liquid cleaners;
  - (n) Use any cleanser on any interior slate or vinyl tile floor other than Neutral pH cleaners. Hardwood and porcelain tile floors may be cleaned with same;
  - (o) Place directly hot curling or flat irons, or hot curlers on vanities;
  - (p) Disconnect Internet apparatus;
  - (q) Allow electrical or gas service to lapse;
  - (r) Use no more electricity than the wiring or feeders to the house can safely carry;
  - (s) Waste or unreasonably use any utility or appliance that is provided by the Landlord;
  - (t) Tamper with doorbells;
  - (u) Tamper with smoke detectors or fire extinguishers;
  - (v) Keep in or near the Premises any explosives or volatile or flammable materials;
  - (w) Do anything to destroy, deface or damage any part of the Premises or permit anything to be done which will increase the rate of any insurance of the Premises;
  - (x) Use salt or salt products on porch, steps, walkway, sidewalk or driveway, but instead use sand;
  - (y) Leave open any window or door at any time that the Premises is unoccupied or during foul weather conditions;
  - (z) Change any locks to any door without the consent of the Landlord or give keys or garage door opener to the Premises to anyone other than those occupying the Premises;
  - (aa) Maintain a waterbed in the Premises;
  - (bb) Maintain a water aquarium in the Premises;
  - (cc) Disturb, harass, pursue, maim, kill, trap, or hunt wildlife on the premises, but to report nuisance animals and critters to landlord; and
  - (dd) Smoke or carry any lighted pipe, cigar, cigarette, or tobacco-related products in any form within the buildings located on the Premises.

- 18. Compliance with State Laws and Local Ordinances.** The Tenant must comply with state laws, local ordinances, and rules and requirements of the Township of Berkeley Heights and all subdivisions thereof. The Tenant will further comply with all policies and regulations of insurance companies which have issued or are about to issue policies covering these Premises and/or its contents. If the Landlord incurs any fines, costs or penalties assessed against the Landlord by the municipality for failure of the Tenant to comply with local ordinances regarding trash disposal and recycling, or for any other reason, any said fines, costs, or penalties assessed against the Landlord **shall be deemed additional rent** to be paid by the Tenant. Failure to pay said **additional rent** by the Tenant shall subject the Tenant to immediate eviction without further notice.
- 19. Compliance with State Laws and Local Ordinances Regarding Fire Safety.** The Tenant will comply with all state laws and local ordinances, and all other legal requirements, with respect to fire safety and fire injury prevention, as specified by the ordinances of the Township of Berkeley Heights.
- 20. Removal of Snow from Area Immediately Adjacent to Rental Premises.** The Tenant agrees to remove snow, ice, and all other similar material from the outside portion of the Premises, and within twelve (12) hours of daylight, clear the sidewalk of same in accordance with ordinance 8.56.060 of the Township of Berkeley Heights, and to otherwise keep at all times, especially after a snow or sleet storm, said area free from snow, ice and other dangerous or hazardous material. Tenant shall not use salt or salt products on porch, steps, walkway, sidewalk, or driveway but instead use sand.
- 21. Drug Related Conduct.** Engaging in distribution, possession, or use of controlled dangerous substances, C.D.S., in, around, or near the Premises shall be deemed conclusively to impair the physical and social environment of the Premises and is a substantial violation of the Tenant's obligation to use said Premises 'solely as a private residence' for the Tenant's family. It is also a violation of New Jersey Landlord-Tenant Law and subjects the Tenant to eviction on three (3) days' notice pursuant to N.J.S.A. 2A:18-61.1p.
- 22. Guests.** Occupancy by guests of the Tenants for more than sixteen (16) days of any thirty (30) day period or twenty-six (26) days of any sixty (60) day period is a breach of this Lease which gives the Landlord the option of terminating this lease upon thirty (30) days written notice and/or having the "guests" removed.



