

Special Conditions:

Ninety (90) days prior written notice to vacate is required to move out at the end of the lease; ninety (90) days begins on the next first of the month.

RENEWAL OF LEASE:

Providing landlord complies with all notice requirements of Wisconsin Law and administrative regulations, this lease shall automatically renew on identical or modified terms, subject to required notice, at the end of the lease for an additional one (1) year term unless either party shall at least ninety (90) days before the expiration dates of the lease as set forth above notify the other in writing of the intent to terminate. In the event such notice is given; the Lease shall terminate on the termination date set forth above. Both parties acknowledge that they have been informed that pursuant to Wisconsin Statute 704.15, the Landlord is required, in order to make this renewal effective, to give the tenant a notice that this provision exists, said notice to be given no later than fifteen (15) days nor earlier than thirty (30) days before the due date upon which the Tenant must give notice of termination. The parties also acknowledge that they have been advised that pursuant to Section ATCP134.09 (3) the Landlord may not attempt to enforce the renewal clause in this Lease unless the Tenant is given separate written notice of the pending renewal at least fifteen (15) days but no more than thirty (30) days before its stated effective date. Because 90 days is required to terminate this Lease agreement, the parties understand and agree that the "stated effective date" is a date no less than fifteen (15) nor more than thirty (30) days prior to the date on which the 90-day notice terminating the Lease must be given. In the event the Landlord fails to give the Tenant the notice referred to herein, the tenancy shall become a month-to-month tenancy upon the expiration of the Lease but the parties further agree that the month-to-month tenancy shall be subject to termination by either party only upon giving a 90-day written notice rather than a standard 28-day notice and acknowledge that this is another method of termination as referred to in Section 704.19(2) (a) (1) of the Wisconsin Statutes.

REPLACEMENT AND/OR DAMAGE REPAIRS:

Replace vanity bulbs (\$5 ea), lock change (\$50 ea), clean dirty blinds (\$25 ea), large nail holes & drywall repair (\$15 ea), removal of garage floor oil stains (\$50 ea), broken windows (replacement cost), stove top drip pans (\$5 ea), garage remotes (\$100 ea), window screens torn or damaged (\$35 ea), patio screens torn or damaged (\$50 ea), labor minimum 1 hour (\$25), cleaning (stove, tubs, toilets, sinks etc.) beyond normal clean billed at \$25 HR or actual professional cleaning invoice, smoke odor or damage (repair cost), carpet damage likely to result in replacement if cannot be cleaned.

OPEN FLAME GRILL POLICY:

Per International Fire Code and Property Insurance Regulation, no open flame (gas, propane or charcoal) grills are permitted to be used the patios (first or second level), in the garage or within 10 feet of the building.

Tenant Initial _____

Landlord Initial _____