4. TERM.

a. This Lease begins on _____, 20__ (the "Lease-begin Date").

b. This Lease ends on _____, 20__ (the "Lease-end Date"). (Note: see paragraph 5(g). If the Lease-begin date is delayed then the Lease-end date will be pushed back to the last day of the twelfth month following the new Lease-begin date)

5. RENT.

a. Tenant agrees to pay Landlord a monthly rent ("Base Rent") in the amount of $_____ together with all other monthly charges due under this Lease ("Other Charges" and/or "Additional Rent") on or before the first (1st) day of each month during the term of this Lease. As used in this Lease, Base Rent, Other Charges, and Additional Rent are collectively referred to as "Rent." Rent due and payable to Landlord by Tenant pursuant to the terms of this Lease will be paid by Tenant without any demand, setoff, or deduction.

b. Tenant will mail or deliver its Rent payment to our office located in the Community, or pay by credit card, processed in person or by phone. Rent may be paid by personal check, money order, cashier's check, or certified check.

c. If Landlord sends Tenant a notice changing the address to which Tenant is to deliver the Rent, Tenant agrees to deliver the Rent to the address contained in the notice.

d. Landlord is not obligated to accept partial or late payments of Rent but may elect to do so, at its sole option. Acceptance of any partial payment does not relieve Tenant of its obligation to pay the outstanding balance due.

e. Tenant's Rent payments will be credited to Tenant's account on the date that it is received in person or in the mail by Landlord.

f. Any Rent that is paid late must be in the form of a money order, cashier's check, or certified check.

g. Landlord is not liable to Tenant if the Apartment is not ready for occupancy by Tenant on the Lease-begin Date (as hereinafter defined). If this occurs, Tenant will not be obligated to pay Rent during the period of delay. The delay will not effect any other terms of the Lease.

h. If Tenant provides Landlord with a total of two (2) checks that are returned for non-payment during Tenant's Lease term, then all future payments due Landlord by Tenant must be paid by money order, cashier's check or certified check.

6. OTHER CHARGES.

In addition to the payment of Base Rent and the Security Deposit, Tenant agrees to pay Landlord the following charges, hereinafter referred to as "Other Charges," all of which will be deemed "Additional Rent" and Landlord will have the same right and remedies with respect to Additional Rent as it has to the non-payment of "Base Rent."

a. Amenities Charge. Tenant agrees to pay a charge for the use, in common with other tenants, of the "Community Facilities" which consist of the, fitness center, and community room at the Community. This payment will be in the amount of $____, and is to be paid in full upon the signing of this Lease. The amenities charge is not a monthly recurring charge, and Tenant's payment covers the term of this Lease. This Amenities Charge is not part of Tenant's Security Deposit, and is non-refundable. Landlord reserves the right to charge Tenant an additional Amenities Charge if Tenant renews its Lease.

b. Late Charge. If Tenant's Rent is not paid on or before the fifth (5th) day of the month, Tenant will owe Landlord a Late Charge. If the tenant fails to pay any other sum due to the landlord pursuant to this lease, including but not limited to utilities, the Tenant will owe the Landlord a late charge on any other delinquent payment five days after said payment is due to the Landlord. The Late Charge is ten percent (10%) of the amount which is overdue whether it is "Base Rent" or any other sum due to be paid to the Landlord pursuant to this lease which is considered "Additional Rent". All Late Charges are due with the monthly Rent payment. In the event of such late payment, both the Rent and the Late Charge must be in the form of a money order, cashier's check, or certified check. The fact that a Late Charge is not assessed until the sixth (6th) day of the month does not constitute a grace period for the payment of Rent. Landlord has the right to file suit to gain possession of Tenant's Apartment on the second (2nd) day of the month if Rent is not paid.

c. Returned Check Charge. If Tenant provides Landlord with a Rent payment by personal check and the check is returned for "insufficient funds" or for any other reason, Tenant will owe Landlord a returned check charge of fifty dollars ($50.00). Tenant will also be liable for any Late Charges incurred as a result of the check being returned. The Returned Check Charge is due and payable with the redeeming Rent payment.

