

1. LEASE AGREEMENT 1.1-1.9

1.1 LEASE AGREEMENT

THIS AGREEMENT is made and entered into this 02/01/2018 between CVC I, LLC "Owner/Agent", whose address and phone number are 100 Bayview Circle Suite 550, Newport Beach Ca 92660 (559) 579-1280 and Graciela Perez "Resident".

THE PARTIES AGREE AS FOLLOWS:

1.2 RENTAL UNIT

Subject to the terms and conditions of this Agreement, Owner rents to Resident and Resident rents from Owner, for residential use only, the premises located at:

1361 N. Archie Ave.
Fresno, CA 93703

unit # (if applicable)

1361 N. Archie Ave
#101
Fresno, CA 93703

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1.3 RENT

Rent is due in advance on the 1st day of each and every month, at \$840.00 per month, beginning on 02/01/2018, payable to Owner/Agent at 100 Bayview Circle Suite 550, Newport Beach, Ca, 92660 (address where payments should be delivered).

Payments made in person may be delivered to Owner/Agent between the hours of 8:30 am and 5 pm on the following days of the week:
Monday, Tuesday, Wednesday, Thursday, Friday

Acceptable methods of payment:
Credit (see Owner/Agent for details)

Personal Check, Cashier's Check, Money Order, EFT/

If rent is paid after the 5th of the month, there will be a late charge of \$45 assessed. The parties agree that this late fee is presumed to be the amount of damage sustained by late payment of rent. It would be impracticable or extremely difficult to fix the actual damage. This sum represents a reasonable endeavor by the Owner/Agent to estimate fair average compensation for any loss that may be sustained as a result of late payment of rent. Pursuant to California law, if Resident passes a check on insufficient funds, Resident will be liable to Owner/Agent for the amount of the check and a service charge of \$25.00, not to exceed \$25 for the first check passed on insufficient funds, and \$35 for each subsequent check passed on insufficient funds. The Owner/Agent may refuse a personal check as the form of rent payment to cure a Three-Day Notice to Pay Rent or Quit.

Owner may apply any payment made by Tenant to any obligation of Tenant to Owner notwithstanding any dates or other direction from Tenant that accompanies any such payment. Any attempt by Tenant to allocate a payment in any other way shall be null and void, including the use or application of a restrictive endorsement on the face of any check.

1.4 SECURITY DEPOSIT

Resident shall deposit with Owner/Agent, as a security deposit, the sum of \$800.00 prior to taking possession of the unit.

Resident shall not use the security deposit to pay any month's rent. Owner/Agent may withhold from the security deposit only such amounts as are reasonably necessary to remedy Resident defaults including, but not limited to, the following:

- (a) defaults in the payment of rent,
- (b) to repair damages to the premises caused by Resident, exclusive of ordinary wear and tear, and/or
- (c) to clean the premises, if necessary, upon termination of the tenancy in order to return the unit to the same level of cleanliness it was in at the inception of the tenancy, and/or
- (d) to restore, replace, or return personal property or appurtenances, exclusive of ordinary wear and tear.

No later than 21 calendar days after Owner/Agent has regained possession of the premises, Owner/Agent shall return any remaining

portion of such security deposit to Resident. Any remaining portion of the security deposit shall be returned in the form of a single check made out to all Residents listed above.

1.5 TERM

The term of this Agreement is for **12 months**, beginning on 02/01/2018 and ending on 01/31/2019, at which time this Lease shall terminate without further notice. Any holding over thereafter shall result in Resident being liable to Owner/Agent for daily rental damages equal to the current market value of the unit, divided by 30. A "month-to-month" tenancy subject to the terms and conditions of this agreement shall be created only if Owner/Agent accepts rent from Resident thereafter, and if so accepted, tenancy may be terminated by Resident after service upon the Owner/Agent of a written 30-day Notice of Termination. Except as prohibited by law, that month-to-month tenancy may be terminated by the Owner/Agent by service upon the Resident of a written 60-day notice of termination of tenancy. However, Civil Code Section 1946.1 provides that "if any tenant or resident has resided in the dwelling for less than one year", the Owner/Agent may terminate the tenancy by service upon the Resident of a written 30-day notice.