23. **Rodent, Bug and/or Pest Infestation.** The Landlord shall be responsible for extermination prior to the inception of the Lease and shall provide rodent, bug and/or pest free Premises at said inception and will provide routine exterior and interior extermination maintenance service. The Tenant shall be responsible for any conduct which attracts and increases any rodent, bug and pest infestation, including inaccessibility to interior of the Premises for routine maintenance service during the term of the Lease, and shall incur extermination expenses above and beyond routine maintenance. The Tenant acknowledges that at the inception of this Lease the Premises were free of rodent, bug and/or pests. Any costs incurred by the Landlord during the term of this Lease to rid said Premises of rodents, bugs and/or pests caused by conduct of the Tenant **shall be deemed additional rent** to be paid immediately.
24. **Entry by Landlord.** The Landlord or the Landlord's representative may enter the Premises at any time and without prior notice to the Tenant in case of an emergency. The Landlord or the Landlord's representative may enter the Premises upon reasonable notice to the Tenant to provide services or to inspect, to improve or to show said Premises. The Tenant must notify the Landlord if the Tenant will be away from said Premises for seven (7) days or more. In case of an emergency, or the Tenant's absence, the Landlord or the Landlord's representative may enter the Premises without the consent of the Tenant.
- The Landlord or the Landlord's representative may show the Premises to prospective tenants seven (7) days a week between the hours of 9:30am and 5:00pm and 6:30pm and 8:30pm upon notice of at least two (2) hours within three (3) months before the end of the Term. The Landlord shall be permitted to have a lock box placed on the Premises. If the Tenant refuses to allow such showing, then the Tenant shall be liable for up to two (2) months' rent.
25. **Ring Doorbell.** System is equipped with one front and one rear exterior mounted doorbell with intercom and video functionality. The Tenant shall access the system using the Tenant owned compatible electronic devices. Subscription service optional and access will be terminated at the end of Term. The Landlord reserves the right to discontinue service at any time.
26. **Zoning.** The Landlord and the Tenant agree that if the Court of the Township of Berkeley Heights, or the Township of Berkeley Heights, or the building official of the Township of Berkeley Heights determines that the Tenant violates the zoning of the rental property that the Tenant will vacate the Premises upon 30 days' notice from the Landlord.
27. **Removal of Personal Property of Tenant.** The Tenant will remove all the Tenant's property at the expiration of this Lease or at the time the Tenant vacates the Premises. Any property that is left on said Premises after the Lease has expired, or after the Tenant has vacated the Premises, and after a three (3) day grace period, shall become the property of the Landlord and will be held at the Tenant's expense for thirty (30) days after which may be discarded, thrown out, or otherwise removed from the Premises or storage. Any costs incurred by the Landlord for the storage and removal of said property, and/or to clean up the Premises, **shall be deemed additional rent**, and may be deducted from the security deposit paid by the Tenant.
28. **Violation, Eviction and Re-entry.** The Landlord reserves the right of re-entry. This means that if the Tenant violates the terms of this Lease, the Landlord may terminate this Lease and regain possession of the Premises. This is done by a court proceeding known as an eviction. A complaint is served upon the Tenant and the Tenant must appear in court. The Landlord may also evict the Tenant for any other cause which is permitted by applicable law. When the eviction proceeding is concluded, the Landlord may regain possession of the Premises.
29. **Insurance.** The Tenant shall be responsible for obtaining, at the Tenant's expense, a tenant's insurance policy which includes liability coverage. The Tenant's personal property shall not be the responsibility of the Landlord and will not be insured by the Landlord. The Tenant shall furnish the Landlord with proof of coverage upon the Landlord's request.
30. **Destruction of Premises.** The Tenant shall notify the Landlord at once of any fire or other casualty on the Premises. The Tenant is not required to pay Rent when the Premises are unusable. If only a part of the Premises is uninhabitable, then the rent shall be adjusted proportionately. If the Premises are partially damaged by fire or other casualty the Landlord shall repair it within a reasonable time. This includes the damage to the Premises and fixtures installed by the Landlord. The Landlord need not repair or replace anything installed by the Tenant. The Tenant shall in no case be entitled to compensation or damage on account of any annoyance or inconvenience in making said repairs, or on account of such destruction.

