PARTIES:
This lease (hereafter "Lease') is made and entered intothis **4.7.2026** day of Rock Knoll Property Group LLC, (hereinafter referred to as "Landlord") and **_Huzefa Khuzema Misri_**
(hereinafter referred to as “Tenant”). Rock Knoll Property Group LLC is an equal opportunity housing complex.
We do not discriminate against anyone in the lease or rental of housing, or making housing otherwise unavailable,
because of race, color, religion, sex, handicap, familial status, or national origin.

1. PREMISES:

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, on the terms and conditions
hereinafter set forth, that certain real property and the residence located thereon situated in the City of Oklahoma City, State of Oklahoma, commonly known as **_9006 Roxbury Terrace Oklahoma City, OK 73132** (hereafter referred to as “Premises”). Premises are to be utilized solely as a personal residence by only the following named persons: Jamie Buford & Charlie Cortina. No other individual may reside in the Premises. Anyone visiting over 14 calendar days in any twelve month period or for 20 cumulative days during any 12 month period shall be considered an unauthorized occupant, if not listed above. Tenant can obtain a copy of the Oklahoma Residential Landlord and Tenant Act through the Secretary of State of Oklahoma. Tenant acknowledges receiving a copy of this Lease upon execution hereof (PDF file).
NEIGHBORHOOD CONDITIONS: Tenant hereby represents that it is has satisfied itself as to neighborhood
or area conditions, including schools, proximity and adequacy of law enforcement, proximity to Tenants' employer and job, crime statistics, registered felons or offenders, fire protection, other governmental services, proximity to commercial, industrial or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, facilities and condition of common areas, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Tenant.

1. TERM:

The termof this Leaseshall commence on _ **May 1, 2026** (Commencement Date) and
ending on **April 30, 2027** ,at 5:00 p.m. Tenant
shall be responsible for removing all of its personal property from the Premises, vacating the Premises and returning keys to the Premises to Landlord or authorized representative. If Tenant planson vacating the Premises upon termination of the Lease,Tenant shall give Landlord a written 45-Daynotice of suchplans, unless: (i) Landlord and Tenant have extended this Lease in writing or signed a new agreement; (ii) mandated by local rent control law;or (iii) Landlordaccepts rent from Tenant (otherthan past due Rent), in whichcase a month-to-month tenancy, subjectto all other relevant terms set forthherein, shall be created which either party may terminate with a written 45-Day notice to the other party. Rent shall be at a rate agreed to by Landlord and Tenant, or as allowedby law, but not less than the monthly rent of this Lease. All other terms and conditions of this Lease shall remain in full force and effect.

1. RENT: "Rent" shallmean all monetaryobligations of Tenantunder the terms of this Lease, except Security Deposit.
    a. Tenant agreesto pay **$1250** per month for the term of the Lease.
    b. If this Leasebegins before the first day of themonth, then therent for that initial partialmonth shall be prorated based on a thirty (30) day month.$_____**$0**_____
    c. Rent is payable in advance on the 1st day of each calendar month, and is delinquent on the next

day.

    a. Rent shall be payable without notice or demand and without any deduction, off-set,or

abatement, in lawful money of the United States to Landlord at the address stated herein for notices or to such other persons or such other places as Landlord may designate to Tenant in writing. Tenant agrees to pay all rents and fees with a personal check, money order, cashier's check, or cash. If a personal check is ever dishonored by Landlord's bank ("NSF"}, ***for any reason*** whatsoever, Tenant agrees to pay a NSF charge of $35.00, and immediately replace the NSF check with a money order or cashier's check, then after that, Landlord will require Tenant to pay all future Rent by money order or cashier's check. Payments may also be made online through your Tenant Cloud Tenant Account; via ACH payment (online check) If such
payment is returned for **ANY** reason you will be charged a $35 Service Fee.

Tenant Initials _____
Please make all checkspayable to: **Rock Knoll Property Group LLC**. Tenant is responsible for assuring Landlord receives, in hand, all rent due hereunder, and prepaid, on or before the due date. Payments received early

by Landlord will be deposited no earlier than the day that rent payment is due.

It is agreed thatLandlord may acceptlate payments, partialpayments, or payments with any restrictive writing in the "memo" section of the financial Instrument or on the endorsement backside of the financial instrument withoutlosing any of Landlord's rightsto evict fora breach of the Lease.This means that no payment, including those marked with "paid in full," 'accordand satisfaction" or with any other restrictive wording, shallnot operate as an accordand satisfaction withoutthe prior writtenconsent of theLandlord.

If a municipality thatlevies a transaction privilege tax on residential rent changes thepercentage of thattax, the Landlord on thirty days' written notice

to Tenant may adjust the amount of rent due to equal the differencecaused by the new percentage amount of the tax. The adjustment to rent shallnot occur before the date upon which the new tax is effective.

1. **LATE FEES:**

If Tenantfails to pay the monthlyrent in full by the due date,or pays with a NSF check, Tenantagrees that it would be impractical or extremely difficult to fix the actual damageto Landlord causedby that failure and therefore agrees to pay, in addition to rent, a late fee (hereafter "Late Fee" or "Late Charge") of **$90.00**, which fee shall be considered additional rent. Landlord and Tenant agree that these fees are fair and reasonable. Landlord's acceptance of any Late Charge shallnot constitute a waiver as to anydefault of Tenant. Landlord's right to collecta Late Charge or NSF fee shallnot be deemedan extension of the date Rent is due or prevent Landlordfrom exercising any other rightsand remedies underthis Lease and as provided by law. Landlord shallhave the rightto refuse acceptance of tendered rentthat does not contain all applicable Late Fees. **NOTE FORMULTIPLE PERSON HOUSES**: **Tenant agreesto pay rent using only onecheck or paymentfor the fullrent amount due each month(not separate checksfrom each person.**

1. **SECURITY/CLEANING DEPOSIT:**

Tenant agrees to pay$ **1250** as a Security/cleaning Depositto insure Tenant'sfaithful
performance of the provisions of this Lease. All or any portion of the security/cleaning deposit may be used, as reasonable necessary, to: (i) cure Tenant's default in payment if Lease is breached (which includesLate Charges, NSF fees or other sumsdue); (ii) repairdamage, excluding ordinarywear and tear, caused by Tenant or by a guest or licensee of Tenant; (iii)clean Premises, if necessary as determined by Landlord, during or uponterminationof the tenancy; and (iv) replaceor return personal property including all appliances or appurtenances. Tenant shall immediately on demand pay to Landlordthe sum equalto that portion of the security deposit expended or applied by Landlord which was provided for in this paragraph so as to maintain the security depositin the suminitially deposited with Landlord. Landlord shall be required to keep the security/cleaning depositseparate from itsgeneral account, but Landlord shallnot be required to pay Tenantany interest on the security/cleaning deposit.

If Tenantperforms all of Tenant's obligations under this Leaseincluding leaving thepremises in move-in condition (reasonable wear and tear excepted), then the security/cleaning deposit or that portion thereof which has not previously been applied by Landlord, shall be returned to Tenant. The security/cleaning deposit's refundable amount will be reduced accordingly due to Landlord's additional expenses if the Premises are leftin less than move-in condition. If there are multiple tenants,then the security/cleaning deposit shallbe considered contributed by all tenants. The return/refund of any amountshereunder shall be madewith only onecheck, made payableto all persons on Lease,minus any personvacating prior to the others. In the event the sums due hereunder owed by Tenantexceed the security/cleaning deposit, then Tenant agrees to pay any additional sumsdue, over and above saidsecurity/cleaning deposit, to Landlord within five (5) days afternotification of suchsums due to Landlord. If any balance,deposit, or otheramount that is due herein at the inception of this Leaseis not timely and properly made, such paymentdoes not constitute acceptance of a partialpayment with knowledge of a default, nor acceptance of performance that varies from the termsof this Lease,and does notconstitute a waiverof Landlord's rights to collectsame.

TENANT AGREES THAT THE SECURITY/CLEANING DEPOSIT SHALL NOT BE USED IN LIEU OF PAYMENT OF LAST MONTH'S RENT. LANDLORD MAY INITIATE EVICTION PROCEEDINGS IF PAYMENT FOR LASTMONTH'S RENT IS NOT RECEIVED ON THE DUE DATE AS REQUIRED HEREIN.

1. POSSESSION:

If Landlordfor any reasoncannot deliver possession of the Premisesto Tenant at the commencement of the Lease term,Landlord shall not be liableto Tenant for any lossor damage resulting therefrom, but there shall be a proportionate deduction of rentfor the timeperiod Tenant is unable to take possession; nor shall this Leasebe void or voidable for a periodof ten (10) judicial days after writtendemand for possession by Tenant to Landlord; and if for any reasonthe Premises cannotbe delivered withinsaid ten (10) day period, Tenant may, prior to Landlord's delivery of the Premises, declare this Lease to be null and void and all money paid to Landlordshall be refundedto Tenant.