1.6 UTILITIES

Resident shall pay for all utilities, services and charges, if any, made payable by or predicated upon occupancy of Resident, **except:** _____. Resident shall have the following utilities connected at all times during the tenancy: **gas, electric.**

Disconnection of utilities due to non-payment is a material violation of this Agreement.

Resident shall not use common area utilities (such as water or electricity) for the Resident's personal use, without prior written permission from the Owner/Agent.

1.7 CASH PAYMENT

The Owner/Agent may demand or require cash as the exclusive form of payment of rent or security deposit if the Resident has previously attempted to pay the Owner/Agent with a check drawn on insufficient funds or the Resident has stopped payment on a check, draft, or money order. If the Owner/Agent chooses to demand or require cash payment under these circumstances, the Owner/Agent shall give the Resident a written notice stating that the payment instrument was dishonored and informing the Resident that the Resident shall pay in cash for a period determined by Owner/Agent, not to exceed three months, and attach a copy of the dishonored instrument to the notice.

1.8 OCCUPANTS

Premises shall be occupied only by the following named person(s):

Graciela Perez

1.9 PROHIBITIONS

Without Owner/Agent's prior written permission as an addendum to this Agreement, no pets, waterbeds, charcoal burners or other open-flame cooking devices, or liquefied petroleum gas fueled cooking devices ("grills") or _____ shall be kept or allowed in or about the premises.

By initialing below, you acknowledge and agree to the terms in Section 1.

X GP
Graciela Perez

2. LEASE AGREEMENT 2.1-2.7

2.1 QUIET ENJOYMENT

Resident and Resident's guest(s) shall not violate any criminal or civil law, ordinance or statute in the use and occupancy of the premises, commit waste or nuisance, annoy, molest or interfere with any other person on the property, or neighbor. Any such action may result in the immediate termination of this Agreement as provided herein and by law.

2.2 FINES AND PENALTIES

Resident is responsible for any fines or other costs occasioned by violations of the law by Resident or Resident's guests on the premises or property while Resident is in possession. If any such fines or costs are levied against Owner/Agent, Resident agrees to pay such fines or costs attributed to Resident's tenancy or the conduct of Resident, Resident's guests or others at the premises, upon receipt of an invoice from Owner/Agent. The obligation to pay fines and costs assessed against Owner/Agent may be in addition to any assessed directly against Resident.

2.3 REPAIRS AND ALTERATIONS

Resident shall make a written request to Owner/Agent regarding any repairs, decorations or alterations contemplated. Except as provided by law, no repairs, decorating or alterations shall be done by Resident without Owner/Agent's prior written consent. This includes, but is not limited to, painting, wallpapering, and changing locks. Resident may not make any alterations to cable or telephone inside wiring (such as may occur when changing telecommunications providers or adding phone lines) without prior written consent of the Owner/Agent. The consent request regarding proposed alterations to inside wiring shall include the name, address, and telephone number of any new telecommunications providers. Resident shall hold Owner/Agent harmless and indemnify Owner/Agent as to any mechanic's lien recordation or proceeding caused by Resident. Resident agrees to pay all costs resulting from the alteration and agrees to pay to the Owner/Agent any costs associated with restoring the inside wiring to the condition at the time of move-in, except for reasonable wear and tear.

2.4 ACCEPTANCE OF PREMISES

Resident has inspected the premises, furnishings and equipment, and has found them to be satisfactory. All plumbing, heating and electrical systems are operative and deemed satisfactory.

2.5 CARE, CLEANING AND MAINTENANCE

Except as prohibited by law, Resident agrees:

- (a) to keep the premises as clean and sanitary as their condition permits and to dispose of all rubbish, garbage and other waste, in a clean and sanitary manner, unless Owner/Agent has expressly agreed otherwise in writing in an addendum to this Agreement;
- (b) to properly use and operate all electrical, gas and plumbing fixtures and keep them as clean and sanitary as their condition permits;
- (c) to keep the premises and furniture, furnishings and appliances, and fixtures, which are rented for Resident's exclusive use, in good order and condition;
- (d) not to willfully or wantonly destroy, deface, damage, impair or remove any part of the structure or dwelling unit or the facilities, equipment, or appurtenances thereto or to permit any person on the premises, to do any such thing;
- (e) to occupy the premises as a residence, utilizing portions thereof for living, sleeping, cooking or dining purposes only which were respectively designed or intended to be used for such purposes.
- (f) to leave the premises in the same condition as it was received, subject to normal wear and tear, as its condition permits.
- (g) to return the premises, upon move-out to the same level of cleanliness it was in at the inception of the tenancy.
- (h) to pay Owner/Agent for costs to repair, replace or rebuild any portion of the premises damaged by the Resident, Resident's guests or invitees.
- (i) to promptly advise Owner/Agent of any items requiring repair, such as light switches or dripping faucets. Resident shall make repair requests as soon after the defect is noted as is practical.

