

RESIDENTIAL APARTMENT LEASE - TERM SHEET

Lease Number 29141 - 1692 - 1

Lessor: Equity Residential Properties Management Corp., as agent for the Owner
Community: Sonterra at Foothills Ranch **Apartment:** 1434
Address: 26322 Towne Centre Drive **Apartment Address:**
 Foothill Ranch, CA 92610
 (949) 860-1000

Unfurnished
 Furnished
 Washer/Dryer Included
 Renters' Liability Insurance Required
 Corporate Unit

Residents: Michael Laham Elana Laham

Guarantor:

Occupants: Date of Birth Date of Birth

LEASE TERM
 Commencement Date: 7/8/2004
 Expiration Date: 1/10/2005
 Lease Type: New

Lease Term Expiration: A written Notice to Vacate shall be given to Lessor by Resident at least 30 days prior to the Expiration Date of the Lease Term. If Resident fails to provide such written Notice to Vacate, then, even if Resident vacates the Premises, this Lease Term will automatically be extended for one additional month following the Expiration Date.

Resident Deposits: 0 **Total Deposits:** 0.00

Total Monthly Rent:	1,299.00	----- Non Apartment -----			
Charge Description	Amount	From	To	Type	Specific ID
Garage/Reserved Parking	75.00	7/08/2004	1/10/2005	GAR	P89
Monthly Apartment Rent	1,224.00	7/08/2004	1/10/2005		

Concessions:

Adj Mkt Rate: \$1224, \$200 Free upfront, \$100 preferred employer credit. The Total Monthly Rent shown above will be adjusted by these lease concession amounts. If this Lease is terminated because of Resident's default, Resident must pay Lessor a portion of these total lease concessions as further provided in the Lease Concessions paragraph of the Lease.

Other Fees and Charges: 0 **Total Other Fees and Charges:** 0.00

Pets	Type	Breed	Weight	License / Tag	Delivered to Resident	Maximum Parking Spaces Allowed Including Garages
Approved 0					Keys: 2 Access Cards: 0 Remotes: 1	

LESSOR PAYS UNCHECKED UTILITIES / RESIDENT PAYS CHECKED UTILITIES

- Electricity: Utility Provider will send bill directly to Resident.
- Gas/Heating Oil: Utility Provider will send bill directly to Resident.
- Water: Allocated by square footage of apartment, number of Occupants. Third party will send bill directly to Resident.
- Sewer: Allocated by square footage of apartment, number of Occupants. Third party will send bill directly to Resident.
- Central Boiler System:
- Cable: Utility Provider will send bill directly to Resident.