



## RESIDENTIAL LEASE AGREEMENT

1. **DESCRIPTION OF THE PARTIES AND PREMISES:** (Owner) acting through its agent, Cambiar Real Estate Group L.L.C., (hereinafter called "Landlord"), does hereby lease to \_\_\_\_\_, (hereinafter called "Tenant"), who are jointly and severally responsible for this agreement for the following described property: \_\_\_\_\_.

2. **TERM.** Landlord leases to Tenant and Tenant leases from Landlord the above described Premises together with any and all appurtenances thereto, such term beginning on: \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, [Commencement Date] and ending at 12 o'clock midnight on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ [Expiration Date].

3. **RENT.**

A. Total Rent: The total rent for the term hereof is the sum of:  
\_\_\_\_\_ DOLLARS (\$\_\_\_\_\_), payable as:

B. Monthly Rent: Tenant will pay Landlord monthly rent in the amount of:  
\_\_\_\_\_ DOLLARS (\$\_\_\_\_\_) for each full month during this Agreement. The first full month's rent is due and payable not later than \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Thereafter, Tenant will pay the monthly rent so that Landlord receives the monthly rent on or before the first day of each month during this Agreement. Weekends, holidays, and mail delays do not excuse Tenant's obligation to timely pay rent.

C. Prorated Rent: On or before \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Tenant will pay Landlord \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_) as prorated rent from the Commencement Date through the last day of the month in which this Agreement begins.

Place of Payment: Unless this Agreement provides otherwise, **Tenant will remit all amounts due to Landlord under this Agreement if by mail to:**

**Cambiar Real Estate Group LLC  
3606 N. 156<sup>th</sup> St., Suite 101-220  
Omaha, NE 68116**

D. Landlord may later designate, in writing, another person or place to which Tenant must remit amounts due under this Agreement.

**Notice: Place the Property address and Tenant's name on all payments.**

E. Method of Payment:

1. Tenant must pay all rent timely and without demand, deduction, or offset, except as permitted by law or this Agreement.
2. Time is of the essence for the payment of rent (strict compliance with rental due dates is required).
3. Unless the parties agree otherwise, Tenant may not pay rent in cash and will pay all rent by check, cashier's check, money order, e-check, credit card or other means acceptable to the Landlord.

- **Make check payable to: Cambiar Real Estate Group LLC**
- **Electronic payments can be made at [www.cambiargroup.com](http://www.cambiargroup.com)**

4. Landlord requires Tenant(s) to pay monthly rents by one check or draft.

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5. If Tenant fails to timely pay any amounts due under this Agreement or if any check of Tenant is not honored by the institution on which is was drawn, Landlord may require Tenant to pay such amount and any subsequent amounts under this Agreement in certified funds. This paragraph does not limit Landlord from seeking other remedies under this Agreement for Tenant's failure to make timely payments with good funds. Tenant will pay Landlord a returned check charge of \$25.00.

**4. SECURITY DEPOSIT.**

A. Upon the due execution of this Agreement, Tenant shall deposit with the Landlord the sum of \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_) receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Premises during the term hereof. Such deposit shall be returned to the Tenant, without interest, and less any set off for damages to the Premises upon the termination of this Agreement. Security deposit to be held by:

\_\_\_\_\_

Received      Date: \_\_\_\_\_

B. Deductions:

1. Landlord may deduct reasonable charges from the security deposit for:
  - a. Damages to the Premises, excluding normal wear and tear;
  - b. Costs for which Tenant is responsible to clean, deodorize, exterminate, and maintain the Premises;
  - c. Unpaid or accelerated rent;
  - d. Unpaid late charges;
  - e. Unpaid utilities;
  - f. Unpaid pet charges;
  - g. Replacing unreturned keys, garage door openers, security devices, or other components;
  - h. The removal of unauthorized locks or fixtures installed by Tenant;
  - i. Landlord's cost to access the Premises if made inaccessible by Tenant;
  - j. Missing or burned-out light bulbs and fluorescent tubes;
  - k. Packing, removing, and storing abandoned property;
  - l. Removing abandoned or illegally parked vehicles;
  - m. Costs of re-leasing if Tenant is in default;
  - n. Any unpaid charges or fees for which Tenant is responsible under this Agreement;
  - o. Mailing costs associated with sending notices to Tenant for any violations of this Agreement; and
  - p. Other items Tenant is responsible to pay under this Agreement.
2. If deductions exceed the security deposit, Tenant will pay to Landlord the excess within 10 days after Landlord makes written demand.