2.6 LANDSCAPING

Resident (X) is () is not (check one) responsible for the upkeep of the yard and maintenance of the landscaping, including watering, mowing, weeding and clipping, or (X) please see attached Addendum.

2.7 SMOKE DETECTION DEVICE

The premises are equipped with a functioning smoke detection device(s), and Resident shall be responsible for testing the device weekly and immediately reporting any problems, maintenance or need for repairs to Owner/Agent. If battery operated, Resident is responsible for changing the detector's battery as necessary. Resident may not disable, disconnect or remove the detector. Owner/Agent shall have a right to enter the premises to check and maintain the smoke detection device as provided by law.

By initialing below, you acknowledge and agree to the terms in Section 2.

X GP
Graciela Perez

3. LEASE AGREEMENT 3.1-3.9

3.1 CARBON MONOXIDE DETECTION DEVICE

If the premises are equipped with a functioning carbon monoxide detection device(s), Resident shall be responsible for testing the device weekly and immediately reporting any problems, maintenance or need for repairs to Owner/Agent. If battery operated, Resident is responsible for changing the detector's battery as necessary. Resident may not disable, disconnect or remove the detector. Owner/Agent shall have a right to enter the premises to check and maintain the carbon monoxide detection device as provided by law.

3.2 RENTERS INSURANCE

Resident's property is not insured by Owner/Agent. Resident is not a co-insured and is expressly excluded from coverage under any insurance policy held by Owner/Agent which is now in effect or becomes effective during the term of this Agreement. (CHECK ONE BOX)

() Resident is required to maintain renters insurance throughout the duration of the tenancy as specified in the attached Renters Insurance Addendum. Resident must provide proof of such insurance to the Owner/Agent within 30 days of the inception of the tenancy. Failure to comply with this requirement is a material violation of the Rental/Lease Agreement.

(X) Resident is encouraged but not required to obtain renters insurance.

3.3 WAIVER OF BREACH

The waiver by either party of any breach shall not be construed to be a continuing waiver of any subsequent breach. The receipt by Owner/Agent of the rent with the knowledge of any violation of a covenant or condition of this agreement shall not be deemed a waiver of such breach. No waiver by either party of the provisions herein shall be deemed to have been made unless expressed in writing and signed by all parties to this Agreement.

3.4 JOINT AND SEVERAL LIABILITY

The undersigned Resident(s), whether or not in actual possession of the premises, are jointly and severally liable for all obligations under this Agreement and shall indemnify Owner/Agent for liability arising prior to the return of possession to the Owner/Agent for personal injuries or property damage caused or permitted by Resident(s), their guests, and invitees. This does not waive "Owner/Agent's duty of care" to prevent personal injury or property damage where that duty is imposed by law.

3.5 ENTRY

California law allows Owner/Agent or his/her employee(s) to enter the premises for certain purposes during normal business hours. The Owner/Agent will provide written notice to the Resident prior to the entry of the dwelling unit whenever required by state law. (Civil Code Section 1954.) Resident's non-compliance with Owner/Agent's lawful request for entry is a material breach of this Agreement that may be cause for immediate termination as provided herein and by law.

3.6 SUBLETTING AND ASSIGNMENT

No portion of the premises shall be sublet nor this Agreement assigned. Any attempted subletting or assignment by Resident shall, at the election of Owner/Agent, be an irremediable breach of this Agreement and cause for immediate termination as provided herein and by law.