d. Early Termination Charge. If Tenant wants to terminate its obligations under this Lease, and provided Tenant is not in default under this Lease, Tenant must deliver to Landlord, in writing, a notice of Tenant's request to terminate this Lease. Such notice will be effective sixty (60) days from the day it is received by Landlord, providing notice is given on the last day of the month. If notice is given on any day but the last day of the month, the termination date will be effective the last day of the month that the 60th day falls in. This notice is not effective unless it is accompanied by payment of an Early Termination Charge equal to (2) two month's Rent. Tenant agrees that the Early Termination Charge is a fair and reasonable estimate of the actual damages resulting from Tenant's request to terminate the Lease before it expires. Such notice will release Tenant from further Rent obligations beyond the date the termination is effective. In order to be released from liability under the Lease for the rent for the remaining term of the Lease, Tenant must, however, comply with all other terms of the Lease including the timely payment of Rent during the sixty (60) day notification period. Tenant must vacate the Apartment on or before the effective date of the termination. Tenant will remain liable for all Rent that Tenant may owe Landlord after the effective date of the termination of this Lease.

e. Pet Fee. Tenant agrees to pay Landlord an upfront charge of $300 which is non-refundable. In addition, Tenant agrees to pay a monthly non-refundable Pet Fee in the amount of fifty dollars ($50.00) per pet. The Pet Fee is subject to change at Landlord's discretion and Landlord will provide Tenant with prior written notice of any change to the Pet Fee.

f. Corporate Apartment Home ("CAH") Charge. If Landlord provides Tenant with a furnished apartment and all utility services ("Corporate Apartment Home"), Tenant agrees to pay a monthly CAH Charge.

g. Reimbursements. If Tenant is required to reimburse Landlord pursuant to Paragraph 13 of this Lease, such reimbursements will be due immediately upon demand by Landlord.

h. Transfer Charge. If Tenant desires to transfer from the Apartment to another apartment within the Community during the term of this Lease, Tenant must request the transfer in writing at least thirty (30) days in advance. If Tenant has been residing in the Apartment for at least six (6) months and is not in default under this Lease and Landlord, in its sole discretion, agrees to the transfer, Tenant agrees to pay a Transfer Charge of five hundred dollars ($500.00). This Transfer Charge is non-refundable and a new lease must be entered into between Landlord and Tenant. The Transfer will only be approved after a Landlord inspection of the

unit the Tenant is living in reveals that is in acceptable condition. The Transfer Charge is due at the time Landlord agrees to Tenant's transfer request.

i. Unreturned Keys/Fobs. If Tenant loses or fails to return fobs provided by Landlord, or if Landlord is required to replace locks and/or fobs for any reason due to Tenant's negligence, Tenant agrees to pay Landlord for the replacement costs for locks and/or fobs, including labor. Replacement Fobs cost $50.00 each. This charge will be due immediately upon demand by Landlord.

j. Month-To-Month ("M-T-M") Premium. If Tenant becomes a month-to-month Tenant, as set forth in Paragraph 15, Tenant agrees to pay market rent for the Apartment at the time the month to month tenancy is created, as determined by Landlord, plus a Month-to-Month Premium in the amount of two hundred dollars ($200.00) per month over the then current market rent.

k. Court Costs and Attorneys' Fees. If Landlord institutes legal proceedings to remove Tenant from the Apartment for good cause, including but not limited to, Tenant's failure to pay Rent or Tenant's breach of any of Tenant's obligations under this Lease, Tenant agree to pay Landlord's for the preparation and filing of legal documents and/or attendance at court, court costs, and all other costs of legal proceedings. This charge will be due immediately upon demand by Landlord.

l. Collection Agency Fees. If Landlord retains a collection agency or attorney to assist in the collection of unpaid Rent due under this Lease, Tenant agrees to pay all collection agency or attorney fees incurred by Landlord. This charge will be due immediately upon demand by Landlord.

7. COMMUNITY FACILITIES LICENSE AND INDEMNITYAGREEMENT

Landlord by this agreement gives a revocable license to the Resident for the use of the following common facilities (if they are available as part of the apartment community):

Fitness Center

Community Room

upon the following terms, conditions, and covenants and Resident hereby agrees to said terms, conditions and covenants:

a. The Resident agrees that the relationship between the Resident and the Landlord created by this agreement is not that of Landlord and Tenant but a revocable license agreement only.

b. Resident agrees this use agreement is for Resident only and any registered occupants of Resident's Apartment, and, except for authorized private parties, up to only one guest of the Resident.

c. Resident agrees to indemnify and forever hold Landlord harmless against each and every claim, demand or cause of action that may be asserted against Landlord by reason of or in any way arising out of the Resident's use of the identified available common facilities or use of the same by any registered occupant or guest. Such indemnity shall extend to but not be limited to any and all damage caused to the identified available common facilities, property of other Residents which is located in the identified available common facilities and any other injury or damage caused to to any other Landlord property.