1. USE:

Tenant agrees that the Premises shall be used only for residential purposes. Tenant agrees that the Premises will not be usedor allowed to be usedfor any unlawfulpurposes, or for any purposesdeemed hazardous by the Landlord or Landlord's insurance company due to concerns of fire or any otherperceived risk or peril. The premises may not be used for any business venture, including, but not limited to, baby sitting or home daycare, home based business, or computer or technological based enterprise. The Premises shall be used in a clean, safe and orderly condition by Tenant and its occupants. Tenant is required to supervise all occupants, guestsand invitees at all timein or about the premises. Tenant agrees to be responsible for and be fully liablefor the conductof Tenant's occupants as well as for the conduct of Tenant's occupant's guests, whether or not Tenant knows of, knew of, or should have known of the unacceptable behavior. No pets or animals of any kindshall be allowedon the Premises without Landlord's written consent (and only with a separate "Pet Agreement" executed and attached to this Lease with additional security deposit). Tenant specifically avowsthat no occupants currently have need for assistive animals for any mental or physical handicap. Tenant, in the possession,

use and occupancy of the Premises, agrees to observe and comply withall restrictions, lawsand ordinances affecting the Premises or occupancy thereof; and Tenantfurther agrees thatno use shallbe made of the Premises, nor acts done which will increase the existing rate of insurance upon the Premises, or will cause a cancellation of any insurance policy covering the Premises.

Tenant agreesthat no personsnot named in paragraph 2 above shallreside In the Premises at any time during the Lease. For purposes of this Lease,guests and/or visitorsshall not remainovernight for more thanfourteen (14) calendardays in any one calendar year. Landlord reservesthe right to limitany Individuals' visitation to the Premises, based upon priormisconduct or criminalrecord.

Tenant shallnot engage in, or allowany other person or guest,pet, or animalto engage In, any conduct that will disturb the quiet andpeaceable enjoyment of other tenants,neighbors, or Landlord, or use the property for any purposewhatsoever that violatesthe laws of the UnitedStates, the Stateof Oklahoma or the City of Oklahoma City.

Tenant agreesto keep no more than 2vehicles, including but not limitedto trucks, motorcycles, and cars, on thePremises. (If ZERO is entered,then parking is not permitted on the Premises). All vehicles parkedon or near the Premises pursuantto the terms of thisLease must be both operableand currently licensedat all times. Tenant agrees not to repair any vehicles on the Premises, excepting tire changes, without prior written consent fromLandlord. Vehicles leakingoll, gas, or other fluidsshall not be parked on the Premises. Parking spaces are to be kept clean. Tenantagrees not to keep any other vehiclesor machinery on the Premises, including but not limited to off-road vehicles, ATV's, RV's, boats and/or trailers, without prior written consent from Landlord.

Tenant may not keep any water-filled furniture on the Premiseswithout Landlord's writtenconsent. Tenant agrees not to useheaters which uses any formof kerosene, propane,gas or anyother device thatuses such forms of fuel or any space heater, in or on the premises.

1. UTILITIES AND INSURANCE:
2. **RENTERS' INSURANCE.** Tenant agrees to purchase and show proof of purchaseto Landlord property

and liability insurance, known as Renters' Insurance Policy, to coverloss from all perils, including but not limited to, loss due to or caused by theft, vandalism, bursting or breakingpipes, by or from fire,windstorm, hail, flooding, leakage,steam, snow or ice, by or from running water,backing up of drainage pipes,

seepage or the overflowof water or sewage on the premises, or from anyother peril. The policy mustname Landlord as additional insured. This policyshall include generalliability coverage of $100,000.00 minimum, and will include coverage for the property of other persons that are in the residential care, custody or control, and also will include"additional living expenses· coverage so thatif the Premises are uninhabitable for any reason, Tenant would have hotel and outside living expenses covered by said insurance. With respect to any renewal policy,a duplicate originalpolicy shall be furnished to the Landlordby Tenant not less than ten (10) days prior to the expiration date of the then existing policy.

Tenant Initials _____

1. PROPERTY LOSS& LIABILITY. Tenantagrees that Landlordis not liablefor damage, theft,vandalism, or other lossof any kindto Tenant's personalproperty or the personal propertyof Tenant's familymembers, Invitees or guests.Landlord shall not be responsible or liable for any injury,loss or damageto any person or property of Tenantor any otherperson in or on thepremises that is not a result of intentional conductor negligence by the Landlord.
2.
3. Tenant shall pay for all water supplied to the Premises, and shall not take any action which might place liability for such water supplies upon Landlord. Tenant shall pay for all gas, heat, light, power, telephone service, cable TV, and all other services supplied to the Premises, except as herein provided. Tenant agrees to keep the standard gas, electric, and water utilities connected and their corresponding bills paid in a timely manner as required by the applicable utility companies. If the gas, electric service, or the water utility is not kept current, Landlord may terminate this Lease at Landlord’s discretion.

OG&E Account: _____

Water, Sewage, & Trash Account: _____

ONG Account: _____

E

Landlord is only responsible for installing and maintaining one usable telephone jack and one telephone line to the Premises .Tenant shall pay any cost for conversion from the existingutilities service providerto another provider. Landlord has obtained insurance to cover the Landlord's interest and liability, but does not insureTenant's belongingsor negligence. It is suggested that Tenant purchase "Renter's Insurance" to cover theft or damage of Tenant's personalproperty, and to cover the liabilityfrom any injurysustained by Tenant's guests whether invited or uninvited. Landlord is not responsible for loss or damage to any of Tenant's propertyfor any reason, including fire, flood, theft , earthquake, or any other reason.

1. REPAIRS AND MAINTENANCE:

Tenant shall **NOT**perform any repairs itself, paint,paper, redecorate,or make alterations to the premises without Landlord's writtenconsent except

as provided by law. The Tenant agrees to be responsible to pay for therepair of any damage done to any of the buildings or grounds by any of Tenant's familyor guests. If the Tenant noticesany signsof propertydamage or signs of any negative physicalattribute including but not limited to water leaks,extreme floor or wall or ceilingcracks, insect infestation, appliance breakdown,or roof damage, the Tenant willimmediately notify Landlord: If there are issueswith plumbing,etc. that occur right after move-in, and it is determined that it couldhave been a pre-existing problem,the tenants may not be held responsible for the cost of the repair. It is agreedthat the tenant will keep and maintainall portions of the building let to him or her by the terms of this contract in as good a state of repair as the same are turned over to tenants(s). This means woodwork, walls, floors, ceilings, windows, screens, doors, carpet, shades electric, grounds, and plumbing, outside storage, and central heat and air all of which may be inspected by the landlord/manager upon notice to the tenants of intent to inspect. Tenant agrees not to repair the dwelling or anything belongingto the landlord without writtenpermission. Tenant shallhold the landlord harmless for any and all mechanic's liens or proceedings that may be caused by tenant. All maintenance issues must be submitted to the landlord in writing includingtenant name,property address, date and nature of the problem. Any maintenance expenses incurred as a result of toys, cell phones, tampons or other foreignobjects in plumbinglines or grease in kitcher drainlines will be the responsibility of the tenant .Broken windowsas a result of tenant or guest carelessness are the tenant's responsibility. Tenant is responsible for tenant and or guest negligence.It is the tenant'sresponsibility to maintainand change the air filters to the central heat and air system.

Landlord shall keep and maintainthe exteriorwalls, roof, electricalwiring, heatingand air conditioning system, waterheater, built-inappliances (stoveand dishwasher), and water lines in good and sanitary order, condition, and repair,except where damage (if any) has been caused by the abuse or negligence of Tenant,in whichevent Tenant shall repair sameat Tenant'ssole costand expense. **Landlord is NOT responsible for repair and maintenance for refrigerators, clothes washers & dryers – these are supplied as a convenience only. By accepting use of these appliances, Tenant agrees to maintain and repair these at Tenant's sole cost and expense and return them to Landlord in good working order at the end of the tenancy. Clogged drain lines are the responsibility of Tenant unless clogged with tree roots or caused by defective plumbing parts, or due to Landlord's failure to take reasonable steps to maintain same, in which case Landlord will repair.**