3.7 BREACH OF LEASE

In the event that Resident breaches this Lease Agreement, Owner/Agent shall be allowed at Owner/Agent's discretion, but not by way of limitation, to exercise any or all remedies provided Owner/Agent by California Civil Code Section 1951.2 and 1951.4. Damages Owner/Agent "may recover" include the worth at the time of the award of the amount by which the unpaid rent for the balance of the term after the time of award, or for any shorter period of time specified in the Lease Agreement, exceeds the amount of such rental loss for the same period that the Resident proves could be reasonably avoided.

3.8 SALE OF PROPERTY

In the event of the sale or refinance of the property: If Owner/Agent presents to Resident a "Resident's Certification of Terms - Estoppel Certification," or other similar Estoppel Certification form, Resident agrees to execute and deliver the certificate acknowledging that this Agreement is unmodified and in full force and effect, or in full force and effect as modified with the consent of Owner/Agent, and stating the modifications, within ten (10) days of written notice. Failure to comply shall be deemed Resident's acknowledgement that the certificate as submitted by Owner/Agent is true and correct and may be relied upon by any lender or purchaser.

3.9 NOTICE

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

By initialing below, you acknowledge and agree to the terms in Section 3.

X GP
Graciela Perez

4. LEASE AGREEMENT 4.1-4.4

4.1 ADDENDA

Resident(s) acknowledge receipt of the following applicable addenda (as checked), copies of which are attached hereto and are incorporated as part of this Agreement.

- | | |
|---|--|
| ☒ Asbestos Addendum (Form 17.1) | ☐ Political Signs Addendum (Form 39.0) |
| ☒ Bedbug Addendum (Form 36.0) | ☐ Pool Rules Addendum (Form 15.0) |
| ☐ CC&Rs Addendum (Form 2.9) | ☒ Proposition 65 Brochure (Form PROP65 BROCHURE) |
| ☒ Carbon Monoxide Detector (Form 27.1) | ☐ Renters Insurance Addendum (Form 12.0-MF) |
| ☐ Day Care Addendum (Form 28.0) | ☐ Resident Policies Addendum (Form 17.0) |
| ☐ Furniture Inventory (Form 16.1) | ☐ Satellite Dish and Antenna Addendum (Form 2.5) |
| ☐ Grilling Addendum (Form 35.0) | ☒ Smoke Detector Addendum (Form 27.0) |
| ☐ Guarantee of Rental/Lease Agreement (Form 41.0) | ☐ Smoking Policy Addendum (Form 34.0) |
| ☒ Lead-Based Paint Addendum (Form LEAD1) | ☒ Unlawful Activity Addendum (Form 2.4) |
| ☒ Mold Notification Addendum (Form 2.7) | ☐ Waterbed Addendum (Form 14.0) |
| ☒ Move In/Move Out Itemized Statement (Form 16.0) | |
| ☐ Pest Control Notice Addendum (Form 2.6) | |
| ☒ Pet Addendum (Form 13.0) | ☒ Other: Lawn Care Addendum |

4.2 ENTIRE AGREEMENT

This Agreement, which includes all attachments referred to above, constitutes the entire Agreement between the parties and cannot be modified except in writing and signed by all parties, except as permitted by applicable law. Neither Owner/Agent, nor any agent or employee of Owner/Agent has made any representations or promises other than those set forth herein.

4.3 CREDIT REPORTS

A negative credit report reflecting on your credit history may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations. Resident expressly authorizes Owner/Agent (including a collection agency) to obtain Resident's consumer credit report, which Owner/Agent may use if attempting to collect past due rent payments, late fees, or other charges from Resident, both during the term of the Agreement and thereafter.

4.4 ATTORNEYS' FEES

If any legal action or proceeding is brought by either party to enforce any part of this Agreement, the prevailing party shall recover, in addition to all other relief, reasonable attorneys' fees and court costs, unless one of the following two boxes is checked:

☒ the prevailing party shall recover, in addition to all other relief, attorneys' fees not to exceed \$ 2,000.00 , plus court costs.

Or

☐ each party shall be responsible for their own attorneys' fees and court costs.

By initialing below, you acknowledge and agree to the terms in Section 4.

X GP
Graciela Perez

5. Asbestos Addendum

5.1 ASBESTOS ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 02/01/2018 between CVC I, LLC (Owner/Agent) and Graciela Perez (Resident) for the premises located at

1361 N. Archie Ave.
Fresno, CA 93703

Unit # (if applicable)

1361 N. Archie Ave
#101
Fresno, CA 93703

(Owner/Agent: check one)

☒ This property may contain asbestos.