Either party may cancel this Lease if the Premises are so damaged by fire or other casualty that it cannot be repaired within ninety (90) days. If the parties cannot agree, the opinion of a contractor chosen by the Landlord and the Tenant will be binding on both parties. This Lease shall end if the Premises are totally destroyed. The Tenant shall pay Rent to the date of destruction. If the fire or other casualty is caused by the act or neglect of the Tenant, the Tenant's household members, their visitors or domestic employees, the Tenant shall pay for all repairs and other damages.

31. **No Waiver by Landlord.** The Landlord does not give up any rights by accepting rent or by failing to enforce any terms of this Lease, at any time.
32. **Landlord's Other Rights.** The Landlord's rights and remedies under this Lease are in addition to, and not instead of any other rights and remedies provided by law. The Landlord may exercise any or all of the rights and remedies provided by law, as well as those provided under this Lease.
33. **No Assignment or Sublease.** The Tenant may not sublease all or any part of the Premises or assign this Lease or permit any other person to use the Premises, without the Landlord's prior written consent. The Landlord may withhold such permission in the Landlord's sole and absolute discretion.
34. **Notice to Vacate.** The Tenant agrees to vacate the Premises upon three (3) months' written notice if the Landlord wishes to self-occupy or sell the Premises.
35. **Subordination.** This Lease and the Tenant's rights are subject and subordinate to present and future mortgages on the subject Premises. The Landlord may execute any papers on the Tenant's behalf or as the Tenant's attorney in fact to accomplish said subordination.
36. **Hazardous Use.** The Tenant will not keep anything in the Premises which are dangerous, flammable, and explosive or might increase the danger of fire or any other hazard.
37. **Injury or Damage.** The Tenant will be responsible for any injury or damage caused by the act or neglect of the Tenant, the Tenant's household members, their visitors, or domestic employees. The Landlord is not responsible for any injury or damage unless due to the negligence or improper conduct of the Landlord.
38. **Eminent Domain.** Eminent domain is the right of a government to take private property for public use. Fair compensation must be paid. If any part of the Premises or building is taken by eminent domain, either party may cancel this Lease on thirty (30) days notice to the other. The entire payment for the taking shall belong to the Landlord. The Tenant shall make no claim for the value of the remaining part of the Term.
39. **Lead-Based Paint Document Acknowledgement for Dwellings Built Before 1978.** The Landlord has no knowledge of lead-based paint being used in the Premises but since the house was built when lead-based paint was available, it may contain lead-based paint.

The Tenant acknowledges receipt of the EPA pamphlet, "Protect Your Family From Lead In Your Home." Moreover, a copy of the document entitled, "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" has been fully completed, signed by the Tenant and the Landlord and is appended to and made a part of this Agreement.

40. **Megan's Law Registry.** The Tenant is notified that New Jersey law establishes an Internet Registry of Sex Offenders that may be accessed at [www.njsp.org](http://www.njsp.org).
41. **Desire by Tenant to Vacate Before End of Term of Lease.** If the Tenant wishes to terminate the lease before the end of the Term, then the Landlord shall make reasonable efforts to re-rent the Premises as of the time the Tenant wishes to vacate. In such situation the Tenant agrees to pay for all advertising costs associated with the re-rental and/or any brokerage commissions, the Tenant is responsible for the rent during the Term of the Lease unless a subsequent tenant acceptable to the Landlord is found.
42. **Renewal of Lease.** The Tenant must be offered a renewal of this Lease to take effect at the end of the Term unless the Landlord has good cause as defined by law. The renewal lease may contain reasonable changes, including but not limited to any change in the Term or in the monthly rental. If so, the Landlord must notify the Tenant of the changes not less than one hundred-twenty (120) days before the Term ends unless the tenancy is



month to month. The Tenant must notify the Landlord in writing of the Tenant's acceptance or rejection of the changes not less than ninety (90) days before the Term ends. If the Tenant fails to properly notify the Landlord of the Tenant's acceptance, it will be considered a rejection. If the Tenant does not accept the changes the Tenant must vacate the Premises when the Term ends.

