

15. That should the leased premises be vacated during the term of this lease by the Lessee, the Lessor may take immediate possession thereof for the remainder of the term. Recovery of the premises by Lessor, for any reason shall not relieve Lessee(s) of any obligation hereunder, and Lessor may let the premises to others upon such terms as he deems proper, and recover from Lessee sums due hereunder, less any amounts received from others for the use of the premises, for the remaining term hereof, after paying expenses.

16. All covenants and agreements of this lease shall be binding upon and inure to the benefit of the heirs, executors, administrators, and assigns of the Lessor and Lessee.

17. The words "Lessor" and "Lessee" used herein shall include the plural thereof and the necessary changes required to make the provisions hereof apply to corporations or men or women shall be construed as is made. The liability of Lessees hereunder is joint and severable.

18. FURNISHINGS INCLUDE: Refrigerator, range, microwave, ___couch, ___stuffed chair, ___loveseat, ___end table, ___coffee table, ___lamps, ___dresser, ___full size bed, and ___dinettes table and ___chairs, ___barstool, ___desk and ___chairs;

19. Each Lessee, by initialing below, acknowledges that Lessor has provided him/her with a copy of the pamphlet "Protect Your Family From Lead in Your Home" (also available at <http://www.epa.gov/oppt/lead/pubs/leadpdf.pdf>.)

20. Each Lessee acknowledges that Lessor has provided him/her with a copy or summary of the City of Urbana Code pertaining to Landlord-Tenant relationships.

21. The parties understand and agree that the provisions of this lease providing for various fees and charges are the notice of charges required, if at all, under Sec. 12.5-14 of the City of Urbana Code pertaining to Landlord-Tenant Relationships.

22. Lessees hereby designate _____ as their agent to receive all refunds of damage deposit upon termination of this lease.

23. Lessor hereby notifies Lessee that Lessor elects not to renew this lease at the expiration of its term. Nothing herein shall be deemed to prevent the parties from mutually agreeing, in writing, to the amendment of this paragraph.

24. Lessee's absence from the premises for five or more consecutive days with rent being unpaid shall be deemed an abandonment of the premises by Lessee. Upon abandonment by Lessee, Lessor shall have the right to re-enter the premises and act as lessee's agent to take possession thereof and to remove and dispose of any property therein located. Lessor shall not dispose of such property without first mailing to Lessee 30 days written notice addressed to Lessee's last address known to Lessor. In the event Lessee fails to claim such property and pay for storage of same within such 30 day period, Lessor may dispose of such property as abandoned property.

25. Lessee agrees to comply with Lessors reasonable rules. A copy of the current rules are attached to this lease as Schedule A.

26. Lessor agrees to maintain the premises in accordance with all applicable codes and further agrees to promptly perform all needed repairs to the premises, appliances and furnishings, at lessor's sole expense, except damage resulting from Lessee's negligence.

27. Lessor shall provide monthly pest control services and shall exterminate additionally as needed to remedy pest or rodent infestation.

IN WITNESS WHEREOF, the parties have executed this lease agreement on the day and year first above written.

LESSEE:

LESSOR:

BAILEY APARTMENTS
P.O. Box 2337, Station A
Champaign, IL 61825
(217) 344-3008

By: _____