OR

☐ This property contains asbestos. This hazardous substance is contained in some of the original building materials and in some of the products and materials used to maintain the property. Disturbance or damage to certain interior apartment surfaces may increase the potential exposure to these substances.

1. Resident or the Resident's guest(s), employees and contractors shall not take or permit any action which in any way damages or disturbs the Premises or any part thereof, including, but not limited to:

- (i) piercing the surface of the ceiling by drilling or any other method;
- (ii) hanging plants, mobiles, or other objects from the ceiling;
- (iii) attaching any fixtures to the ceiling;
- (vi) allowing any objects to come in contact with the ceiling;
- (v) permitting water or any liquid, other than ordinary steam condensation, to come into contact with the ceiling;
- (vi) painting, cleaning, or undertaking any repairs of any portion of the ceiling;
- (vii) replacing light fixtures;
- (viii) undertaking any activity which results in building vibration that may cause damage to the ceiling.

2. Resident shall notify Owner/Agent immediately in writing (i) if there is any damage to or deterioration of the ceiling in the Premises or any portion thereof, including, without limitation, flaking, loose, cracking, hanging or dislodged material, water leaks, or stains in the ceiling, or (ii) upon the occurrence of any of the events described in Paragraph 1 above.

By initialing below, you acknowledge and agree to the terms in Section 5.

X GP
Graciela Perez

6. Bedbug Addendum

6.1 BEDBUG ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 02/01/2018 between CVC I, LLC "Owner/Agent" and Graciela Perez "Resident" for the premises located at

1361 N. Archie Ave.
Fresno, CA 93703

, Unit # (if applicable)

1361 N. Archie Ave
#101
Fresno, CA 93703

It is our goal to maintain the highest quality living environment for our Residents. The Owner/Agent has inspected the unit prior to lease and knows of no bedbug infestation. Residents have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation, and limiting its spread. It is important to underscore that travelers are mainly responsible for the transfer of bed bugs.

Resident(s) represent(s) that all furnishings and other personal property that will be moved into the unit are free of bedbugs.

Resident agrees to maintain the premises in a manner that prevents the occurrence of a bedbug infestation in the premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Resident shall practice good housekeeping, including the following:

- Resident shall check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs before you enter your apartment. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation. After guests visit, inspect beds, bedding, and upholstered furniture.
- Resident shall remove clutter. Bed bugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, especially under the bed and in closets. Reducing clutter also makes it easier to carry out housekeeping.
- Resident shall keep the unit clean. Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bed bugs, and report these immediately.
- Resident shall arrange furniture to minimize bed bug hiding places. If possible, keep beds and upholstered furniture several inches away from the walls.
- Resident shall cover mattresses and box springs with zippered covers that are impermeable to bed bugs. These are relatively inexpensive, and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer.
- Resident shall avoid using appliances, electronics and furnishings that have not been thoroughly inspected for the presence of bedbugs. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bedbugs or other pests. This process should include inspection of trucks used to transport appliances, electronics, or furniture. Never accept an item that shows signs of bedbugs. Never take discarded items from the curbside.

2. Resident shall report any problems immediately. Specifically, Resident shall:

- Report any signs of bed bugs immediately. Do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from unit to unit.
- Report any maintenance needs immediately. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.

3. Resident shall cooperate with pest control efforts.

If your unit (or a neighbor's unit) is infested with bed bugs, a pest management professional may be called in to apply pesticides. The treatment is more likely to be effective if your unit is properly prepared. Resident shall comply with the recommendations from the pest management professional, including:

- Removing all bedding (bed skirts too), drapes, curtains, and small rugs; bag these for transport to the laundry or dry cleaner.
- Checking mattresses carefully; those with minimal infestation may be cleaned, encased in vinyl covers, and returned to service. Heavily infested mattresses are not salvageable; seal these in plastic and dispose of them properly.
- Emptying dressers, nightstands, and closets. Remove all items from floors and surfaces. Inspect every item for signs of bed bugs. Using

sturdy plastic bags, bag all clothing, shoes, boxes, toys, stored goods, etc. Bag washable and non-washable items separately. Take care not to tear the bags, and seal them well. Used bags must be discarded properly.

