



Standard Form Residential Lease Agreement

BB

Palermo

Cover Sheet

New Tenant
Renewal
Transfer

Lease Date: 12-3-05

Tenant Name(s): Michael Laham
Elana Laham

Other Occupants (relationship & Year of Birth): N/A

Paragraph 1 Apartment Number: 2-207 Unit Type: 1X1

Paragraph 1 Premises Street Address: 7104 Lindsey AVE SE

City, State Zip: Auburn, WA 98092

Paragraph 2 Commencement Date: 12 30 05

Paragraph 2 Expiration Date: June 30, 2006

Paragraph 2 Minimum Term (calendar months): 6 Months

Paragraph 3 Rent Payable To: Palermo

Paragraph 3 Rental Rate per Month: \$780.00

Paragraph 4 Conditional Fees:

Early Termination: \$ 350.00 plus additional by law

Late Payment Fees: \$ 75.⁰⁰ plus \$5.⁰⁰ A day after the 6th.

Returned Check Fees: \$ 75.00 per check

Residence Lockout Fees: \$ 40.00 at time of service

Additional Keys: \$ 5.00 per key

Unauthorized Parking/Parking Violations: \$ 100.00 per violation

Unauthorized Occupants: \$ 200.00 per month per person

Pet Deposit & Fee (per pet): \$ 00.00 Refundable \$ 100.00 Non-refundable
 Other pet and trash clean upfee \$ 50.00 per pet or trash clean up

Paragraph 6 Deposits & Non-refundable Fees: \$ 780.00 Refundable \$ 200.00 Non-refundable

Paragraph 6 Location of Deposits: Columbia Bank Summer Branch

Paragraph 8 Utilities & Services
 Electricity - yes no Gas - yes no

Water & Sewer - yes no Trash - yes no

Covered Parking - yes no Space #: _____

Cable TV - yes no Other - _____

Cosigner - yes no Subsidized Housing - yes no

Money Orders Only: yes no Other - _____

Adults - Two Children - Zero

12/10/05 CALL

PALERMO AT LAKE LAND
 Rosilee Hernandez
 Business Manager
 7101 Lindsey Avenue SE
 Auburn, WA 98092
 Phone: (253) 939-3722
 Fax: (253) 939-3757
 Email: palermo@investco.net
 (866) 401-1993
*Computer - enter on #pad 1.8.3 * +
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The undersigned hereby acknowledges that the foregoing information is true and correct, and agrees to the rates and charges as set forth above, including the Deposits and Non-refundable fees, if any. The Cover Sheet, the Standard Form Residential Lease, and the exhibits and addenda attached hereto shall be read as one document, and in the event of a conflict between them, the order of control shall be the Addenda, followed by Exhibits, Cover Sheet, and Standard Form Residential Lease. This Lease is subject to, and conditioned upon, screening approval and payment of all monies due at move in.

