

New Jersey Residential Lease Agreement

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this 25 day of AUGUST, 2018, by and between SEAN WAYLAND & QING SHEN (hereinafter referred to as "Landlord") and JUSTIN KURUVILLA & EMILY CASE (hereinafter referred to as "Tenant").

WITNESSETH:

WHEREAS, Landlord is the fee owner of certain real property being, lying and situated in HUDSON County, New Jersey, such real property having a street address of 205 110TH STREET, 1L ~~XXXXXXXXXX~~ Jersey City 07302 (hereinafter referred to as the "Premises").

Sean Wayland

WHEREAS, Landlord is desirous of leasing the Premises to Tenant upon the terms and conditions as contained herein; and

WHEREAS, Tenant is desirous of leasing the Premises from Landlord on the terms and conditions as contained herein;

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

- TERM.** Landlord leases to Tenant and Tenant leases from Landlord the above described Premises together with any and all appurtenances thereto, for a term of 12 MONTHS [specify number of months or years], such term beginning on SEPT 15, 2015, and ending at 12 o'clock midnight on SEPT 14, 2016.
- RENT.** The total rent for the term hereof is the sum of THIRTY THREE THOUSAND SIX HUNDRED DOLLARS (\$ 33,600.00) payable on the 15TH day of each month of the term, in equal installments of TWO THOUSAND EIGHT HUNDRED DOLLARS (\$ 2,800.00), first and last installments to be paid upon the due execution of this Agreement, the second installment to be paid on OCT 15TH, 2015. All such payments shall be made to Landlord at Landlord's address as set forth in the preamble to this Agreement on or before the due date and without demand.
- SECURITY DEPOSIT.** Upon the due execution of this Agreement, Tenant shall deposit with Landlord the sum of TWO THOUSAND EIGHT HUNDRED DOLLARS (\$ 2,800.00) receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Premises during the term hereof.

Interest on Security Deposits. In accordance with New Jersey law (NJSA Section 46:8-19), Landlord will pay Tenant interest on Tenant's security deposit, less any service fee charged by the bank or investment company. Interest will be paid annually on the anniversary of Tenant's Lease in cash or as a credit towards rent due. Further, Landlord will annually notify Tenant of certain information concerning the security deposit: the name of the bank where the security deposit is held, the type of account in which the funds are deposited, and the account's interest rate. Landlord is prohibited from increasing the amount of the security deposit by more than ten (10) percent per year.

Timing of Return of Security Deposit. Within thirty (30) days after the end of Tenant's Lease term, Landlord will return Tenant's security deposit to Tenant, plus any accrued interest and less any allowed deductions. Interest and any deductions will be itemized. Tenant's security deposit or the balance thereof after deductions will be returned to Tenant by personal delivery or registered or certified mail.

- USE OF PREMISES.** The Premises shall be used and occupied by Tenant and Tenant's immediate family, consisting of JUSTIN KURUVILLA EMILY CASE, exclusively, as a private single family dwelling, and no part of the Premises shall be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling. Tenant shall not allow any other person, other than Tenant's immediate family or transient relatives and friends who are guests of Tenant, to use or occupy the Premises without first obtaining Landlord's written consent to such use. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.