**43. Recording.** This Lease may not be recorded.

**44. Notices.** All notices provided by this Lease must be written and delivered personally or by certified mail, return receipt requested and regular mail. Delivery of notices may not be refused. If any notice is refused, it shall be considered to have effectively been given. Notices to the Landlord shall be at the address on page two of this Lease, and to the Tenant at the Premises.

**45. General Provision.** If a clause or provision of this Lease is legally invalid, the rest of this Lease remains in effect. The Landlord and the Tenant are bound by this Lease. All parties who lawfully succeed to their rights and responsibilities are also bound. All promises the Landlord has made are contained in this written Lease. This Lease can only be changed by an agreement in writing by both the Tenant and the Landlord.

**46. Attorney Review Clause.** The Tenant acknowledges that they have read the entire lease and have had an opportunity to have it reviewed by the Tenant's attorney or have elected not to have it reviewed.

**47. Pet Agreement.** Tenants desire to keep the following described pets in the dwelling. This agreement applies to the specific pets described below and that no other pet may be substituted, and the Tenant agrees to furnish the Landlord with a picture of their pets prior to occupancy. Tenant agrees that the Landlord reserves the right to revoke permission to keep the pets should the Tenant fail to comply with this Agreement.

<i>Photo</i>	<i>(Name), a (weight) pound neutered male dog, (color) (breed), DOB ____, Chip #985112008900000</i>	<i>photo</i>	<i>(Name), a (weight) pound spayed female cat, (color) and (color) (breed), DOB ____, Chip #985141003140000</i>
--------------	---	--------------	---

**Veterinarian:**

*Dr. \_\_\_\_\_, DVM, \_\_\_\_\_ Veterinary Hospital*

*Address*

*City, NJ zip, phone*

*Registered with Home Again 1-888-466-3242*

**Emergency Contact:** *Name, Address, phone*

**General Restrictions.** The Tenant agrees to:

- (a) Keep their pets restrained, but not tethered, when it is outside the dwelling, to adhere to local ordinances, including leash and licensing requirements and not to leave their pets unattended for unreasonable periods or left exposed in extreme temperatures and weather.*
- (b) Clean up after and dispose their pets waste and not leave food or water for their pets outside where it may attract nuisance animals. Keep their pets from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Landlord or Landlord's representative.*
- (c) Provide their pets with a registered microchip and identification collar that the pets will wear while on the premises. Keep rabies and relevant vaccinations current and provide regular wellness care. Have pets spayed or neutered and not breed or allow their pets to reproduce.*
- (d) Pay for any damage, loss, or expense caused by their pets. The Landlord may use the rental security deposit for payment of any repairs or damage to the Premises caused by Tenant's pets in accordance with the terms stated in Section #7 of the Lease.*

- (e) The Landlord reserves the right to revoke permission to keep the pets should the Tenant become incapable of caring for the pets, or if the pets are cared for negatively or abused; whereby, the Tenant will be given 5 days to remove the pets from the premises in a lawful manner preserving the safety and welfare of the pets.

**48. Signatures.** The Landlord and the Tenant agree to the terms of this Lease. The Landlord and Tenant further agree to be legally bound by the terms thereof and each sign said Lease willingly, freely, and voluntarily.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord, *Estate of George I. Parisi*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant,

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant,

I have carefully read and reviewed the aforementioned Lease. We are aware that in addition to the monthly rental payment as stated in Paragraph 5, there are additional fees and costs which may be assessed against me and which **shall be deemed additional rent**. These include any attorney's fee incurred by the Landlord as a result of my failure to comply with the terms and covenants of this Lease. These also include any fines and penalties which may be assessed by the Township or the State against the Landlord because of my conduct. We recognize said payments **shall be deemed additional rent** which must be paid immediately. We have reviewed the various payments which **shall be deemed additional rent**. We are aware of same, and we freely and voluntarily agree to them.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant,

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant,

Addendum to Section 13  
Pictures Showing Initial Condition of House & Improvements

