Investco Management Services, LLC

777 W. 385 12-3-05
 Agent for Owner Date

7101 Lindsey Ave SE Auburn WA 98092
 Property Address

253-939-3722
 Property Office Phone Number

Tenant(s) [Redacted] 12/03/2005
 Date

[Redacted] 12/3/05
 Tenant 2 Date

Tenant 3 Date

Rules and Regulations

- 1. General
 - A) **Quiet Enjoyment** - resident shall not disturb the quiet enjoyment of other residents and shall not cause or contribute to excessive noise, vibration, odor, or other nuisance which disrupts the peace and comfort of other residents, their families, guests, or visitors. Unless otherwise posted or notified, quiet hours are from 10pm to 7am daily; laundry equipment should not be used during quiet hours.
 - B) **Conduct** - resident shall conduct himself/herself in a reasonable and responsible manner, and shall not cause or contribute to the damage, destruction, or defacement of the premises, the property, or the possessions or belongings of others. Resident acknowledges and agrees that he/she is responsible for the conduct of his/her guests, family members, and visitors.
 - C) **Locks** - resident shall not re-key or in any way change or alter the locks or locksets to the apartment or any other interior or exterior door.
 - D) **Common Areas** - resident shall keep all common areas clear and clean, including driveways, stairs, hallways, sidewalks, curbs, cabana areas, poolside areas, etc. All personal property, including automobiles, boxes, cans, etc., must be stored within designated storage or parking areas assigned to resident for that purpose. All exterior patios, porches, decks, exterior windows and window sills, etc. are hereby considered common areas for the purposes of property appearance, and resident shall not place or install any fixture, covering, or other items which, in the sole judgment of IMS Corporation ("Landlord") or its agents or employees, detracts from the appearance of the property.
 - E) Resident shall immediately notify the office of any interior or exterior water leaks from appliances, pipes, hoses, etc.
 - F) Resident shall not install or place any covering or items in, on, or over the windows, window sills, ledges or railings surrounding porches, patios, decks, entries or landings. No reflective window covering, or non-standard window shade, drapery or curtain shall be installed in any windows.
 - G) Pictures, frames, shelves, and other attachments shall be hung using only small nails or wall hooks. No tape, double-faced tape, or other adhesive shall be used on any surface. No signs shall be installed on any exterior wall or surface.
- 2. Automobiles, motorcycles, recreational vehicles (RV), and boats
 - A) Resident shall not work on or perform maintenance on any automobile or equipment in the parking lots, driveways, garages, or parking stalls.
 - B) **The speed limit throughout the property is 5 MPH.** Resident shall not speed or drive in such a manner as to endanger the safety of any persons or cause damage to any real or personal property.
 - C) Resident shall not store any automobile, RV, or other vehicle on the property without the prior written consent of Landlord. Immobilized, unsightly, inoperable, damaged, unlicensed, or abandoned vehicles shall be towed off of the property at the owner's sole cost and expense if resident fails to remove the vehicle within 48 hours of notification to resident.
 - D) Subject to availability, residents shall be limited to no more than one on-site parking stall per bedroom, i.e., a one-bedroom apartment shall be entitled to a single parking stall or garage; a two-bedroom shall be entitled to two parking stalls or garages; etc., without the prior written consent of Landlord.
 - E) Resident shall park his/her automobile only in designated areas or at the specific direction of Landlord. Autos improperly or illegally parked shall be subject to the Unauthorized Parking fees stated in the Cover Sheet, and/or towing at the owner's sole cost and expense without prior notification.
 - F) Automobiles parked in stalls or garages assigned to other residents shall be subject to the Unauthorized Parking fees stated in the Cover Sheet, and/or towed off site at the owner's sole cost and expense without prior notification. Resident agrees to comply with all directions and/or instructions regarding designated parking.
 - G) Resident agrees to wash his/her automobile(s) only in designated areas, if any.
 - H) Landlord shall not be responsible for damage to or theft of or from any automobiles.
 - I) Recreational vehicles shall be parked only in areas designated for such use, if any.
 - J) Motorcycles and other recreational vehicles shall not be used in such a manner as to disrupt the quiet enjoyment of the other residents of the property.
- 3. Trash and Cleaning
 - A) All trash shall be placed in dumpsters or other trash receptacles designated for such use. Household trash is to be wrapped or bagged and tied or otherwise sealed before disposal. Boxes are to be broken down prior to disposal. Recycling containers should be used whenever practical.
 - B) Resident shall not use dumpsters or other on-site receptacles to dispose of flammable, noxious, toxic, or dangerous substances, or to dispose of furniture, appliances, or non-household items, including mechanical or automobile parts.
 - C) Resident shall not dispose of any debris, including dust, trash, dirt, leaves, etc., out of the windows, off of any porch or patio, or out of any door, including shaking of rugs, mops, dustmops, rags, towels, brushes, clothing, etc.



Standard Form Residential Lease Agreement

Cover Sheet

New Tenant []
Renewal []
Transfer []

Lease Date: June 19, 2006

Tenant Name(s): Michael Laham
Elana Laham

Other Occupants (relationship & Year of Birth):
N/A

Paragraph 1 Apartment Number: 2-207 Unit Type: 1X1

Paragraph 1 Premises Street Address: 7104 Lindsay Ave SE
City, State Zip: Auburn WA 98092

Paragraph 2 Commencement Date: July 1st 2006

Paragraph 2 Expiration Date: December 31st 2006

Paragraph 2 Minimum Term (calendar months): 6 months

Paragraph 3 Rent Payable To: Palermo

Paragraph 3 Rental Rate per Month: \$810-

Paragraph 4 Conditional Fees:

Early Termination: \$ 350 - plus additional by law

Late Payment Fees: \$ 75 - plus 5 - a day after the 6th

Returned Check Fees: \$ 75 - per ck

Residence Lockout Fees: \$ 40 - at time of service

Additional Keys: \$ 5 - per key

Unauthorized Parking/Parking Violations: \$ 100 - per violation

Unauthorized Occupants: \$ 200 - per month per violator

Pet Deposit & Fee (per pet): \$ 200 - (non) Refundable \$ 200 (non) Non-refundable

Satellite Dish Deposit & Fee: \$ 0 Refundable \$ 0 Non-refundable

Other pet + or trash clean up fee \$ 50- per clean up.