**5. USE OF PREMISES.**

A. The Premises shall be used and occupied by Tenant and Tenant's immediate family, consisting of \_\_\_\_\_, exclusively, as a private single family dwelling, and no part of the Premises shall be used at any time during

Initialed by: Landlord/Manager \_\_\_\_\_ and Tenant \_\_\_\_\_



the term of this Agreement by the Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling. Tenant shall not allow any person, other than Tenant's immediate family or transient relatives and friends who are guests of Tenant, to use or occupy the Premises without first obtaining Landlord's written consent to such use. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy, and preservation of the Premises.

- B. Prohibitions: Tenant may not permit any part of the Property to be used for:
1. Any activity which is a nuisance, offensive, noisy, or dangerous;
  2. The repair of any vehicle;
  3. Any business of any type, including but not limited to child care;
  4. Any activity that violates any zoning ordinance, owner's association rule, or restrictive covenant;
  5. Any illegal or unlawful activity; or
  6. Activity that obstructs, interferes with, or infringes on the rights of other persons near the Property.

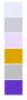
**6. CONDITION OF PREMISES.** Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of this Agreement in good order, repair, and in a safe, clean and tenantable condition.

- A. Landlord makes no express or implied warranties as to the condition of the Premises. Tenant has inspected the Premises and accepts it AS-IS provided that Landlord: \_\_\_\_\_.
- B. The following appliances are included with the Premises: \_\_\_\_\_.
- C. Tenant will complete an Inventory and Condition Form, noting any damages to Premises, and deliver it to Landlord within \_\_\_\_\_ days after the Commencement Date. If Tenant fails to timely deliver the Inventory and Condition Form, the Premises will be deemed to be free of damages, unless otherwise expressed in this lease. The Inventory and Condition Form is not a request for repairs. Tenant must direct all requests for repairs in compliance with Paragraph 14.
- D. Move-Out Condition: When this lease ends, Tenant will surrender the Premises in the same condition as when received, normal wear and tear excepted. Tenant will leave the Premises in a clean condition free of all trash, debris, and any personal property. Tenant may not abandon the Premises.

Tenant must reimburse Landlord all Landlord's reasonable costs for packing, removing, storing, and selling the personal property left in the Premises after surrender or abandonment.

**7. ASSIGNMENT AND SUB-LETTING.** Tenant shall not assign this Agreement, or sub-let or grant any license to use the Premises or any part thereof without prior written consent of Landlord. A consent by Landlord to one such assignment, sub-letting or license shall not be deemed to be consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of Landlord or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Agreement.

Initialed by: Landlord/Manager \_\_\_\_\_ and Tenant \_\_\_\_\_



- 8. ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Landlord. Any and all alterations, changes, improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement.
- 9. NON-DELIVERY OF POSSESSION.** In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Agreement and all rights hereunder shall terminate.
- 10. HAZARDOUS MATERIALS.** Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.
- 11. UTILITIES.** Tenant shall be responsible for arranging for and paying for all utility services including; electric, gas, water, sewer, trash, cable, security and telephone required on the Premises, **except:** \_\_\_\_\_. In the event Tenant fails to have utility services transferred to his/her name, Landlord shall have the right, at Landlord's option, to declare Tenant in default and cancel this Agreement, or add said utility charges to Tenant's monthly rental.
- 12. MAINTENANCE AND REPAIR; RULES.** Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenant shall:
- A. Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
  - B. Keep all windows, glass, window coverings, doors, locks, and hardware in good, clean order and repair;
  - C. Not obstruct or cover the windows or doors;
  - D. Not leave windows or doors in an open position during inclement weather;
  - E. Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of the same within any yard area or space unless appropriate facilities exist for that sole purpose (i.e. clothesline).
  - F. Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
  - G. Keep all furnace filters and air conditioning condensers clean and free from dirt;