Tenant Initial _____

Tenant hereby agrees Tenant has inspected the Premises and that the Premises (including furnishings, equipment, plumbing, heating and electrical systems) are now in a tenantable and good condition. Tenant will provide Landlord a list of items which are damaged or not in operablecondition within two (2) weeks after Commencement Date, not as a contingency of this Lease but rather as an acknowledgment of the condition of the Premises. Any damagedor inoperableitems discovered afterthis two week time period shall be considered as damaged by Tenant and become Tenant'sresponsibility to repair/replace.
Tenant agrees that the lights and bulbs are in proper working order upon move in. Tenant agrees to maintain all lights in working order by replacing bulbs as needed. All light bulbs on must be no more than 75 watts capacity. Tenant further agrees that all lights and bulbs will be in proper working order upon surrender of residence. If the Premises requires bulb replacements after Tenant vacates the house, then Tenant further agrees to pay $5 per LED bulb.
Tenant's failure to maintain or repair any item for which Tenant is responsible shall give the Landlord the right to hire someone to perform such maintenance/repair and charge Tenant to cover the cost of same. Tenant agrees to reimburse Landlord for these expenses within 3 days of receipt of any bills or statements from Landlord.
MOLD: Tenant agrees that there are no signs of any toxic substances or mold in or around the Premises, and Tenant agrees to notify Landlord immediately if the Tenant notices any such substances at the Premises. Tenant further agrees to act in a manner to prevent water from standing on tubs, floors, and under sink areas to help prevent any mold from developing. If mold or other offending substance develops or is discovered during this tenancy, then Landlord's sole responsibility will be to conduct repairs to minimize or eliminate as much of the mold or offending substance as possible, and absolutely no other expenses or offset to Tenant will be paid to Tenant except for temporary relocation as provided in paragraph 31, and then only for the actual number of days specified by Landlord which Tenant is requested to vacate the Premises. Upon receiving claim from Tenant that mold exists at Premises, Landlord may, at its sole discretion, order a mold inspection to be performed by an inspector of its choice to verify any Tenant claims of the presence of mold at Premises. Should the result of said testing and inspection be negative, then Tenant agrees to have the cost for this inspection and test deducted from its Security/Cleaning deposit, and to drop and discontinue any requests of Landlord to perform mold remediation or mold-related work at Premises. If mold is found to exist inside Premises at levels that are considered high by the inspector, and if Landlord determines that the mold cannot be remediated within a seven days' time, then Landlord may, at its sole discretion, either continue the Lease and provide rent credit provided in paragraph 31 for up to 30 days while the work is being performed, or to terminate this Lease without any additional offset except Rent credit up to the termination day, and without any compensation for relocation or any other consideration whatsoever. Tenant also has the right to terminate this Lease upon written notice within 30 days of the commencement of the actual work on the Premises. Tenant is still responsible for all rent during time is actually occupying Premises – rent is only forgiven when Tenant lives in temporary housing as specified in paragraph 31. **Tenant is advised to purchase Renters insurance to cover the cost of any temporary living expenses as the rent credit provided in this lease will not completely cover hotel fees, and Landlord is not responsible and will not reimburse Tenant for any of these costs or temporary housing.**
Quarterly/Semiannual Inspections: Landlord or Landlord's representative may make periodic inspection of the Premises (after providing notice of entry per paragraph 17) periodically to ensure Tenant's compliance with the terms of this Lease. Inspectors will be evaluating the condition of the Premises, including but not limited to: (i) grass and landscaping (ii) doors (holes/hinges), (iii) unapproved re-painting, (iv) cleanliness of Premises, (v) pet damages and pet feces in yards, (vi) broken/damaged appliances, (vii) walls and closet doors. Landlord will send a notice to Tenant requesting repair or improvement of any deficiencies, and Tenant shall comply with Landlord request within 5 days of receipt of same. Failure to comply with Landlord requests to cure any deficiency found shall be considered a breach of this Lease and may result in eviction and/or termination of the

Lease.

AIR CONDITIONER MAINTENANCE: ***Proper maintenance of AC systemsis Important.*** Tenant agrees tochange the filter(s) in the AC system eachmonth from Aprilthrough October, and every twomonths from November throughMarch. Tenant is required to provide theseat Tenant's expense.Tenant may purchase inexpensive disposable filters at Lowe's, Home Depot, or Ace Hardware. NOTE: During especially hot days, it may take much longer to cool the Premises. It is better to leave the AC unit running all day, because it is not possible to quickly cool down all of the Premises' structures, walls, etc. rightafter you get home. Please allow AC to run for severaldays and checkall filters beforecalling for AC service. IMPORTANT: If Tenant requests a service call and the service technician determines that the service call was not warranted, Tenant shall be responsible for the cost of the service call. Also, if Tenant falls to change filters and properly maintain AC system as described, Tenant shall be **responsible for ALL costs for parts and labor to repair AC system.**

TENANT INITIALS: _____

SPA MAINTENANCE: If property has a spa, Landlord is not responsible for upkeep and maintenance of spa. Landlord will not be held responsible for the cost of any maintenance or upkeep of spa . If Tenantso chooses to use and maintain spa, it is Tenant's responsibility to cover all costs associated with spa.

Tenant agrees that Tenant, at Tenant's sole cost and expense , will keep and maintain all portions of the Premises, appurtenances and every part thereof, in the mannerin which theywere received, reasonable wear and tear excepted, Including woodwork, walls, floors, ceilings, windows, screens, doors, carpel, shades, electric, grounds (including trees, grass, and sprinkler systems and heads), plumbing, outside storage, household furniture, fixtures, goodsand chattels belonging to Landlord, so that same shall remain in good and satisfactory order, condition and repair.

Tenant agrees to keep Premisesclean, sanitary, tidy,well ventilated, and free of clutter and trash, which could pose a fire escape risk. Failure to keep Premises reasonably clean (as determined solely by Landlord) shallbe considered a breach of this Lease. No BBQ grills may be kept in the frontof the house, onlyon the side or back. No fire pits may be used on the Premises.

Tenant shall be charged for all repairsor replacements causedby Tenant, pets,guests or licenseesof Tenant, excluding ordinarywear and tear . Tenant shall be charged for all damageto the Premises as a result of failure to report a problem in a timely manner. Tenant shall be charged for repair of drain blockages or stoppages, unlesscaused by defectiveplumbing parts or tree rootsin the sewer lines.

If at any time duringthis the term of this Lease the HVAC ductingis determined to need cleaning , then Landlord shall hire its own contractor to perform the cleaning at no cost to Tenant,or alternatively Tenant
may select and agrees to pay directlya licensed contractor of its choosingand agrees to receive a maximum$200 contribution from Landlordtowards said cleaningregardless of actualcost to Tenant.

Tenant Initials: _____
NO PAINTING, LOCKS, DISHES: Tenant shall NOT perform repairs of any kind, nor paint, paper, redecorate, add or change locks, install antenna or satellite dish(es), place signs, displays or exhibits, or use screws, fastening devices, large mail or adhesive materials, or make alterations to the Premises without Landlord's written consent except as provided by law. Tenant agrees to be responsible to pay for the repair of any damage done to any of the buildings or grounds by any of Tenant's family or guests. If Tenant notices any signs of property damage or signs of any negative physical attribute including but not limited to water leaks, extreme floor or wall or ceiling cracks, insect infestation, appliance breakdown, or roof damage, Tenant will immediately notify Landlord. Tenant agrees to remove any dish installed on house at the expiration of this lease and repair any holes or damage from bolts/brackets and cables at its expense or Landlord may deduct removal expense from Security/Cleaning Deposit. **Tenant may not change the locks on the unit under any circumstances.**

Tenant Intials: _____

Tenant agrees to keep the Premises clean in and around all areas thereof and agrees to maintain proper sanitation of the entire area making up the Premises by preparing trash for pick-up by the regular trash service of the surrounding neighborhood, unless other arrangements have been made and agreed to in writing by Landlord. Tenant agrees to keep the lawn, landscaping, trees, and shrubberies neat, clean, mowed, trimmed, watered and maintained as needed to ensure a healthy and visually appealing homestead, unless different arrangements have been agreed to in writing between Landlord and Tenant. ***Tenant Maintains Front area and Carportarea. If Tenant fails to maintain landscaping adequately (to Landlord's satisfaction), then Landlord shall have the right to hire a professional landscaping service and bill Tenant for this service, which Tenant agrees to pay.***
Tenant Initials: _____

"NOTICE OF VIOLATION" The City of Oklahoma Citymonitors rental properties closely, and encourages neighbors to report the slightest violation. Violations include landscaping not properly maintained or watered (brown grass or plants), weeds, parking off the driveway, unsightly objects *on* the Premises, unlicensedvehicles parked on or nearthe Premises, etc . If Tenantis issued a "Notice of Violation" then Tenant agrees to make the

requested corrections at Tenant'sexpense in a timely manner. If Tenantfails to make correction, Landlord may hire any professionals or contractors requiredto make corrections and bill Tenant for all costs, which Tenant agrees to immediately reimburse to Landlord upon receipt of billing statement.

Landlord shall supply and install all required smoke detectors according to local code/ordinance . Tenant shall check each and all smoke alarms weekly,replacing the batteryas needed with an alkalinebattery to ensure that adequate warning is provided. Landlord shall perform necessary maintenance on all smoke detectors as requested by tenant by documented written work order within 24 hours after receipt of notification by tenant.Tenant shall notifythe Landlord in writing of any deficiencies or repairs neededto the detectors.

It is a breach of this leaseagreement (and unlawful) for any personto remove batteries or in any way make any smoke detector inoperable. The Owner, Fire Chief, or their representatives shall have the right to inspect the smoke detectors at their discretion and both parties agree to cooperate. The undersigned Tenants acknowledge that the smokedetectors in thesubject rental unitare in good working condition at the time of execution of the leaseand acknowledge theirresponsibilities concerning the smoke detectors as set forth above.

Also, the fire extinguishers gauge will be checked monthlyto make surethe extinguisher's gaugeindicates a full chargeof pressure. Tenantagrees to keepthe window screenson the windows at alllimes, paying a twenty dollar ($20) service charge plus parts for its replacement if a screen is removed or damaged in anyway.

Tenant Initials: _____

1. ALTERATIONS AND ADDITIONS:

Tenant shall not, without Landlord's prior written consent, make any alterations, improvements, penetrations, or additions in or about the Premises. Any additions to or alterations of the Premises including plants and landscaping (with the exception of movable furniture) shall at oncebecome a part of the realty and become the property of Landlord. Tenantshall keep thePremises free from any liensarising out of any work performed, materials furnished, or obligations incurred by Tenant.

If Landlord has installed a special showerhead which is designed to maximize waterpressure and minimize water use, Tenant shallnot remove this special showerhead.

