

SUMMARY OF LEASE TERMS:

Date: 03/20/2024

Name of Apartment Community: The Leonard

Name of Tenant(s): Chance A Cantu ("you" or "your")

Landlord (Owner): Vesper Castlerock LLC("us", "we", "our" or "manager")

Landlord's Address: 1541 Meadows St , Denton , TX 76205

Leased Premises: A Private bedroom ("Bedroom") accommodation in a C with 3 bedroom(s), 3 bathroom(s) apartment ("Apartment"), within an apartment building ("Building") within the Apartment Community, as more specifically described in Section 1(a) below.

Lease Term: Start Date of Lease Term: 08/16/2024 End Date of Lease Term: 07/27/2025

Base Rent, Deposits and Fees: Your "Rent" for the Term is \$10,291.40 (plus incidental additional charges as identified in this Lease and applicable sales taxes). It is payable in 12.00 equal installments of \$840.95 payable as follows; the first installment due on July 15th. If the first installment is unpaid by July 15th, Landlord, at its sole discretion, may apply late fees as outlined in section 10.a of the lease. All other remaining installments are due on or before the 1st day of each month beginning September 1st. You will pay us the "Rent Installment", which is composed of the Base Rent and any additional fees, on the fifteenth (15th) of the month for the first installment, and the 1st day of each month, for all other installments, without any demand from us for payment. The Rent Installment is payable at the business office for the Community (or such other place of which you are notified in writing). Except as provided by applicable law, you have no right to withhold Rent for any purpose, even an Act of God, or to reduce or offset Rent payable under the Lease by any of your costs or damages against us. Any amenities we provide to you, including internet service, are provided for your convenience and the failure or disruption of any of these amenities shall not reduce or offset your Rent.

NOTE: See Section 11 below for instructions on the Security Deposit. The Application and Admin Fees are nonrefundable and shall not be returned for any reason.

RECURRING CHARGES: AMOUNT:

Rent 809.00

Credit Reporting Svc Fee 6.95

Amenity Fee 25.00

UPFRONT CHARGES: AMOUNT:

Application Fee \$50.00

ONE-TIME CHARGES: AMOUNT:

Utility Administration Fees \$55.00

Communication fees \$95.00

Additional Terms and Provisions: Additional Terms and Provisions, as well as the Exhibits, are attached as subsequent pages to this Lease. This Lease consists of this page, and the Additional Terms and Provisions and the Exhibits.

Exhibits attached to this Lease:

Exhibit A: State Specific Addendum to Lease

Exhibit B: Apartment Community Rules and Regulations

Exhibit C: Safety Guidelines

Exhibit D: Rental Qualification Criteria

Exhibit E: Mold Addendum

Exhibit F: Parking Agreement (if applicable)

Exhibit G: Pet Agreement (if applicable)

Exhibit H: RentPlus Agreement (if applicable)

Exhibit I: Package Acknowledgement (if applicable)

Exhibit J: Utility Addendum