Paragraph 6 Deposits & Non-refundable Fees: \$ 780⁰⁰ Refundable \$ 200- Non-refundable

Paragraph 6 Location of Deposits: Columbia Bank Summer Branch

Paragraph 8 Utilities & Services Electricity - yes no Gas - yes no

Included in Rent: Water & Sewer - yes no Trash - yes no

Covered Parking - yes no Space #: VIA

Cable TV - yes no Other - —

Additional Requirements: Cosigner - yes no Subsidized Housing - yes no

Money Orders Only: yes no Other - —

Paragraph 16 Number of Occupants: Adults - 2 Children - 0

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Investco Management Services, LLC

Dick/owner 6/19/06
Agent for Owner Date



6/19/2006
Date

7101 Lindsey Ave SE Auburn WA 98009
Property Address

Tenant 2 6/19/2006
Date

253-939-3722
Property Office Phone Number

Tenant 3
Date

Standard Form Residential Lease Agreement

New Resident []

Renewal [X]

Transfer []

Cover Sheet

Lease Date:

12/5/06

Resident Name(s):

Michael and Elana Laham

Other Occupants (relationship & Year of Birth):

N/A

Paragraph 1 Apartment Number: 2-207 Unit Type: 1X1 Parking Space #: N/A

Paragraph 1 Premises Street Address: 7104 LINDSEY AVE SE

City, State Zip AUBURN, WA 98092

Paragraph 2 Commencement Date: 01/01/07

Paragraph 2 Expiration Date: 07/31/07

Paragraph 3 Rent Payable To: PALERMO

Paragraph 3 Rental Rate per Month: \$810.00

Paragraph 4 Conditional Fees:

Early Termination: \$ 350.00 PLUS ADDITIONAL BY LAW

Late Payment Fees: \$75.00 PLUS \$5.00 A DAY AFTER THE 6TH

Returned Check Fees: \$75.00 PER CHECK

Residence Lockout Fees: \$40.00 AT TIME OF SERVICE

Additional Keys: \$5.00 PER KEY

Unauthorized Parking/Parking Violations: \$100.00 PER VIOLATION

Unauthorized Occupants: \$200.00 PER MONTH PER PERSON

Pet Deposit & Fee (per pet): \$200.00 MIN Refundable \$ 200.00 MIN Non-refundable

Other- pet/trash clean up fees \$50.00 PER CLEAN UP

Paragraph 6 One -Time Fees \$200.00 Non-Refundable

Paragraph 7 Deposits: \$780.00 Refundable

Paragraph 7 Location of Deposits: COLUMBIA Bank TACOMA Branch

Additional Requirements: Cosigner - yes no Subsidized Housing - yes no

Money Orders Only: yes no Other -

The undersigned hereby acknowledges that the foregoing information is true and correct, and agrees to the rates and charges as set forth above, including the Deposits and Non-refundable fees, if any. The Cover Sheet, the Standard Form Residential Lease, and the exhibits and addenda attached hereto shall be read as one document, and in the event of a conflict between them, the order of control shall be the Addenda, followed by Exhibits, Cover Sheet, and Standard Form Residential Lease. This Lease is subject to, and conditioned upon, screening approval and payment of all monies due at move in.