d. Resident hereby agrees that Landlord shall have no liability whatsoever or to any extent for or on account of any injury to any property of Resident or any registered occupant or guest or any personal injury suffered by Resident any registered occupant or guest at any time for or on account of any use of the identified common facilities. Resident hereby releases Landlord from any and all responsibility whatsoever in connection with Resident's use of the identified available common facilities or use of same by any registered occupant or guest

and acknowledges that Resident's use of the common facilities shall be solely at Resident's risk or at the risk of any registered occupant or guest.

e. Resident agrees that his use of the identified common facilities shall in no way interfere with the use by any other party of any portion of the premises. Resident agrees not to make or allow to be made, any unlawful, improper, or offensive use of the identified common facilities.

f. If the Resident fails to pay the rent or any sum due pursuant to the Lease or any other agreement related to the Resident's tenancy when due or fails for a period of ten (10) days to remedy any other breach of the lease or any other agreement related to the Resident's tenancy after written notice is mailed or hand delivered to the resident then, and in either of said events, Landlord, at its option, may at once terminate this license. Resident hereby waives any claim for damages by reason of Landlord denying access, use or entry to the identified common facilities.

g. All remedies hereinbefore given and all rights and remedies now in existence or hereinafter given to Landlord by law or equity shall be cumulative and concurrent.

h. The specific rules for using the Community Facilities are:

(1) No person under 17 will be permitted to use these facilities without supervision by a Tenant named on the Lease.

(2) Fitness Center (if any) is open 24 hours.

(3) Community Room hours are limited to hours during which the office is open on any given day.

(4) Landlord reserves the right to revoke the Resident's license to use these facilities as a result of any discourteous behavior in these facilities by Resident, or any member of Resident's household or by any Resident guest.

(5) The Community room may be closed for Residents' access at any time in the discretion of Landlord for private parties. Any Resident interested in using the community room for a private party may inquire with management.

(6) If key "fob" is lost or not returned at move out, Resident will be charged $15 per "fob".

(7) The use of all key "fobs" is tracked, so if any person uses any key given to a Resident, and damage occurs, the Resident assigned to the fob will be held responsible for all damages occurring while access is achieved using his key fob.

8. SECURITY DEPOSIT.

Tenant agrees to provide Landlord with a Security Deposit, including any Refundable Pet Deposit, as security for the performance of your obligations under this Lease in the amount of $_____. It will be deposited or invested by Landlord and bear interest or yield other earnings as required by law. The interest earnings will belong to Tenant. The interest earnings will be paid to or credited for the benefit of Tenant as provided by law annually.

The Security Deposit will be held in trust by Landlord during the term of this Lease, including any renewal or extension. It will be used as security for Tenant's compliance with the Tenant's obligations under this Lease. Landlord may deduct any costs resulting from Tenant's failure to comply with any agreement in this Lease. If the cost exceeds the Security Deposit, Tenant will pay the additional amount to Landlord. If Landlord uses any of the Security Deposit during the term, Tenant will promptly restore the Security

Deposit to its original amount. The Security Deposit is not to be used by Tenant for the payment of Rent without the Landlord's written consent.

The Security Deposit will be held in an "Escrow Savings Account" at TD Bank, 6000 Atrium Way, Mount Laurel, NJ 08054-5119 Account No. _____, the current interest rate is .75% per annum. You should be aware that interest rates change periodically. In the event Landlord elects to maintain the Security Deposit at an alternative banking institution during the term of this Lease, Tenant will be provided with reasonable notification.

Within thirty (30) days after the end of the lease, Landlord will return to the Tenant (a) the Security Deposit, less any charges made under this Lease, and (b) a statement itemizing the interest or earnings and any deductions. This will be done by personal delivery, registered or certified mail. Tenant's portion of interest or earnings will be paid or credited annually against tenant's rent obligation.

If Landlord's interest in the Community is transferred, Landlord will (a) turn over the Security Deposit plus the Tenant's portion of the interest or earnings to the new landlord and (b) notify Tenant of the name and address of the new landlord. Notice must be given to Tenant within five (5) days after the transfer by, registered or certified mail. Landlord will then no longer be liable to Tenant for the Security Deposit plus Tenant's portion of the interest or earnings. The new landlord becomes liable to Tenant for the return of the Security Deposit plus Tenant's portion of the interest in accordance with the terms of this Lease.