1. HOLD HARMLESS:

Tenant shallindemnify and holdLandlord harmless from any and all expensefor lights, heat,water, or any other expense incident to the occupancy of the Premises, including any and all claims arising from any activity, work, or things whichmay be permitted or suffered by Tenant in or aboutthe Premises includingall damages, costs, attorney's fees, expenses and liabilities incurred in the defense of any claim, action or proceeding arising therefrom. Except for Landlord's willful or grossly negligent conduct, Tenant hereby assumes all risk of damage to the Premises and its contents, whether owned by Landlord or Tenant, including household furniture and goods, or injury to any personin or about the Premisesfrom any cause, and Tenant hereby waives all claimsin respect thereofagainst Landlord.

1. DAMAGE TO PREMISES:

(a) If the Premises are so damagedby fire or from anyother cause as to renderit untenantable, theneither party shall have the right to terminate this Lease as of thedate on whichsuch damage occurs,through written notice to the otherparty, to be given withinfifteen (15) days after the occurrence of such damage; except that should suchdamage or destruction occur as the result of the abuseor negligence of Tenant, or itsinvitees, so as to renderthe Premises untenantable, Landlord only shallhave this rightof termination.
Should this right be exercised by either Landlord or Tenant, then rent for the current month shall be prorated (based on a 30 day month)between the partiesas of the date on which suchdamage occurred and any prepaid rent and unusedsecurity deposit shall be refundedto Tenant.

(b) If this Lease is not terminated as provided in this paragraph 13, Landlord shall promptly repair the Premises and thereshall be a proportionate reductionof rent untilthe Premises are repaired and ready for Tenant's occupancy, such proportionate reduction to be based upon the extent to which the making of repairs interferes withTenant's reasonable useof the Premises. Landlord's sole responsibility would be to forgive the rent for the timethe house is deemed untenantable by Landlord. Landlordshall have no further liability for Tenants' additional living expenses exceeding the prorated daily rent for that portion of the Premises which isuntenantable.

1. ASSIGNMENT AND SUBLETTING:

Tenant shallnot voluntarily or by operation of law assign,transfer, sublet, mortgage, or otheiwise transferor encumber all or any partof Tenant's interestin this Leaseor in any part of the Premises without Landlord's prior written consent,which consent shallbe at Landlord's sole discretion. Consent to one assignment or subletting shall not be construed as consent to any subsequent assignment or subletting. Attempting to sublet a portion of the Premiseswithout Landlord's consentshall be considered a breach of this Lease.
Nothing in this Leaseis intended to confer uponany person, otherthan the partiesand their respective successors and assigns, any rights or remedies under or by reason of this Lease.

1. DEFAULT:

It is agreed betweenthe parties heretothat if any rent shallbe due hereunder and unpaid, or if Tenantshall default and breach any other covenant or

provision of the Lease, then Landlord, after giving Tenant appropriate notice pursuant to Oklahoma law, may seek repossession of the Premises and thereafter remove any property and any andall persons therefrom in the mannerallowed by Oklahoma law, unless Tenant curesthe default withinthe time specified in the notice.Landlord may, at Landlord's option,either
maintain this Lease in fullforce and effectand recover the rent and other chargesas they becomedue or, in the alternative, terminate this Lease. In addition, Landlord may recover all rentals and any other damages and pursueany other rightsand remedies whichLandlord may haveagainst Tenant by reason of suchdefault as providedby law. In addition to all obligations of Tenant contained herein,in the event of early termination due to Tenant's uncured default or irreparable breach of Lease, Tenant shall also be responsible for lost Rent, all costs of marketing and showing propertyfor re-lease, including utilities, and a
$500 administrative fee to Landlord, which may be deducted from the Security/Cleaning deposit. If Landlord serves/delivers to Tenant any notice for any breachof this Lease,Tenant shall be charged and agrees to pay costof certified mail for such service/delivery of each suchnotice, which amountshall be
paid by Tenant as additional rent.
Time is the essence In this Lease, and should Tenant default in the payment of any installment of the principal sum hereinnamed, Landlord shallbe entitled to possession of the Premises, at Tenant's optionin accordance with Oklahomalaw, and Landlord shall have the right to store and/ordispose of suchproperty in accordance with Oklahoma law, and thereafter Tenant shall be liable to Landlord for any amounts uncollectedfrom such disposition, and the expensestherefore.

In the event of assignment to creditors by Tenant, or the institution of bankruptcy or receivership proceedings against Tenant,such events shallcancel and holdfor naught thisLease, and all the rights thereunder, and possession of said Premisesshall immediately, by such act or acts,pass to Landlord at Landlord's option.
Upon early termination or a breachof contract, the tenant will forfeit deposit,be responsible for rent through a 45 day notice as well as the following month's rent for the termination fee. Any rental concessions given at move-In must be paid back as well. Only exception will be if Tenant and Landlord mutually a separateEarly Lease Termination Agreement.

Tenant Initials: _____

1. **ABANDONMENT:**

Tenant shallnot vacate or abandon the Premises at any timeduring the termof this Lease.The Premises will be considered abandoned if left unoccupied for more than five (5) days whilerent remains unpaid.
Tenant's rights,but not obligations, under this Agreement shall thereby be terminated and Landlord mayre rent the saidpremises without any liability whatsoever. Any personal property left on the Premises may be disposed of by Landlord in any mannerallowed by law. All personalproperty on the Leased Premisesis made subject to a lien in favor of Landlord for the payment of all sums due under this Lease, to the maximum extent allowedby law. If applicable, whetherpursuant to an eviction fromor an abandonment of the Premises, the Landlord may destroy or otherwise disposeof some or all of Tenant's personalproperty remaining on the Premises, if the Landlordreasonably determines that the valueof the personalproperty is so low that the cost of moving, storageand conducting a public sale exceeds the amount that would be
realized from the sale.

1. ENTRY BY LANDLORD:

Tenant shall permit Landlord and/or its agentsto enter into and uponthe Premises duringregular business hours for any purpose allowed by Oklahoma law, including to make necessary or agreed repairs, decorations alterations, or improvements, or to supplynecessary or agreedservices, to periodically inspect the condition of Premises, or for the purpose of exhibiting the Premises to prospective or actual purchasers, tenants, mortgagees, lenders, appraisers, or contractors. Landlordand Tenant agreethat 24-hour written notice shall be reasonable and sufficient notice for entry. Notice may be given by any of the following methods: orally (in person or by phone),text message, emailnotice, mail notice,written notice delivered to residence in a conspicuous area, or in person with any occupants of legal age. Notice may be given by Landlord or Landlord's authorized representatives, attorneys, or Realtors. No notice is required to enter if theTenant is presentand consents at the timeof entry or provides verbalconsent to entryupon request. In the case of emergency or Tenant's abandonment or surrender of the Premises, Landlord or Landlord's agent may enter Premises at any time, without obtaining Tenant's prior consent. Tenant agrees not to change the locks or add locks to any entrances to the Premises without prior consent of Landlord and withoutproviding Landlord witha key to any locks. Tenant authorizes Landlord to placeFOR SALE/RENT signs on the Premises. Tenant authorizes the use of a key safe/lockbox to allow entryInto the Premises and agrees to sign a keysafe/lockbox addendum if Landlordoffers the Premises for sale. Tenantagrees that failure or refusal to allow accessafter having beennotified of the same constitutes a material breachof the lease and Tenant agreesthat Landlord may immediately file a special detainer action for possession, rent if any due, and damages,without further noticeto Tenant.

Tenant Initials: _____

17b. SHOWINGTHE HOUSE TO PROSPECTIVE TENANTS: Tenant and Landlord agreethat having a cleanuncluttered house is the bestway to encourage new tenants to lease the Premises. Duringthe last
45 days of Tenants occupancy of Premises, Tenant agrees to (1) to clean the house including all bedrooms, picking up clothes andpersonal items throughout, so that houseis attractive and uncluttered and (2) remove all Tenantinstalled window coverings 30 days priorto move out to allowhouse to appear bright and well lightedto prospective new tenants. Landlordmay remove unauthorized window coverings during this period at Tenant'sexpense. Landlord willinspect Premises withinthese last 45 days in order to ensure Tenant's compliance with this paragraph, and may hire professional cleaningservice at Tenant's expense if needed. Should Tenant be unavailable or unwilling to show house to prospective tenants,

Landlord or Landlord's representative will show housewith notice provided in this paragraph, and Tenant will ensurehouse is readyto show, including removing or lockingup any pets which may impede showing the house. Tenant agreesthat it willallow Landlord's representative to come in to the house unescorted to show prospective tenants,and Landlord warrants that Tenants personal property will be safe andlooked after by Landlord's representative. Tenant agreesthat failure or refusal to allow accessafter having been notified of the same constitutes a material breach of the lease and Tenant agrees that Landlord may immediately file a specialdetainer action for possession, rent if any due, and damages, withoutfurther notice to Tenant.

1. ATTORNEY'S FEES AND VENUE FOR ACTIONS:

If either partycommences an actionagainst the otherparty arising out of or in connection with this Lease, the prevailing party shallbe entitled to, in additionto all other relief, have and recoverfrom the losingparty reasonable attorney's fees and costsof suit - but only to the extent permitted by Oklahoma law.

If Landlord commences as actionagainst Tenant, thenLandlord agrees to file said action in a courtlocated within Oklahoma. However,should Tenant wishto file or commence any action againstLandlord, Tenant agrees to file said action in Oklahoma County, Oklahoma , and saidproceedings and actionshall be governedby the laws of the State of Oklahomaas !!Tenant were renting the house in Oklahoma.