- Vacuuming floors, including inside closets. Pay special attention to corners, cracks, and dark places.
- Vacuuming all furniture, including inside drawers and nightstands. Vacuum mattresses, box springs, and upholstered furniture, being sure to remove and vacuum all sides of loose cushions, as well as the undersides of furniture.
- Carefully removing vacuum bags, sealing bags in plastic, and discarding.
- Cleaning all machine-washable bedding drapes, clothing, etc. Use the hottest water the machine provides, and dry at highest heat setting. Take other items to a dry cleaner, but be sure to advise the dry cleaner that the items are infested. Discard any items that cannot be decontaminated.
- Moving furniture toward the center of the room, so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

4. Resident agrees to indemnify and hold harmless the Owner/ Agent from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Owner/ Agent may sustain or incur as a result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises.

By initialing below, you acknowledge and agree to the terms in Section 6.

X GP
Graciela Perez

7. CARBON MONOXIDE DETECTOR ADDENDUM

7.1 CARBON MONOXIDE DETECTOR ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement dated 02/01/2018 between CVC I, LLC (Owner/Agent) and Graciela Perez (Resident) for the premises located at

1361 N. Archie Ave.
Fresno, CA 93703

, Unit # (if applicable)

1361 N. Archie Ave
#101
Fresno, CA 93703

1. The premises is equipped with a carbon monoxide detection device(s).
2. Resident acknowledges the carbon monoxide device(s) was/were tested and its operation explained by Owner/Agent in the presence of Resident at time of initial occupancy and the detector(s) was/were operating properly at that time.
3. Resident shall perform the manufacturer's recommended test at least once a week to determine if the carbon monoxide detector(s) is/are operating properly.
4. Resident may not disable, disconnect or remove the detector.
5. Initial ONLY if BATTERY OPERATED: _____

By initialing as provided, each Resident understands that said carbon monoxide detector(s) and alarm is a battery-operated unit and it shall be each Resident's responsibility to:

- a. ensure that the battery is in operating condition at all times;
 - b. replace the battery as needed (unless otherwise provided by law); and
 - c. if, after replacing the battery, the carbon monoxide detector(s) do not work, inform the Owner/Agent immediately.
6. Resident(s) must inform the Owner/Agent immediately in writing of any defect, malfunction or failure of any detector(s).
 7. In accordance with California law, Resident shall allow Owner/Agent access to the premises for that purpose.

By initialing below, you acknowledge and agree to the terms in Section 7.

X GP
Graciela Perez

8. LAWN CARE ADDENDUM

8.1 LAWN CARE ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 02/01/2018 between CVC I, LLC (Owner/Agent) and Graciela Perez (Resident) for the premises located at

1361 N. Archie Ave.
Fresno, CA 93703

, Unit # (if applicable)

1361 N. Archie Ave
#101
Fresno, CA 93703

1. Resident agrees to maintain all exterior lawn and common areas of the rented premises.
2. If the yard is ever determined to be in "poor condition" Resident will be given a written notice of specific instructions of what is needed to bring the yard into "good condition". The Resident also agrees that if the yard is still not maintained to standards, we will hire a landscaping company to maintain the yard at the Residents expense.
3. Resident agrees to only keep outdoor or patio furniture on the exterior of the home.
4. All trash and debris will be removed and disposed of properly.
5. Mow, edge and prune your yard. You should mow and edge lawns every 7 to 10 days.
6. Resident agrees to water lawn, shrubs, and trees on a regular basis. Only water on the approved watering days as outlined by the city or county the home resides in.
7. Resident agrees to promptly report any broken sprinklers or irrigation valves to management.
8. Resident agrees not to park any vehicle on landscaped areas. Or any other area that is not a designated parking space.

By initialing below, you acknowledge and agree to the terms in Section 8.