9. UTILITIES.

Landlord will pay for the following utility services for the Apartment:

( ) electricity ( ) gas ( ) water (x) trash

( ) telephone ( ) cable TV ( ) sewer

Each utility service not provided at the Landlord's expense (i.e., not checked above) is to be provided for the Apartment at Tenant's expense. It is Tenant's sole responsibility to initiate such service in Tenant's name prior to the Lease-begin Date, and to terminate such service prior to vacating the Apartment. Utilities must remain in Tenant's name until the end of the Lease. Tenant will be charged for Tenant's utility service usage on a separate metering and billing basis either directly from the utility provider or on a sub-metering, square footage, or other billing basis by Landlord (including reimbursing Landlord for any utility services billing incurred by Tenant but received by Landlord after Tenant's Lease-begin Date or prior to vacating the Apartment, as the case may be).

Tenant agrees to pay all utility charges, including utility deposits, assessed by utility companies (or by Landlord in the case of utilities billed to Tenant by Landlord) in connection with utility services provided to the Apartment during the term of this Lease. Further, if Tenant fails to pay any utility charges, and Landlord is assessed by the utility company for the utility services, the parties agree that such sums will be considered additional rent and Landlord may pursue eviction remedies based on non-payment. In addition, there will be a $50.00 administrative fee imposed upon the tenant for each monthly default in the tenant's obligation under this Lease provision, which will be considered "additional rent". Further, if Tenant fails to pay any utility charges and service to the Apartment is cut off by the utility provider, Tenant will be in default under this Lease.

Landlord may modify the method by which utilities are furnished to the Apartment and/or billed to Tenant during the term of this Lease. This includes, but is not limited to, sub-metering the Apartment for certain utility services. In the event Landlord elects to so modify utility services to the Apartment, Landlord will provide Tenant with at least thirty (30) days prior written notice of such modification.

Landlord is not liable for any inconvenience or harm caused by any stoppage or reduction of utilities beyond Landlord's control.

10. ACCEPTANCE OF APARTMENT.

Landlord will provide Tenant with a Move-In Inspection Report. Within five (5) business days of the Lease-begin Date, Tenant will complete the Move-In Inspection Report, itemizing all damages to the Apartment existing at the time of Tenant's initial occupancy, and return the completed Move-In Inspection Report to Landlord within five (5) business days of Tenant's receipt. Damages and defects not itemized will be presumed to have first occurred during Tenant's occupancy of the Apartment. If Landlord disputes any damages and defects itemized by Tenant, Landlord will notify Tenant within five (5) business days after Landlord receives the completed Move-In Inspection Report. Landlord will repair damages and defects not disputed within a reasonable time. If Tenant does not provide Landlord with the completed Move-In Inspection Report within five (5) business days of Tenant's Lease-begin Date, the Apartment will be deemed accepted by Tenant and to not have any damages or defects.

11. TENANT'S REPAIRS AND MAINTENANCE.

During the term of this Lease, Tenant agrees to:

a. pay for all repairs, replacements and damages caused by the act or neglect of Tenant, Tenant's family, guests, invitees, agents, or pets;

b. promptly notify Landlord of conditions which need repair;

c. take good care of the Apartment and all equipment and fixtures in it;

d. obey any written instruction of the Landlord for the care and use of the appliances, equipment and other personal property in the Apartment;

e. keep the Apartment and other part of the building used by Tenant as clean and safe as possible;

f. promptly remove from the Apartment all garbage and debris and place in covered receptacles;

g. use all electric, plumbing and other facilities safely;

h. do nothing to cause a cancellation or increase in the cost of Landlord's fire or liability insurance;

i. use no more electricity than the wiring to the Apartment or feeders to the building can safely carry;

j. do nothing to destroy, deface, damage or remove any part of the Apartment or the Community;

k. keep nothing in the Apartment which is inflammable, dangerous or might increase danger of fire or other casualty;

l. do nothing to disturb the peace and quiet of other tenants or persons in the Community;

m. avoid littering in the Community;

n. during September 1st through April 1st (the "Heating Season"), keep the Apartment's thermostat at no less than fifty-five (55) degrees Fahrenheit;

o. replace light bulbs in the Apartment; and

p. if the Apartment is leased in a furnished condition, maintain the furniture and furnishings in good order and repair.

q. changing batteries in the C.O. detector.

r. maintain their own property furniture and equipment (Landlord has no responsibility to do so).