Initialed by: Landlord/Manager \_\_\_\_\_ and Tenant \_\_\_\_\_

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- H. Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant;
- I. Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents or neighbors;
- J. Keep all radios, television sets, stereos, etc., turned down to a level of sound that does not annoy or interfere with other residents or neighbors;
- K. Smoking is not permitted in any of the interior portions of the Premises;
- L. Deposit all trash, garbage, rubbish or refuse in the locations provided therefore and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;
- M. Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenant thereto which may be adopted or promulgated by the Condominium or Homeowners' Association having control over them;
- N. Supply and replace all light bulbs, fluorescent tubes, and batteries for smoke detectors and carbon monoxide detectors (of the same type and quality that are in the Premises on the Commencement Date);
- O. Take action to promptly eliminate any dangerous condition on the Premises;
- P. Take all necessary precautions to prevent broken water pipes due to freezing or other causes;
- Q. Pay any periodic, preventive, or additional extermination costs desired by Tenant;
- R. Know the location and operation of the main water shut-off valve and all electric breakers and how to switch the valve or breakers off at appropriate times to mitigate any potential damage and;
- S. Promptly notify Landlord, in writing, of all needed repairs.

**13. YARD MAINTENANCE.**

- A.  Landlord, at Landlord's expense, will maintain the yard. Tenant will permit Landlord and Landlord's contractors reasonable access to the yard and will remove any pet from the yard at appropriate times. Tenant is responsible for snow removal from the walkways, sidewalks and driveway.
- B.  Tenant, at Tenant's expense, will maintain the yard. Maintaining the yard includes mowing, trimming and otherwise maintaining all lawns, shrubbery, bushes, flowers, gardens, trees, rock and other landscaping on or encroaching on the Premises. Tenant is also responsible for snow removal from walkways, driveways and sidewalks.

**14. REPAIRS.**

- A. Repair Requests: All requests for repairs must be in writing and delivered to Landlord.
- B. Completion of Repairs:

Initialed by: Landlord/Manager \_\_\_\_\_ and Tenant \_\_\_\_\_

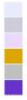


1. Tenant may not repair or cause to be repaired any condition, regardless of the cause, without Landlord's permission. All decisions regarding repairs, including the completion of any repair, whether to repair or replace the item, and the selection of contractors, will be at Landlord's sole discretion.
  2. Landlord is not obligated to complete a repair on a day other than a business day except in emergency situations.
  3. Under no circumstances is Tenant permitted to make deductions from the monthly rent without first receiving written permission from the Landlord authorizing each deduction.
- C. Payment of Repair Costs: Tenant will pay Landlord or any contractor Landlord directs Tenant to pay, the first \$\_\_\_\_\_ of the cost to repair each condition in need of repair, and Landlord will pay the remainder, except for the following conditions which will be paid as follows.
1. Repairs that Landlord will Pay Entirely: Landlord will pay the entire cost to repair:
    - a. A condition caused by the Landlord or the negligence of the Landlord;
    - b. Wastewater stoppages or backups caused by deterioration, breakage, roots, ground condition, faulty construction, or malfunctioning equipment;
    - c. A condition that adversely affects the health or safety of an ordinary tenant which is not caused by Tenant, an occupant, a member of Tenant's family, or a guest or invitee of Tenant; and
    - d. A condition in the following items which is not caused by Tenant or Tenant's negligence:
      - i. Heating and air conditioning systems;
      - ii. Water heaters; or
      - iii. Water penetration from structural defects.
  2. Repairs that Tenant will Pay Entirely: Tenant will pay Landlord or any contractor Landlord directs Tenant to pay the entire cost to repair:
    - a. A condition caused by Tenant, an occupant, a member of Tenant's family, or a guest or invitee of the Tenant (A failure to timely report an item in need of repair or the failure to properly maintain an item which may cause damage for which Tenant may be responsible);
    - b. Damage from wastewater stoppages caused by foreign or improper objects in lines that exclusively service the Premises;
    - c. Damage to doors, windows, or screens; and
    - d. Damage from windows or doors left open.

**15. DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly untenable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Agreement shall terminate from such time

Initialed by: Landlord/Manager\_\_\_\_\_ and Tenant\_\_\_\_\_

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except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered untenable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Agreement. In the event that Landlord exercises its rights to repair such untenable portion, the rental shall abate in the proportion that the injured parts bear to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which full rent shall recommence and the Agreement continue according to its terms.

**16. INSPECTION OF PREMISES.** Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon and for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building, provided that Landlord gives Tenant one (1) days notice. In case of emergency, Landlord may enter the Premises without prior notice to or the consent of Tenant. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Agreement. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, which do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.

