**APARTMENT LEASE AGREEMENT**

This Apartment Lease Agreement (hereinafter referred to as the “Agreement”) is made and entered into this 26th day of April, 2010, by and between Carmen Dolenz, Lessor, and Ethan Monroe, Lessee.

**Term**

Lessor leases to Lessee the described premises together with any and all appurtenances thereto, for a term of 1 year, such term beginning on May 1, 2012, and ending at 12 o’clock midnight on April 30, 2013.

**Rent**

The total rent for the term hereof is the sum of one thousand dollars ($1,000) payable on the 5th day of each month of the term. All such payments shall be made to Lessor on or before the due date and without demand.

**Damage Deposit**

Upon the due execution of this Agreement, Lessee shall deposit with Lessor the sum of five hundred dollars ($500), receipt of which is hereby acknowledged by Lessor, as security for any damage caused to the Premises during the term hereof. Such deposit shall be returned to Lessee, without interest, and less any set off for damages to the Premises upon the termination of this Agreement.

**Use of Premises**

The Premises shall be used and occupied by Lessee and Lessee’s immediate family, 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 Lessee 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. Lessee shall not allow any other person, other than Lessee’s immediate family or transient relatives and friends who are guests, to use or occupy the Premises without first obtaining written consent to such use.