X GP
Graciela Perez

9. TARGET HOUSING RENTAL/LEASE AGREEMENT ADDENDUM

9.1 DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Resident is renting from Owner/Agent the premises located at:

1361 N. Archie Ave.
Fresno, CA 93703

Unit # (if applicable)

1361 N. Archie Ave
#101
Fresno, CA 93703

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention. NOTE: The existence of lead on the rental property is not, by itself, cause for termination of the tenancy. (Public Law 102-550 sec. 1018(c))

Owner's Disclosure or Agent* acting on behalf of Owner (initial)

☐ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Owner has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

☐ (b) Records and reports available to the Owner (check one below):

☐ Owner has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Owner has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Agent's* Acknowledgment (initial)

*The term Agent is defined as any party who enters into a contract with the Owner, including anyone who enters into a contract with a representative of the Owner for the purpose of leasing housing. An on-site resident manager may act as the Agent if authorized to do so by either the Owner or the property management company.

☒ (c) Agent has informed the Owner of his/her obligations under 42 U.S.C. 4852d, and the Agent is aware of his/her responsibility to ensure compliance.

Lessee's Acknowledgment

By initialing below, Resident(s) acknowledge(s):

☒ (d) Lessee has received copies of all information listed above.

☒ (e) Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

By initialing below, you acknowledge and agree to the terms in Section 9.

X GP
Graciela Perez

10. MOLD NOTIFICATION ADDENDUM

10.1 MOLD NOTIFICATION ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 02/01/2018 between CVC I, LLC (Owner/Agent) and Graciela Perez (Resident) for the premises located at

1361 N. Archie Ave.
Fresno, CA 93703

, Unit # (if applicable)

1361 N. Archie Ave
#101
Fresno, CA 93703

It is our goal to maintain the highest quality living environment for our Residents. The Owner/Agent has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold or mildew contamination. Resident is hereby notified that mold, however, can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the unit, it can cause mildew and mold to grow. It is important that Residents regularly allow air to circulate in the apartment. It is also important that Residents keep the interior of the unit clean and that they promptly notify the Owner/Agent of any leaks, moisture problems, and/or mold growth. Resident agrees to maintain the premises in a manner that prevents the occurrence of an infestation of mold or mildew in the premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Resident agrees to keep the unit free of dirt and debris that can harbor mold.
2. Resident agrees to immediately report to the Owner/Agent any water intrusion, such as plumbing leaks, drips, or "sweating" pipes.
3. Resident agrees to notify owner of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
4. Resident agrees to report to the Owner/Agent any significant mold growth on surfaces inside the premises.
5. Resident agrees to allow the Owner/Agent to enter the unit to inspect and make necessary repairs.
6. Resident agrees to use bathroom fans while showering or bathing and to report to the Owner/Agent any non-working fan.
7. Resident agrees to use exhaust fans whenever cooking, dishwashing, or cleaning.
8. Resident agrees to use all reasonable care to close all windows and other openings in the premises to prevent outdoor water from penetrating into the interior unit.
9. Resident agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold can grow on damp surfaces within 24 to 48 hours.)
10. Resident agrees to notify the Owner/Agent of any problems with the air conditioning or heating systems that are discovered by the Resident.
11. Resident agrees to indemnify and hold harmless the Owner/Agent from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Owner/Agent may sustain or incur as a result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises.

By initialing below, you acknowledge and agree to the terms in Section 10.

X GP
Graciela Perez

11. Pet Addendum

11.1 PET ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 02/01/2018 between CVC I, LLC (Owner/Agent) and Graciela Perez (Resident) for the premises located at

1361 N. Archie Ave.
Fresno, CA 93703

Unit # (if applicable)