1. SURRENDER:

On the last day of the term of this Lease, Tenant shall surrender the Premises to Landlord in good condition, in a completely clean condition, ready to rent, or Tenant agrees to a reduction in the Security/Cleaningdeposit for thecost of hiringprofessional cleaning servicesto restore the Premises to rentable condition. Tenant will also returnany and all property-related keys upon Leasetermination, or give upFifty Dollars per lock for non-returned key(s)out of the security/cleaning depositto change lock(s).A Settlement Charges Guideis provided uponexecution of thisLease for your information. This lists the cost associated with leavingthe Premises in good, cleancondition. Tenant may be chargedaccording to the Settlement Charges Guide for all cleaningnecessary after Tenantvacates Premises.

1. HOLDING OVER:

Tenant agrees not to retain possession of the Premises after termination of the Lease term without Landlord's prior writtenconsent. Tenant agreesthat if Tenantremains in possession of the premises after expiration of theLease, the monthlyrent during anyperiod beyond the term or after defaultthereof shall be twice the monthly rentof the lastmonth of the agreement, plusany actual damagessustained by Landlord, including, but not limitedto, loss of a potential new tenant or renter.

1. SUCCESSORS AND ASSIGNS:

Each provision of this Leaseperformable by Tenantshall be deemedboth a covenant and a condition. The terms, conditions and covenants of this Lease shall be binding uponand shall inureto the benefit of eachof the parties hereto,their heirs, personalrepresentatives, successors and assigns.

1. NOTICES AND PAYMENT MAILING ADDRESS:

Whenever underthis Lease a provision is made for any demand,notice or declaration of any kind,it shall be in writing andserved either personally or sent by Priority Mailwith Signature Confirmation or Certified Mail, returnreceipt requested, postageprepaid, addressed to the applicable party as set forth below:

TO LANDLORD AT:

Rock Knoll Property Group LLC
9610 Saddle Drive
Frisco, TX 75035

Tenant agreesthat emails, textmessages, voice messages, phone calls, or communication, sentto Landlord by regularor first classmail are not valid in any way and shallin no way be recognized by Landlord.
TELEPHONE. Tenantshall obtain a telephone or cell phoneand must supplyLandlord with home and work telephone numbers prior to move-in and agrees to notify Landlord within twenty-four (24) hours of any change of numbers during the term of this Agreement, or any renewal thereof.

1. WAIVERS:

No waiver by Landlord of any provision hereof shall be deemed a waiver of any other provision hereof or of
any subsequent breach by Tenantof the same or anyother provisions, nor shall anyacceptance of a partial payment of rent be deemeda waiver of Landlord's right to the full amountof rent.

1. TIME:

Time Is of the essence of this Lease.

1. JOINT AND SEVERAL OBLIGATIONS:

"Party" shallmean Landlord and Tenant; and if more than one person or entity is Landlord or Tenant, the obligations imposed on the party shallbe

joint and several. The undersigned Tenant(s) are jointly and
severally liable for all obligations under this Lease.

1. TENANTS APPLICATION(S)

Tenant acknowledges that in connection with the leasingof the Premises Tenant has providedLandlord an application, a copy of which is attached to and incorporated into this Lease. Tenant agrees that any material misrepresentation or omission made by Tenant on the application constitutes, at Landlord's discretion, an irreparable breach of the Lease.
Landlord's approvalof Tenant's employment, credit, history, evictionhistory, criminal history,and Tenant's warranty that all information produced in theRental Application and this Leaseis true and correct. Tenant consents to an employment, eviction, criminal, and credit checks and agrees to supply additional employment, criminaland credit information upon demand by Landlord. Failure to so comply upondemand is a material breach of this Lease, subjecting Tenant to termination, at sole discretion of Landlord. The credit history of Tenant withrespect to thisLease may be reported to any creditbureau or creditreporting agency. Tenant grantsLandlord the rightto obtain Tenant'scredit records from any and all creditreporting agencies at any time duringthe term of the Leaseor any renewal thereof. If information suppliedby Tenant is foundto be untrue, false, misleading, inaccurate or otherwise incorrect, whether duringthe application process or any subsequent time, even if Tenant hasoccupied the premises, Tenant agrees to vacate the premises immediately, otherwise, Tenantis subject to termination, at Landlord's option,all charges for such verification are non-refundable.

1. INTEGRATION, PARTIAL INVALIDITY, GOVERNING LAW, COUNTERPARTS, CONSTRUCTION Any and all attachments and exhibits are specifically Incorporated herein by reference, and together with

this Leasecontain the entireagreement between theparties regarding the subject matterof the Lease, and this Lease expressly supersedes all previous or contemporaneous agreements, understandings, oral agreements, representations, or statements betweenthe parties regarding those matters. This Lease may beexecuted in one or morecounterparts, each of which shallbe deemed an original and all of which taken together shall constitute one and the same instrument. This Lease maynot be amendedor altered except by the written agreement executed by Landlord and Tenant. Any provision of this Lease that is unenforceable or invalid or the inclusion of which wouldadversely affect the validity, legality, or enforcement of this Lease shallhave no effect,but all the remaining provisions of this Lease shall remainin full force.
The validityand meaning of this Leaseshall be determined in accordance withOklahoma law. This Lease shall not be construed as if it had been prepared by one of the parties,but rather as if both parties have
prepared it.

1. ATTACHMENTS:

A) House Rules
Tenant-Landlord Act PDF

1. Addendum

By initialing below, Tenant acknowledges receipt of the indicated attachments:
B) Pet Agreement C) Inventory AZ

1. Tenant's Applicalion(s) F) Lead Based PaintDisclosure
2. Lead Brochure PDF

1. **TENANTS OBLIGATIONS UPON VACATING PREMISES:**
2. Upon termination of thisLease, Tenant shall: (I) giveLandlord all copiesof all keysor opening devices to Premises. including any common area keys; (ii) vacate and surrender Premisesto Landlord, empty of all persons; (iii) vacate any/allparking and/or storagespaces; (iv) cleanand deliver Premises, as specified in paragraph C below, to Landlord in the same condition as referenced in paragraph 8; (v) removeall debris;

(vi) give written notice to Landlord of Tenant's forwarding address.

B. All alterations/improvements made by or caused to be made by Tenant, with or without Landlord's
consent, become the property of Landlord upon termination. Landlordmay charge Tenantfor restoration of
the Premises to the condition it was in prior to any alterations/improvements.

1. Right to Pre-Move-Out Inspection and Repairs as follows: (I) After giving or receiving notice of termination of tenancy, or before the end of the Lease, Tenant has the right to request and Landlord reserves the right to perform an inspection of the Premises prior to termination of the Lease.. If Tenant requests such an inspection, Tenant shall be given an opportunity to remedy identified deficiencies prior to termination, consistent with the terms of the Lease.(ii) Any repairsor alterations made to the Premises as a result of this inspection (collectively "Repairs") shall be made at Tenant's expense. Repairs may be performedby Tenant or through Oklahoma licensed contractors who have adequateinsurance, and thatare approved by Landlord. The work shallcomply with applicable law, including governmental permit, inspection and approval requirements. Repairs shallbe performed in a good,skillful manner with materials of quality and appearance comparable to existing materials. (iii) Tenant shall: (a) obtain receipts performed by others; (b) preparea 'written statement indicating the Repairsperformed by Tenantand the date of such Repairs; and (c) providecopies of statements to Landlord priorto termination.
2. **BREACH OF CONTRACT; EARLY TERMINATION:** In addition to any obligations established in paragraph 29, in the event of termination by Tenant prior to the original term of the Lease, Tenantshall be responsible for lost rent,rental commissions, advertising expenses, utilities duringthe vacant period,and painting costs necessary to ready the Premises for re-rental to the extentpermitted by Oklahoma law. Landlord

may withhold any such amountsfrom Tenant's Security/cleaning deposit. In addition to all other expenses and losses of Landlord, Tenantagrees to pay an additional $250 administrative fee to Landlord for time and travelto show and prepare premises for re-rent.

1. **TEMPORARY RELOCATION:** Subject to local law, Tenant agrees, upon demand of Landlord, to temporarily vacate the Premises for a reasonable period, to allow for fumigation (or other methods) to control wood destroying pests,roaches, fleas, or any otherpests, or to allow for the removal, replacement, or repair of any portionor the Premisesor building materialwhich may contaminated with mold, or other repairs to the Premises. If Tenant is required to vacate for less than 8 hours,then no rent credit will be issued. If Tenant is requiredto vacate for more than8 continuous hours,then Tenant shallbe entitled to a credit of Rent equal to the per diem Rent for the period of time Tenant is required to vacate Premises. Tenant does not have the right to terminate this Lease for reason that it has to vacate for any work performed hereunder except as provided herein. Tenant agrees to comply with all instructions and requirements necessary to prepare Premises to accommodate pest control, fumigation or other work, including bagging or storage of food and medicine, and removal of perishables, valuables, and pets from thePremises.
2.
3. **Tenant Initials: _____**

1. **LANDLORD'S LIABILITY**: The Landlord's liability under this Leaseshall be limitedto Landlord's interest in the premises. Landlordshall not be responsible for any injuryto any personor any damage or loss to any property a/Tenant, Tenant's family, Tenant's guests or occupants, caused by acts of God, by wind, rain, leaks, mold,hail, fire, any criminal act,theft, burglary, malicious act, riot, insurrection, civil commotion, the elements, failure of malfunction of furniture, fixtures or equipment in the insurrection, civil commotion, the elements, failureor malfunction of furniture, fixturesor equipment in the premisesor on the grounds in general, or from any other cause whatsoever that is not due to the gross negligence of intentional misconduct of Landlord. Landlordshall not be responsible for neglect, intentional acts or criminalacts of other Residents, or negligence of Landlord or Residents of any contiguous property, or from any other cause outside the direct controlof the Landlord. Landlord does not warranty or guarantee Tenant'ssafety, that there willbe no criminal act at the premises, or that Tenantwill be free from the violent acts of any third persons. Landlord does not and is not required to furnish a security patrolagency on the premises. Tenant understands and agrees thatTenant's safety and security is Tenant's own personal responsibility. Landlord shall not be liable for personal injury, damage or loss of Tenant's personal property (furniture, jewelry, clothing, etc.) from theft, vandalism, fire, water, rain storms, smoke, explosions, sonic booms or other causes whatsoever, unlessthe same is due to the gross negligence of Landlord.