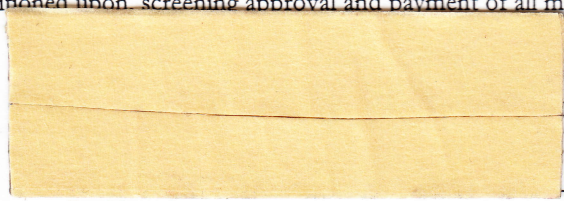
M. Wiggins 12/05/06
Landlord Date

7101 LINDSEY AVE SE AUBURN, WA 98092

Property Address

253-939-3722

Property Office Phone Number



Resident 2 Date

Resident 3 Date



Investco Management Services Rules and Regulations

I. General

1. **Quiet Enjoyment** - resident shall not disturb the quiet enjoyment of other residents and shall not cause or contribute to excessive noise, vibration, odor, or other nuisance which disrupts the peace and comfort of other residents, their families, guests, or visitors.
2. **Conduct** - resident shall conduct himself/herself in a reasonable and responsible manner, and shall not cause or contribute to the damage, destruction, or defacement of the premises, the property, or the possessions or belongings of others. Resident acknowledges and agrees that he/she is responsible for the conduct of his/her guests, family members, and visitors.
3. **Locks** - resident shall not re-key or in any way change or alter the locks or locksets to the apartment or any other interior or exterior door.
4. **Common Areas** - resident shall keep all common areas clear and clean, including driveways, stairs, hallways, sidewalks, curbs, cabana areas, poolside areas, etc. All personal property, including automobiles, boxes, cans, etc., must be stored within designated storage or parking areas assigned to resident for that purpose. All exterior patios, porches, decks, exterior windows and window sills, etc. are hereby considered common areas for the purposes of property appearance, and resident shall not place or install any fixture, covering, or other items which, in the sole judgment of IMS Corporation ("Landlord") or its agents or employees, detracts from the appearance of the property.
5. Resident shall immediately notify the office of any interior or exterior water leaks from appliances, pipes, hoses, etc.
6. Resident shall not install any antennas or satellite dishes for radio or television, wiring, rope, clothes lines, or other devices, including exterior speakers, alarms, etc., on the exterior of any building or upon the grounds around the property.
7. Resident shall not install or place any covering or items in, on, or over the windows, window sills, ledges or railings surrounding porches, patios, decks, entries or landings. No reflective window covering, or non-standard window shade, drapery or curtain shall be installed in any windows.
8. Pictures, frames, shelves, and other attachments shall be hung using only small nails or wall hooks. No tape, double-faced tape, or other adhesive shall be used on any surface.
9. No signs shall be installed on any exterior wall or surface

II. Automobiles, motorcycles, recreational vehicles (RV), and boats

1. Resident shall not work on or perform maintenance on any automobile in the parking lots, driveways, garages, or parking stalls.
2. Resident shall not speed or drive in such a manner as to endanger the safety of any persons or cause damage to any real or personal property. **The speed limit throughout the property is 5 MPH.**
3. Resident shall not store any automobile, RV, or other vehicle on the property without the prior written consent of Landlord. Immobilized or abandoned vehicles shall be towed off of the property at the owner's sole cost and expense if resident fails to remove the vehicle within 48 hours of notification to resident.
4. Resident shall not store any vehicle which is damaged, unsightly, or inoperable on the property.
5. Subject to availability, residents shall be limited to no more than one on-site parking stall per bedroom, i.e., a one-bedroom apartment shall be entitled to a single parking stall or garage; a two-bedroom shall be entitled to two parking stalls or garages; etc., without the prior written consent of Landlord.
6. Resident shall park his/her automobile only in designated areas or at the specific direction of Landlord. Autos improperly or illegally parked shall be subject to towing at the owner's sole cost and expense without prior notification.
7. Resident agrees to comply with all directions and/or instructions regarding designated parking. **Automobiles parked in stalls or garages assigned to other residents shall be towed off site at their owner's sole cost and expense without prior notification.**
8. Resident agrees to wash his/her automobile(s) only in designated areas, if any.
9. Landlord shall not be responsible for damage to or theft of or from any automobiles.
10. Recreational vehicles shall be parked only in areas designated for such use, if any.
11. Motorcycles and other recreational vehicles shall not be used in such a manner as to disrupt the quiet enjoyment of the other residents of the property.

III. Trash and Cleaning

1. All trash shall be placed in dumpsters or other trash receptacles designated for such use. Household trash is to be wrapped or bagged and tied or otherwise sealed before disposal. Boxes are to be broken down prior to disposal. Recycling containers should be used whenever practical.
2. Resident shall not use dumpsters or other on-site receptacles to dispose of flammable, noxious, toxic, or dangerous substances, or to dispose of furniture, appliances, or non-household items, including mechanical or automobile parts.
3. Resident shall not dispose of any debris, including dust, trash, dirt, leaves, etc., out of the windows, off of any porch or patio, or out of any door, including shaking of rugs, mops, dust mops, rags, towels, brushes, clothing, etc.
4. No trash or debris shall be accumulated or stored on the patios, porches, decks, landings or common areas of the property.

IIV. Maintenance

1. Resident shall be responsible for replacement of light bulbs, smoke detector batteries, or other items normally consumed in the use of the apartment and for all damage and maintenance required due to resident's or resident's family's, guests', or visitors' negligence or willful conduct.
2. Plumbing repairs or maintenance required due to resident's or resident's family's, guests', or visitors' misuse of the facilities, including disposal of grease, dirt, debris, or other foreign matter into the sinks, toilets, drains, etc., shall be at resident's expense. **Clearing or unblocking toilets or other drains due to normal use shall be at resident's expense.**
3. No alterations may be made to the apartments or other portions of the property without prior written consent of Landlord. Resident shall not install a satellite dish in, on, or about the Premises or the Community without the consent of the Landlord. Dishes may not be placed in or protrude into any common area of the community.
4. Resident shall not install additional telephone lines, cable television lines, or other similar installations without prior written authorization from Landlord.
5. In the event resident requires access to the apartment after normal business hours (as posted in the property office), resident agrees to pay the lock-out charges as specified in the cover sheet to the lease agreement. Lock-out fees shall be deemed additional rent, and failure to pay the lock-out fees when due shall be considered a default of the lease agreement.