1361 N. Archie Ave
#101
Fresno, CA 93703

1. The Rental/Lease Agreement provides that without Owner/Agent's prior written consent, no pets shall be allowed in or about the premises.
2. Owner/Agent consents to Resident keeping the pet(s) described here:
3. In the event of default by Resident of any of the terms in this Addendum, Resident agrees, within three days after receiving written notice of default from Owner/Agent, to cure the default or vacate the premises. Resident agrees Owner/Agent may revoke permission to keep said Pet on the premises by giving Resident thirty (30) days notice in writing.
4. Resident agrees to comply with all applicable ordinances, regulations and laws governing pets.
5. Resident agrees that Pet will not be permitted outside Resident's unit unless restrained by a leash. Use of the grounds or premises for sanitary purposes is prohibited.
6. Resident agrees that there will be no more than two (2) pets living on the premises.
7. Domestic rodents, reptiles and amphibians, or birds, if allowed, must remain caged at all times.
8. If Pet is a fish, the water container shall not be over 30 gallons and will be placed in a safe location in the unit.
9. Pet shall not be fed directly on the carpeting in the unit.
10. Resident shall prevent fleas or other infestation of the rental unit or other property of Owner/Agent, and may be held liable for costs associated with any necessary remediation.
11. Resident shall not permit, and represents that Pet will not cause any damage, discomfort, annoyance, nuisance or in any way inconvenience, or cause complaints, from any other Resident, guest, or the public. Any "mess" created by Pet shall immediately be cleaned up by Resident. Resident must provide and maintain an appropriate litter box, if applicable.
12. In the event that Owner/Agent, contractor, or maintenance personnel need access to the unit, the pet will be confined in the following manner: ☒ put in a kennel/crate ☐ removed from premises ☐ not applicable ☐ other
13. Resident shall be liable to Owner/Agent for all damages or expenses incurred by or in connection with Pet, and shall hold Owner/Agent harmless and indemnify Owner/Agent for any and all damages or costs in connection with Pet.
14. Resident shall pay an additional pet rent of \$35.00 per month. Due in advance on the 1st day of each and every month.

By initialing below, you acknowledge and agree to the terms in Section 11.

X GP
Graciela Perez

12. SMOKE DETECTOR ADDENDUM

12.1 SMOKE DETECTOR ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement dated 02/01/2018 between CVC I, LLC (Owner/Agent) and Graciela Perez (Resident) for the premises located at

1361 N. Archie Ave.
Fresno, CA 93703

, Unit # (if applicable)

1361 N. Archie Ave
#101
Fresno, CA 93703

1. The premises is equipped with a smoke detection device(s).
2. Resident acknowledges the smoke detection device(s) was/were tested and its operation explained by Owner/Agent in the presence of Resident at time of initial occupancy and the detector(s) was/were operating properly at that time.
3. Resident shall perform the manufacturer's recommended test at least once a week to determine if the smoke detector(s) is/are operating properly.
4. Resident may not disable, disconnect or remove the detector.
5. Initial ONLY if BATTERY OPERATED: _____

By initialing as provided, each Resident understands that said smoke detector(s) and alarm is a battery-operated unit and it shall be each Resident's responsibility to:

- a. ensure that the battery is in operating condition at all times;
 - b. replace the battery as needed (unless otherwise provided by law); and
 - c. if, after replacing the battery, the smoke detector(s) do not work, inform the Owner/Agent immediately.
6. Resident(s) must inform the Owner/Agent immediately in writing of any defect, malfunction or failure of any detector(s).
 7. In accordance with California law, Resident shall allow Owner/Agent access to the premises for that purpose.

By initialing below, you acknowledge and agree to the terms in Section 12.

X GP
Graciela Perez

13. Unlawful Activity Addendum

13.1 UNLAWFUL ACTIVITY ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 02/01/2018 between CVC I, LLC (Owner/Agent) and Graciela Perez (Resident) for the premises located at

1361 N. Archie Ave.
Fresno, CA 93703

, Unit # (if applicable)

1361 N. Archie Ave
#101
Fresno, CA 93703

1. Resident, members of the Resident's household, and any guest or other persons under the Resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near property premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in section 102 of the Controlled Substance Act (21 U.S.C. 802)).
2. Resident, members of the Resident's household, and any guest or other persons under the Resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near property premises.
3. Resident and members of the household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Resident and members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near premises and property or otherwise.
5. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in acts of violence or threats of violence, including, but not limited to the unlawful discharge of firearms on or near property/premises.
6. VIOLATION OF ANY OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL/LEASE AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this Addendum shall be deemed a serious and material violation of the Rental/Lease Agreement. It is understood and agreed that a single violation shall be good cause for termination of the Rental/Lease Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this Addendum and any other provisions of the Rental/Lease Agreement, the provisions of this Addendum shall govern.

By initialing below, you acknowledge and agree to the terms in Section 13.

X GP
Graciela Perez

14. Sign and Accept

14.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

X *Graciela perez*

Lessee

IP Address: 107.77.211.52
12/29/2017 01:46pm PST

X *Daisy Mendoza*

Lessor

IP Address: 173.14.72.57
12/29/2017 01:56pm PST