Landlord does not provide any security devices or security mechanisms for the purpose of protecting Residents or contentsof premises. Such services or mechanisms, if provided, are provided solelyfor the protection of the Landlord's property and not for the protection of any Residents, person, or personal property. Any benefitTenant receives as a resultof such servicesor mechanisms are only incidental to their existence. Tenantshall do whatever Tenant deems reasonably necessary to protectTenant, as well asTenant's occupants, familyguests, and invitees, from crime, accidentor a natural catastrophe; Tenant should contact the local law enforcement agency if Tenant is in need of security devices.

Criminal Activity: Any criminal activity that threatens the health, safety or right of peaceful enjoyment of the premises by other tenantscommitted by a tenant or by any member of the tenant's household or any guest or other person under the tenant's control or is a danger to the premises and any drug relatedcriminal activity on or near the premises by the tenantor by any member of the tenant's household or any guestor other personunder tenant's control shall be grounds for Immediate termination of this lease.

Tenant Initials: _____

1. LIMITATION OF LANDLORD'S PERSONAL LIABILITY: Tenant specifically agrees to look solely to Landlords interest in the premisesfor the obtainingor recoveryof any judgment against Landlord, it being agreed that Landlord (and its officers, directors, employees, partners and shareholders) shall never be personally liable for such judgment.The provision containedin the foregoing sentence is not intended to, and shall not limit any right thatTenant might otherwisehave to obtain injunctive relief against Landlordor Landlord's successor-in-interest or any suit or action in connection with enforcement or collection of amounts whichmay be owing or payableunder or on account of insurance maintained by Landlord.

1. NO ESTATE IN LAND: This Leaseshall create only the relationship of Landlord and Tenant. Tenant understands and agrees that absolutely no estate of any kind whatsoever shall pass from Landlord to Tenant, neither equitable, nor legal. Tenantagrees that Tenant has no legal or equitableinterest in the premises.

1. TENANT UNDERSTANDS THIS DOCUMENT: Tenant agrees that by signingthis Lease,Tenant has read this document and understands the meanings and responsibilities that accompany this Lease. If Tenant is visually impaired, then Tenant Acknowledges that Landlord has provided Tenant with an audio CD ofthis document. Tenant understands thatgeneral misspellings or errors in grammar in no way affect the enforceability of this Lease in any way.

1. TENANT'S AGENT: If any employee or agent of Landlord shall at the request of Tenant render any service or do any act for or on behalfof or at the direction of tenant, which act or service is not requiredby the termsof this Lease to be renderedby Landlord to Tenant. then and in any and all such cases, such employee or agent of Landlord shall not be acting as the employeeor agent of Landlord, but wholly as the employee or agent of Tenant, and Landlord shall not be liable in any manner whatsoever for damages to property or injury or death to persons arising

out of or in connection with any such serviceor act.

1. EMINENT DOMAIN: If the house or the buildingin which it is situated or any part thereof shall be taken underthe power of eminentdomain or sold under threatof the exercise of such power,then this tenancy maybe terminated by either party.Landlord shall be entitled to the full awardin the evenof any such taking or sale in lieu thereof.

written.

IN WITNESS THEREOF, the parties hereto have executed this Lease on the date first above

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Landlord: _____ Date: _____

ADDENDUM TO RENTAL LEASE

OFFICE HOURS: Routine businessis to be conducted during 9AM-6PM, Monday through Friday, emergencies at any time.Call (405)532-1626for all business calls/repair requests and 405-532-1626after officehours.

YARDS/LANDSCAPING: Tenant agrees to water the lawn, trees, shrubs, and flowers to keep them alive and healthy**.** ***Any*** items that die from lack of water are to be replaced in kind at Tenant's expense. In properties for which the Tenantis responsible for maintaining the lands caping,Landlord reservesthe right to assign a gardener to maintain the landscaping at Tenant's expense if landscaping is not maintained. Tenant agrees to keep the grass mowed to a height not over four (4) inchesand to keep the Premisesfree from weeds and debris, andto maintain sprinkler systems/heads at Itsexpense. Tenant agreesto notify Landlord of any specialcircumstances that needspecial attention. Failureon the partof Tenant to maintain or reimburse Landlord for maintenance shall be considered a default of Lease.
OIL, GREASE AND RUST STAINS: Excluding pre-existing conditions, Tenant shall keepthe driveway and garage free from all oil, greaseand rust stains.Tenant will be responsible for removing same at Tenant's expense.
PLUMBINGDRAINS: Landlord willpay for anydrains clogged withinthe first thirty(30) days of occupancy, unless there is evidence that it was caused by Tenant (such as toys in the toilet). Landlord will pay for stoppages that are caused by faulty construction, i.e. tree rootsand or other natural debrisin sewer lines. Tenant **will** have to pay for all other clogs. It is Tenant's responsibility to keeps drains free of hair, lint, sanitarynapkins, paper towels,coffee filters/grounds, food,or anything else that couldclog a drain.
Suggest not using the garbage disposal.
PEST CONTROL: Landlord **will** payfor any sprayingfor fleas, antsor other insectswithin the firstten (10) days of occupancy. Tenantwill pay for any such service requiredthereafter.

PETS: Pets may not be kept on property withoutWRITTEN PERMISSION. Possession of a petat any time without written permission is a breachof the Leaseand grounds for Landlord to terminate the Lease.
TENANT IS RESPONSIBLE FOR ANY AND ALL DAMAGE/INFESTATION CAUSED BY PETS . If any pets
are present, then upon Tenant move-out Tenant must have house professionally sprayed for fleas and other pests by an Oklahoma licensed contractor that offers a minimum 30-day guarantee against re infestation. Tenant mustprovide receipt for service to Landlord at time of move-out. If no receiptis given to Landlord, than Landlord will have serviceperformed on behalfof Tenant. Tenantis responsible for the cost of this service.
KEYS, OPENERSAND PARKING PASSES: Tenant must return all keys, openers, and parking passesto Landlord when thePremises are vacated. Tenant is to pay for replacement keys, openers and parking passes if not returned, lost and/or stolen. **Tenant will be charged $50 for all garage door remote controls not returned to owner.**
SMOKING: Smoking insidethe structure of the Premisesis prohibited. If there is evidence of smoking residue caused by Tenant or Tenant's guests,licensees or invitees, then Tenant authorizes Landlord to have residueremoved at Tenant's expense. This may include, but not be limited to, the following items: Walls and ceilings scrubbed and/or painted. Window coverings professionally cleaned. Rug shampooing and deodorizing. Air ventsprofessionally cleaned and deodorized. Any cleaning necessary to remove smoking residue from windows, window frames, appliances, doors, lighting fixtures, etc. **If smoking outside, cigarette/cigar butts must be picked up and properly disposed of** in **trash cans on a frequent basis**

-**butts may not be allowed to accumulate on landscaping.**

UTILITIES: Gas, electric and water utilities and trash service must be placed in Tenant's name(s) effective on the date of move-in.

WALL-DOORHANGINGS: Pictures, mirrors,etc. may be hung withthin nails and/orpicture hangers. Tenant shallbe responsible for excessive holesin walls upon move-out. Tenantshould not attemptto patch nail holesupon move-out. Landlordwill assume responsibility for filling the holes left by smallnails and/or picture hangers.Tenant agrees not to useadhesive tape or hooks on doors. Tenantagrees not to putholes in doorsto mount fixtures.

CARPET: Tenant is responsible for the cost incurred in professionally cleaning carpet upon move-out, and providing a receipt to Landlord. Different carpet types requiredifferent cleaning techniques (i.e.. steam cleaning, chemical cleaning). Impropercleaning and/or spot cleaning withover-the-counter cleaners can cause damage. Contact Landlordfor a recommendation of a professional carpetcleaning company with reasonable rates.

FORTY-FIVE-DAY NOTICE: Tenant agrees to give at least forty five (45) days written notice to vacate if Tenant does not intend to renew this Lease at the Lease termination.

REFUNDOF DEPOSIT: Security deposit dispositions willbe forwarded in accordance withOklahoma law. Refund of Tenant's entiresecurity deposit is contingent upon compliance with the following:

a. Tenant providesa proper forty-five (45) day written notice to vacate the Premises.

