

# TD Limited LLC

c/o Davidson Law Offices Co., L.P.A.  
127 North Second Street, P.O. Box 567  
Hamilton, OH 45011  
(513) 868-7100

## MODIFICATION OF "STANDARD LEASE" AGREEMENT

The Landlord, TD Limited LLC, and the Tenant(s),  
(collectively "the Parties") hereby modify the PARTIES, TERM, and RENT provisions of their "Standard  
Lease" Agreement dated June 24, 2014 and signed by the Parties on 6/24/14,  
for the Premises known as 518 S. MAHON ST, #29, Oxford, Ohio 45056, as follows:

- 1. PARTIES.** \_\_\_\_\_
- 2. TERM.** The term of this lease shall continue from 12:00 noon on MAY 20, 2014 through  
12:00 noon on AUGUST 19, 2015
- 3. RENT.** Tenant(s) \_\_\_\_\_ shall pay Landlord  
ONE THOUSAND dollars (1,000.00). All rent, deposits and other  
payments shall be made payable to TD Limited, LLC. Each rent payment shall be made on or before as follows:  
\$400 JUNE 1, \$400 JULY 1, \$200 AUGUST 1, 2015

Every other term of the "Standard Lease" Agreement dated JUNE 24, 2014, and signed by the  
parties on 6/24/14, not inconsistent with this modification, including Addenda and Exhibits  
to Addenda, shall remain in effect, during the Term of this Lease modification as if fully rewritten here.

TENANT SIGNATURE/DATE

_____ Tenant	_____ Date
_____ Tenant	_____ Date
_____ Tenant	_____ Date
<u>1.27/14</u> Agent for TD Limited LLC, Landlord	<u>8/14/14</u> Date

c/o Davidson Law Offices Co., LPA  
127 N. Second Street; P.O. Box 567  
Hamilton, OH 45011

**"STANDARD LEASE" AGREEMENT**

1. PARTIES. This standard lease (hereinafter "Lease") is made at Oxford, Butler County, Ohio on JUNE 24 2014 by and between the Landlord TD Limited LLC (hereinafter "Landlord") and the Tenants \_\_\_\_\_ (hereinafter "Tenants") for the Lease of the Premises located at 518 S. 17th St. #24, Oxford, Ohio (hereinafter "Premises").  
Premises do not include N/A. The occupancy level of the Premises is 2 (fill in number of occupants) and is in accordance with housing, health and zoning regulations and is limited to the parties of this Lease persons acquiring legal rights of occupancy hereunder.  
The Landlord's Agent is: \_\_\_\_\_  
Any notices or correspondence shall be sent to: TD Limited LLC, c/o Davidson Law Offices Co., LPA, 127 N. Second St.; P.O. Box 567, Hamilton, OH 45011  
**PLEASE INITIAL INDICATING THAT YOU HAVE READ, UNDERSTAND, AND AGREE TO ALL INFORMATION CONTAINED IN THIS SECTION.**

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_

2. TERM. The term of this Lease shall begin at 12:00 noon on AUG 20 2014 and ending at 12:00 noon on AUG 19 2015

If Landlord cannot deliver property:  
If Landlord is unable for any reason to deliver possession of the Premises upon commencement of the Lease, Landlord shall provide written notice to Tenant(s) with Landlord's statement of the date the Premises will be available for possession. Tenant(s) may choose to (1) cancel the Lease, in which event all monies (security deposit, rent, etc.) will be returned to Tenant(s); or (2) accept occupancy at the later date, in which event Landlord will prorate the rent to the date upon which occupancy is available and return to Tenant(s) all unearned rent.

Obligations if student leaves or never takes occupancy:  
It is expressly understood that this Lease is for the entire Term regardless of whether the Tenant(s) is transferred, ceases to be enrolled in college or university in Oxford, Ohio, or for any other reason is unable to occupy or continue occupying the Premises. Accordingly, the Tenant(s) obligation pay rent hereunder (and the Guarantor's, if any, obligation to ensure payment of the same) shall continue for the entire time Term of the Lease and until all sums due Landlord hereunder have been paid in full.

**RENEWAL AND HOLDOVER:** This Lease will not automatically renew. Each Tenant shall pay Three Hundred Dollars (\$300.00) rent each day Tenant(s) occupies the Premises or otherwise holds over the expiration of the Lease Term.  
**PLEASE INITIAL INDICATING THAT YOU HAVE READ, UNDERSTAND, AND AGREE TO ALL INFORMATION CONTAINED IN THIS SECTION.**

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_

3. RENT. Tenant(s) shall pay Landlord the sum of NINE THOUSAND Dollars (\$9,000) consideration for this Lease Term.

Payment for rent of said Premises shall be made in 12 payments as follows:

\$ 750.00 on or before AUGUST 1, 2014  
\$ 750.00 on or before SEPT. 1, 2014  
\$ 750.00 on or before OCT. 1, 2014 and the 1st of each month thereafter for the term of this lease.

All rent, deposits, and other payments shall be made payable to: TD Limited LLC, c/o Davidson Law Offices Co. LPA, 127 N. Second Street; P.O. Box 567 Hamilton, Ohio 45011.

Late Charges:  
Late rental payments shall be subject to late charge when more than five (5) days past due of \$ 20.00 plus \$ 20.00 per day thereafter. The total amount of late fees shall not exceed the total amount of late rent.

Rent paid in full to occupy:  
Landlord reserves the right to deny possession of the Leased Premises at the commencement of the Lease Term if the rent as agreed to in Section 3 has not been paid in full.

Insufficient funds:  
Any rental payments made by check shall be charged a handling fee of Fifty Dollars (\$50.00) if the check is returned unpaid. Payment of the late charge shall not cure any default of this Lease by Tenant(s), nor shall Landlord's acceptance of rent past due or late charges be considered a waiver of any default of Tenant(s), including Landlord's right to eviction proceedings.

Failure to pay:  
Any failure by Tenant(s) to pay rent when due, shall at the option of the Landlord terminate all rights of Tenant(s) hereunder. In the event that Tenant(s) shall be absent from Premises for a period of ten (10) consecutive days while in default of rent for at least fifteen (15) days, Tenant(s) shall, at the option of Landlord, be deemed to have abandoned the Premises and any property left shall be considered abandoned and may be disposed of by Landlord as he shall see fit. All property on Premises is hereby subject to a lien on favor of Landlord for payment off all sums due hereunder to the maximum extent allowed by law.  
**PLEASE INITIAL INDICATING THAT YOU HAVE READ, UNDERSTAND, AND AGREE TO ALL INFORMATION CONTAINED IN THIS SECTION.**