

# 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

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. Total = \$ 300.00

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
Approved					Keys: 2	Including Garages
0					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.