B. Tenant leaves the Premisesclean and undamaged as detailed throughout the Lease and any applicable addendums.

1. Tenant returnsall keys to Landlords' officeor other designated place on dateof move-out. Rent willbe charged for any timeperiod keys and remotes are kept beyondexpiration of the notice to vacate.
1. Tenant has fulfilled termsand obligations of Lease and any addendumsthereof.

HOA Guidelines: Tenant must abide by all Home Owners Association Guidelines and any additional changes that may take place in future. These are for the benefit of all residents and to maintain the grounds and serve functionality and safety purposes as well.
WE HAVE READ AND FULLY UNDERSTAND ALL ABOVE RULES AND REGULATIONS.WE AGREE TO ABIDE THE RULES AND REGULATIONS AND HAVE RECEIVED A COPY FOR OUR RECORDS.

TENANT: _____ Date: _____

TENANT: _____ Date: _____

Lease Addendum - Mold Notification

Itis our goal to maintain the highest qualityliving environment for our residents. Therefore, know that Landlord has inspected the Premises prior to the Lease commencement date and is not aware of damp or wet building materials and knows of no moldor mildew contamination. Tenant is hereby notified that mold, however,can grow if the Premises are not properlymaintained or ventilated. If moisture is allowed to accumulate in the Premises, it can causemildew and moldto grow. It is important that Tenant regularly allows air to circulate in the Premises. It is also important that Tenantkeep the interior of the Premisesclean and thatTenant promptly notify Landlord of any leaks,moisture problems, and/ormold growth. Tenant agrees to maintain the Premises in a mannerthat prevents the occurrence of an infestation of mold or mildew in the Premises. Tenant agreesto uphold thisresponsibility in partby complying withthe following list of responsibilities:

a. Tenant agrees to keep the Premisesfree of dirt and debristhat can harbormold.
b. Tenant agreesto immediately reportto Landlord anywater intrusion, suchas plumbing leaks, drips, or "sweating" pipes.
c. Tenant agrees to notify Landlord of overflows from bathroom, kitchen, or laundry facilities, especially in cases wherethe overflow mayhave permeated wallsor cabinets.
d. Tenant agreesto report to Landlord anysignificant mold growthon surfaces inside the Premises.
e. Tenant agreesto allow Landlordto enter the Premises to inspect and make necessary repairs.

f. Tenant agreesto use bathroom fans while showering or bathing and to reportto Landlord any nonworking fan.
g. Tenant agrees to use exhaustfans whenever cooking, dishwashing, or cleaning.

a. Tenant agreesto use all reasonable careto close allwindows and otheropenings in the Premises to prevent outdoorwater from penetrating into the interiorunit.
b. Tenant agreesto clean and dry anyvisible moisture on windows, walls,and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold can grow on damp surfaceswithin 24 to 48 hours.)
c. Tenant agreesto immediately notifyLandlord of any problems withthe air conditioning or heating systems that are discovered by Tenant.
d. Tenant agrees to indemnify and hold harmless Landlord from any actions, claims, losses, damages, and expenses, including but not limitedto, attorney's feesthat Landlord

may sustain or incur as a resultof the negligence of Tenantor any guest, licensee or invitee, or other person living in, occupying, or using the Premises.

Tenant's Signature_____ Date: _____

DISCLOSURE OF INFORMATION ON LEAD BASED PAINT

AND LEAD-BASED PAINT HAZARDS

Property Address: 9006 Roxbury Terrace Oklahoma City, OK 73132

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. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory . 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 federally-approved pamphlet on lead poisoning prevention .

LANDLORD'S DISCLOSURE (Landlord must complete and initial sections A and B below)

1. Lead-based paint and/or lead-based paint hazards (check A1 orA.2 below) :

A 1. _____Landlord is aware that lead-based paintand/or lead -based paint hazardsare present in the Premises, residence(s) and/or building (s) included in this Lease. (Explain)

A.2 _____x_____ Landlord has no knowledge of any lead-based paint and/or lead-based paint hazards in the Premises, residence(s) and building(s) included in this Lease.

_____JD_____Landlord's initials required

1. Records and reportsavailable to Landlord(check 8.1 and B.2 below) :

B 1. _____Landlord has provided Tenantwith all available records and reports relatingto lead based *paint* and/or lead-based paint hazards in the Premises, residence(s) and building(s) included in this Lease.(List documents).
B 2. _____x____ Landlord has no records or reports relating to lead -based paint and/or lead-based paint hazards in the Premises, residence(s) and building(s) included in this Lease.

____JD_____Landlord's initials required

Tenant’s ACKNOWLEDGMENT (Tenantmust complete and initial sectionsD and E below):
X_____ Tenant has read the information set forth above, and has received copies of the reports, records, or other materials referenced above, if any.

x_____ Tenant has received the pamphlet (PDF file) Protect Your Family from Lead in Your Home

CERTIFICATION OF ACCURACY
By signing below, each signatory acknowledges that he or she has reviewed the above information, and certifies that, to thebest of his or h er knowledge, the information provided by the signatory is true and a ccurate.

TENANT: _____ DATE:_____

TENANT: _____DATE:_____

LANDLORD:_____ DATE:_____

Q) Q)

Key Points and straight talk about your lease

i. **RENT IS** DUE ON THE **FIRST.** THERE**IS NO GRACE PERIOD.IT IS** LATE ON THE **SECOND. AND LATE FEES START ON THE SECOND.** YOU MUSTMAIL RENT SEVERALDAYS BEFORE THE FIRST TO AVOID LATE FEES OF $90. WE START EVICTIONPROCEEDINGS ON THE5TH. YOU WILL HAVE TO PAY ANY ATTORNEY'S FEES IF EVICTION PROCEEDINGS START, EVEN IF YOU PAY YOUR RENT AND STOP THE EVICTION.

ii.

iii.

WE DO NOTDEPOSIT YOUR CHECKUNTIL THE 1st OF THE MONTH, SO MAIL YOUR CHECK EARLY! -WE WILL HOLD IT UNTIL THE 1st NO MATTER HOW EARLY YOU SEND IT.

IF THERE ARE SEVERAL PEOPLE LIVING IN ONE HOUSE, THEN ONLY ONE CHECK WILL BE ACCEPTED - ONE PERSONWILL SEND JUSTONE CHECK EVERY MONTH MADE OUT FOR THE ENTIRE RENT AMOUNT. THE OTHERS WILL PAY THIS DESIGNATED PERSON THEIR SHARE DIRECTLY.

i. **SEWER CLOGS ARE YOUR RESPONSIBILITY (EXCEPT FOR THE FIRST 30 DAYS OF YOUR TENANCY). YOU WILL HAVE TO PAY FOR SEWER CLOGS SINCE YOUR REFUSE CAUSED THE SEWER CLOG, UNLESS PIPES ARE BLOCKED BY ROOTS OR DEFECTIVE. IF YOU HAVEREPEATED CLOGS, WE WILL HAVE THE SEWERLINE INSPECTED WITH A CAMERA TO DETERMINE IT THE PIPESARE AT FAULT (AT OUR EXPENSE). SHOULD WE DISCOVER THATTHE ONGOING CLOGGINGIS THE RESULT OF TENANT ABUSE/NEGLIGENCE, TENANT AGREES THAT TENANT SHALL BE HELD RESPONSIBLE FOR THE COSTOF THE CAMERAINSPECTION**. Using the garbagedisposal is the #1 reasonfor drain clogs,we suggest NOT using the disposal exceptfor the smallest and softest food products. Avoid peels of all kindsin disposal. Throweverything in the trash can instead to be safe.

ii. THE RESPONSIBILITY TO PAY RENT AND ALL OF THE OTHER OBLIGATIONS (DAMAGES, ETC.) ARE "JOINT AND SEVERAL". THIS MEANS THAT ANY SINGLE PERSON WHO SIGNS THELEASE COULD BE RESPONSIBLE FOR EVERYTHING ALL BY HIMSELF OR HERSELF.WE DO NOT DIVIDE UP WHO OWESWHAT OR WHO DAMAGED WHAT. IT ALSO MEANS WE CAN LOOK TO ANY ONE OF THE SIGNERS FOR ANY PAYMENTSDUE OR DAMAGES THAT NEED TO BE REPAIRED WHEN YOU LEAVE.

iii. YOU ARE EXPECTED TO LET US KNOW IF THERE ARE WATER LEAKSOR DRIPS OR OTHERMAINTENANCE ITEMS THATNEED TO BE REPAIRED. FAILURETO LET US KNOWCOULD PRODUCE MOLD,AND YOU WILLBE RESPONSIBLE FOR THE COST TO ELIMINATE THE MOLDAND MAKE REPAIRSIF WE ARE NOT NOTIFIED IN A TIMELY MANNER.If we supplied a refrigerator, washer or dryerfor you, thenyou are responsible to maintain them and keep them runningand repaired at your cost.

iv. **LAWN CARE** - NEW GRASSWILL COST YOU APPROXIMATELY $1,500-$2,000 IF YOU NEGLECT WATERINGIT AND DO NOT CAREFOR IT. IF YOU HAVE A PET, YOUMUST CLEAN THE POOP WEEKLY OR FACE EVICTION.

i. **Security Deposit**- The security/cleaning depositwhich is returnedwill be donewith one single check made payable to all persons still living in the house at the time. If you contribute to the securitydeposit and moveout any time beforeyour co-tenants, you are advised to collect your portionof security/cleaning depositfrom those peopledirectly. You will not be includedon the refund check when they ultimately leave.

ii. **CARPET MAINTENANCE:** YOU ARE EXPECTED TO HAVE THE CARPET PROFESSIONALLY CLEANED EVERY 6-12 MONTHS. YOU ARE EXPECTED TO CLEAN UP ALL SPILLSAND STAINS IMMEDIATELY. NEW CARPET WILLCOST YOU ABOUT $2500-$3000 IF YOU ALLOW THE CARPET TO BECOME STAINED AND DIFFICULT TO CLEAN FOR THE NEXT TENANT. *WE EXPECT THE CARPET TO LOOK LIKE IT WASWHEN YOU MOVED /NII* IF YOU TAKE CARE OF IT, THERE IS

NO REASON IT SHOULD NOT BE GOOD WHEN YOU MOVE OUT.