12. NO ALTERATIONS OR INSTALLATION OF EQUIPMENT.

Tenant may not make any changes or additions to the Apartment without the Landlord's written consent. This will include, but is not limited to:

a. installation of paneling, flooring, built-in decorations, partitions, moldings, or any other fixture drilled into or attached to the floors, walls or ceilings;

b. installation of locks or chain guards;

c. wallpapering or other similar type of decorations;

d. installation of any equipment or wiring;

e. installation of gas fireplaces; and

f. changing the plumbing, cooking, air conditioning, electrical or heating systems.

All changes or additions made without Landlord's written consent will be removed by the Tenant on demand.

All changes or additions made with Landlord's written consent will become property of Landlord when completed and paid for by Tenant. They will remain as part of the Apartment at the end of the Term unless Landlord demands that Tenant remove them. Tenant will promptly pay all costs of any permitted changes and additions. Tenant will not allow any mechanic's lien or other claim to be filed against the Apartment. If any lien or claim is filed against the Apartment, Tenant will have it promptly removed, at Tenant's sole cost and expense.

12. END OF TERM

At the end of the term the Tenant will:

g. leave the Apartment clean;

h. remove all of Tenant's property;

i. repair all damage including that caused by moving; and

j. vacate the Apartment and return it with all keys to Landlord in the same condition as it was at the beginning of the term except for normal wear and tear.

If Tenant leaves any property in the Apartment, Landlord may, after providing notice as required by law: (a) dispose of it and charge Tenant for the cost of disposal or (b) keep it as abandoned property.

13. REIMBURSEMENT BY TENANT.

Tenant agrees to reimburse Landlord promptly in the amount of any loss, property damage or cost of repairs or service (including plumbing) caused by negligence or improper use of the Apartment by Tenant, Tenant's family, guests, invitees, agents, or pets. Tenant is responsible for any damage resulting from windows or doors left open. As noted in Paragraph 10, Tenant is liable for damages to the Community that result if Tenant fails to keep the Apartment's thermostat at a minimum of fifty-five (55) degrees Fahrenheit during the Heating Season. Likewise, if Tenant's Apartment is equipped with a sprinkler system, Tenant will be responsible for the costs of any damage to the sprinkler system or for the costs associated the operation of the sprinkler system caused by Tenant's failure to exercise reasonable care. Such reimbursement will be due immediately upon written demand by Landlord.

14. FIRE AND OTHER CASUALTY.

Tenant will notify Landlord at once of any fire or other casualty in the Apartment. Tenant is not required to pay Rent when the Apartment is unusable. If Tenant uses part of the Apartment for living purposes, Tenant must pay Rent pro-rata for the usable part.

If the Apartment is partially damaged by fire or other casualty, Landlord will repair it within a reasonable time. This includes the damage to the Apartment and fixtures installed by the Landlord. The Landlord need not repair or replace anything installed by the Tenant.

Either Landlord or Tenant may terminate this Lease if the Apartment is so damaged by fire or other casualty that it cannot be repaired within ninety (90) days. If the Landlord and Tenant cannot agree, the opinion of a contractor chosen by Landlord and Tenant will be binding on Landlord and Tenant.

This Lease will terminate if the Apartment is totally destroyed. Tenant will pay Rent to the date of destruction.

If the fire or other casualty is caused by the act or neglect of Tenant, Tenant's family, guests, invitees, agents, or pets, Tenant will pay for all repairs and all other damages.

15. RENEWAL OF LEASE.

Landlord must offer Tenant a renewal lease to take effect at the end of the term unless Landlord has good cause as defined by law. A renewal lease may contain reasonable changes, including any change in the term.

If Landlord must offer a renewal lease, the Landlord will notify the Tenant of the renewal lease at least 120 days before the end of the term unless the tenancy is month to month. Tenant must notify the Landlord of the Tenant's acceptance or rejection of the renewal lease at least sixty (60) days before the end of the term. If Tenant does not accept the renewal lease, Tenant must vacate the Apartment at the end of the term, with proper written notice.