1. **CLEANING ON MOVE OUT:** Your Lease requires youto leave the house in **"move-in" condition".** This means completely cleaned including inside stove, oven, refrigerator, and cabinets. Carpeting mustbe professionally cleaned. Light fixtures, walls,baseboard, and windowsmust be cleaninside and out.The garage needsto be emptied out and swept clean. The lawn must look green and trimmed no weeds. We normally have a company thatspecializes in makinghouses "move-in' ready.They *do* all the things listed here. We suggest thatyou either cleanextensively before youleave or hireprofessionals who are know how to *do* a "make-ready" cleaning service. In general, the more you clean, the less will be deducted

from your security/cleaning deposit. Typically a total professional cleaning runsaround $300, and carpets run about $250. You may hire a company of your choice,or hire one of thecompanies we use. However, we have the final say as to whether the cleaning is acceptable, and you may incur chargesto your security/cleaning depositaccordingly. If you use our company we agree to accept the results except for damagesbeyond normal wear and tear.

TENANT INITIALS: _____DATE:_____

RENTAL HOUSE MAINTENANCE AGREEMENT

This agreement is made between **Huzefa Misri** (hereinafter referred to as "Tenant") and Rock Knoll Property Group LLC (hereinafter referred *to* as "Landlord").
Tenant is renting a residential property from Landlord located at:
9006 Roxbury Terrace Oklahoma City OK 73132

Tenant and Landlord herebyagree that thefollowing maintenance itemswill be the responsibility of the party listed nextto each item.

ITEM PARTY RESPONSIBLE
Hot water Heater Landlord
Range/Oven Landlord
Air Conditioner (Breakdown) Landlord
Air Conditioner Filter Replacements **TENANT**
Heating System Landlord
Plumbing System (breaks/leaks only) Landlord
Drain Clogs **TENANT**
Roof & Exterior Landlord
Electrical System Landlord
Refrigerator Landlord
Dishwasher Landlord
Clothes Washer/Dryer Landlord
Microwave (Built-In) Landlord
Microwave (Countertop) **TENANT**
Lawn (mowing/weeding) **TENANT**
Lawn Inside Fence Tenant/Landlord
Tree Trimming Landlord
Light Bulbs **TENANT**

The RentalAgreement shall be used to determine the responsible party for any item not coveredin this Maintenance Agreement.

NOTE: anydamage caused by Tenant or Tenant 's guests, or by vandalism or burglaryattempt, is theresponsibility of Tenantregardless oflisting above. Tenant should purchase RentersInsurance *to* cover itselfagainst vandalism andburglary.

TENANT: _____ DATE: _____

TENANT: _____DATE: _____

LANDLORD: _____DATE: _____

This agreement is made part of the Lease between **Huzefa Misri** (Tenant) and Rock Knoll Property Group LLC (Landlord), dated _5/1/2026_____. Landlord and Tenant hereby agree as follows: Tenant shall not be permitted to keep a pet in or about the house without express written consent of the Landlord. Acceptance, in writing, of the terms and conditions of the "Pet Agreement" and full payment of the pet fee required and provided for therein shall be conditions precedent to Tenant's maintaining any pet in or about the house.

Tenant wishes to keep the following described pet(s) in or about the rental unit:

a. **NO PETS**

This agreement is a part of the lease between landlord and Tenant. In the event of default by Tenant of any of the terms in this Pet Agreement, Tenant agrees to cure the default as governed by the lease. Landlord may revoke permission to keep Pet on the premises by giving Tenant 30 days written notice. Excessive barking by a dog will be considered grounds to revoke this agreement. **Tenant warrants that its dog(s) is not a pit bull or a pit bull mix.**

1. Tenant agrees to comply with Health and Safety Code and any other applicable governmental regulations including laws pertaining to keeping and leashing pet.
2. Tenant hereby acknowledges that his/her pets are safe and that Tenant **will** indemnify and hold the landlord harmless from any injuries inflicted by either of his/her pets. Tenant hereby warrants and discloses that neither of his/her pets have ever attacked, bitten, or injured another person or another pet, and that Tenant **will** indemnify and hold harmless landlord, including the payment of court costs and attorney's fees incurred by ANY claim regarding a claimed injury by either of Tenant's pets.
3. Tenant represents that Pet(s) is (are) quiet and "housebroken" and will not cause any damage or annoy any neighbors or other Tenants. Tenant agrees to insure that the pets' shots are always current and shall provide verifiable written documentation of the same upon request from Landlord.
4. Tenant agrees that if Pet uses any outdoor area of the leased Premises, the Tenant will pick up and properly dispose of any fecal waste generated by Pet. Failure to pick up fecal waste will make yard maintenance impossible, and landlord retains the right to revoke and cancel this Pet Agreement if Tenant dose not reasonably comply with this provision. Tenant agrees to pick up pet feces (poop) once a week at the minimum.
5. **NO BIRDS, SNAKES, OR ANY OTHER ANIMALS ARE PERMITTED. IF LANDLORD FINDS ANY PET NOT LISTED IN THIS AGREEMENT ON PREMISES, IT SHALL BE CONSIDERED AN IRREPERABLE BREACH AND GROUNDSFOR TERMINATION OF THE LEASE,AND EVICTION FROM THE PREMISES. NO EXCEPTIONS!**
6. If Pet is a fish, the watercontainer shall not be over20 lbs., and must be placed in a safe location in the unit.
7. No Pet shall be fed on unprotected carpet within the unit. Tenant shall prevent any fleas or other infestation of the rental unit or property of the landlord. Tenant agrees to pay for flea extermination on demand if it is determined by a licensed exterminator that the unit is infested with fleas. Extermination may extend into the yard of unit if required or suggested by exterminator.
8. Tenant is expressly prohibited from breeding any animals or other livingbeings at the Premises.

1. Tenant agrees to indemnify, holdharmless, and defendLandlord and all of Landlord's agents and employees against all liability, judgments, expense (including attorneys' fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by tenant's pet(s).
2. Tenant agrees that Landlord and Landlord's agents and employees have the right to enter tenants dwelling without prior notice if there is reasonable cause to believe that a pet has been left alone in tenants dwelling for an excessive amount of time and either that pet is creating a disturbance or any other emergency situation appears to exist with respect to the pet. Landlord or Landlord 's agents or employees shall attempt to contact tenant before entering the dwelling and shall enter only if they are unable to contact tenant within a reasonable amount of time. Upon entering, Landlord or Landlord's agents or employees may make any appropriate arrangements with respect to the pet's care, including removing the pet and placing it in a temporary home. Landlord or Landlord's agents or employees may deduct any cost incurred from Tenant's security and/or pet

deposit.

1. For allowing the above pet(s) on the premises, Tenant agrees to pay Landlord the sum of $25 per a month. Tenant agrees that Landlord may use all or any portion of Tenant's Security/cleaning deposit and/orPet rent for any damagesto the Premises regardless of whether done by th pet or any other cause, i.e. the deposit amounts are not considered separate for different causes of damage, but rather one combined fund which may be used by Landlordfor any purposes permitted in the lease regardless of who or what caused the damages.

TENANT: _____DATE:_____

TENANT: _____DATE: _____

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CITY NOISE ORDINANCE

Police officers are able to issue tickets to people who create a noise nuisance on Oklahoma City streets, including disturbances caused by blasting boom boxes, blaring radios and discos on wheels.

The City Council revised the Noise Ordinance so police can issue a $100 citation to people who cause offensive noise.

If the sound can be plainly heard from 50 feet away and the officer determines the noise is the kid that annoys or disturbs others, a ticket can be issued.

The ordinance also covers loud noise on private property between 10:00 PM and 7:00 AM.

Johnathan Duong

Apr 7, 2026 11:35:55

Landlord: _____ **Date:** _____

Rock Knoll Property Group LLC

rockknollgroup@gmail.com

Apr 7, 2026 11:43:05

Tenant 1: _____ **Date:** _____

Huzefa Misri

misri.huzefa1@gmail.com

Document ID 572531

Status: Signed

Document name:	Document pages:
Agreement 1	19

Sender Details

Rock Knoll Property Group LLC
rockknollgroup@gmail.com
+1 405-532-1626

Security: Account Authentication

Document sent:

Apr 6, 2026 23:23:59

Document signed:

Apr 7, 2026 11:35:55

Windows | Chrome
IP: 12.245.53.42 | Dallas, Texas, United States

Signer Details

huzefa misri
misri.huzefa1@gmail.com

Security: Account Authentication

Document signed:

Apr 7, 2026 11:43:05

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IP: 167.161.101.101 | Edmond, Oklahoma, United States