If Tenant fails to enter into a renewal lease with Landlord or fails to vacate the Apartment by the Lease-end Date, Tenant will become a holdover tenant and Landlord may terminate the tenancy pursuant to law. Landlord, in its sole discretion, may permit Tenant to continue to occupy the Apartment as a month to month tenant. If Landlord permits Tenant to continue as a month to month tenant, Tenant agrees to pay Landlord the Month to Month Premium, as set forth in Paragraph 6 of this Lease Thereafter, pending further notice, this Lease will automatically be renewed on a month to month basis and will require thirty (30) days prior written notice by Landlord or Tenant for termination. Landlord reserves the right to increase the Rent due and payable by Tenant as a month to month tenant under this Lease upon thirty (30) days prior written notice.

16. FAILURE TO VACATE AFTER NOTICE.

If Tenant provides Landlord with notice that Tenant will vacate the Apartment, but Tenant fails to vacate the Apartment on the date provided in Tenant's notice, Tenant will be liable, in addition to all other damages provided for under this Lease, for double the daily rental based on a proration of the monthly Rent provided for in the Lease for each day that Tenant remains in the Apartment. Tenant will also be liable for Landlord's actual and consequential damages, costs and reasonable attorneys' fees in connection with Tenant's holding-over and with Landlord's actions in obtaining possession of the Apartment. Tenant agrees that consequential damages include reasonable expenses Landlord will incur in renting the Apartment to a new tenant.

17. SURVIVAL UPON DEFAULT.

If Tenant fails to pay Rent or to perform its obligation as agreed in this Lease or as stated in the Community Policies and Landlord commences an eviction proceeding against Tenant seeking possession of the Apartment, Tenant will remain liable for actual damages for the breach of the Lease. Actual damages may include, without limitation, a

claim for Rent that would have occurred through the end of the Lease term or until a new tenancy starts under a new lease for the Apartment, whichever occurs first.

18. DEFAULT.

a. Tenant will be in default under this Lease if one (1) or more of the following occurs:

(1) Tenant does not make the payment of Rent on time;

(2) Tenant violates or does not comply with any of the terms of this Lease;

(3) Tenant violates or does not comply with any of the Community Policies, as may be amended from time to time;

(4) Tenant abandons the Apartment;

(5) Tenant violates its responsibilities as a tenant under New Jersey law; or

(6) Tenant permits unauthorized adults, children or pets to reside in the Apartment more than four (4) consecutive weeks or for more than eight (8) weeks in any calendar year.

b. Any Rent payment received after legal action has been initiated by Landlord will be accepted, with reservation, and will be applied to delinquent Rent due but will not affect any legal action instituted by Landlord against Tenant to recover delinquent Rent and/or possession of the Apartment.

c. Landlord is entitled to payment from Tenant for the court costs of filing and serving a complaint upon Tenant. Tenant agrees to reimburse Landlord for all Attorney fees incurred by Landlord related to any of its remedies for the Tenant's Default. A summons and complaint may be prepared at any time after Rent becomes due and owing. The Fees incurred by Landlord will be payable by Tenant if Rent is not paid on time and as a result, a summons and complaint is prepared. The Preparation Fee will be considered Additional Rent and must be paid with all other Rent due in order for the legal action to be terminated and will be due immediately upon demand by Landlord.

d. If Tenant fails to pay any amount of Rent due and owing, or otherwise default under this Lease, and the services of an attorney are required to cure the default, then a reasonable attorney's fee of three hundred dollars ($300.00) is due and payable by Tenant to Landlord even if the default is cured. If this fee exceeds three hundred dollars ($300.00) in any case, then Tenant will be required to pay to Landlord the entire amount of the reasonable fee for the attorney services. This fee is due and owing even if Tenant makes full payment or otherwise cures the default. The aforementioned attorney's fees will be considered Additional Rent and due immediately upon demand by Landlord.

e. If Landlord is required to institute or becomes involved in legal proceedings requiring the services of an attorney to collect any amount due under the terms of this Lease or due pursuant to law, then Landlord is entitled to collect from Tenant, in addition to all sums due, a reasonable attorney's fee of five hundred dollars ($500.00), or one third of the amount due, whichever is greater, plus costs and interest.

19. RIGHT OF RE-ENTRY.

Landlord reserves a right of re-entry that permits Landlord to end this Lease and re-enter the Apartment if Tenant violates any of the Lease terms or for any of the grounds of good cause permitted by law. If at any time Tenant is in default under this Lease or has provided Landlord with good cause pursuant to law for Tenant's eviction, Landlord may file a complaint in a court of competent jurisdiction seeking a judgment for possession and a warrant of removal. After obtaining a judgment for possession and compliance