**17. SUBORDINATION OF LEASE.** This Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by the Landlord, all advances made under any such mortgage, liens, or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

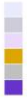
**18. TENANT'S HOLD OVER.** If Tenant remains in possession of the Premises with the consent of Landlord after the natural expiration of this Agreement and does not renew the Agreement, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing at \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_) per month and except that such tenancy shall be terminable upon fifteen (15) days written notice served by either party.

**19. SURRENDER OF PREMISES.** Upon the expiration of the term hereof, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted. Tenant is required to give Landlord at least thirty (30) days written notice of surrender. If Tenant fails to give proper notice and vacates the Premises at the end of the Agreement, Tenant shall pay Landlord additional rent in an amount equal to one months rent under this Agreement.

**20. ANIMALS.** Landlord  allows pets  does not allow pets

Initialed by: Landlord/Manager \_\_\_\_\_ and Tenant \_\_\_\_\_

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Tenant shall be entitled to keep no more than \_\_\_\_ (\_\_\_\_) domestic dogs, cats or birds; however, at such time as Tenant shall actually keep any such animal on the Premises, Tenant shall pay to Landlord a one-time non-refundable pet fee of \_\_\_\_ Dollars (\$ \_\_\_\_).  Received Date: \_\_\_\_

**21. QUIET ENJOYMENT.** Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.

**22. INDEMNIFICATION.** Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature.

**23. DEFAULT.**

- A. If Tenant fails to comply with any of the material provisions of this Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within fourteen (14) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Agreement by reason thereof, at the end of thirty (30) days after the date of the notice, Landlord may terminate this Agreement. If the default is remedied withing fourteen (14) days of the first written notice, and a same or similar failure to comply occurs withing six (6) months from the date of the first default, Landlord may terminate this Agreement within fourteen (14) days of written notice of default to Tenant.
- B. If Tenant fails to pay rent when due and if the rent remains unpaid withing three (3) days after written notice by Landlord of the nonpayment and Landlord's intention to terminate the occupancy if the rent is not paid, Landlord may terminate the occupancy of Tenant under this Agreement
- C. Landlord will attempt to mitigate any damage or loss caused by Tenant's breach by attempting to re-lease the Premises to acceptable tenants and reducing Tenant's liability accordingly.

**24. LATE CHARGE.** Payment of rent is due on the first day of the month. Tenant will be allowed a grace period of three (3) days. On the fourth day a late fee of Fifty dollars (\$50.00) shall be due along with the payment of rent, plus additional fees of Ten dollars (\$10.00) per day for each late day greater than three (3), including the day of payment. The total late charge for any one month will not exceed One Hundred Fifty dollars (\$150.00). Nonpayment of late fees shall constitute a breach of this Agreement, and, if not remedied within fourteen (14) days, will be construed as thirty (30) days notice of intent to vacate, effective as of the date the rent was due.

**25. ABANDONMENT.** If at any time during the term of this Agreement Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without

Initialed by: Landlord/Manager \_\_\_\_\_ and Tenant \_\_\_\_\_



becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.

**26. EARLY TERMINATION.** This Agreement begins on the Commencement Date and ends on the Expiration Date unless terminated earlier by one of the following:

A. Military: Tenant may terminate this Agreement if (i) Tenant is or becomes a member on active duty of the United States uniformed services and (ii) Tenant receives permanent change of station (PCS) orders or deployment orders for not less than 90 days. To terminate this Agreement under this paragraph, Tenant must deliver to Landlord: (i) a copy of the orders; and (ii) written notice of termination that specifies the effective date of termination which may not be earlier than 30 days after the first date on which the next rental payment is due after the date the notice is delivered. This paragraph does not apply to orders authorizing base or post housing.

B. If Landlord fails to comply with this Agreement, Tenant may seek any relief provided by law.

C. If Tenant fails to timely pay all amounts due under this Agreement or otherwise fails to comply with this Agreement, Tenant will be in default and risk early termination.

D. Tenant buyout option:  offered  not offered

Tenant may, after giving Landlord at least thirty (30) days written notice of surrender, opt to forfeit the entire security deposit of \_\_\_\_\_ DOLLARS (\$) and additionally pay the Landlord a lease termination fee in the amount of \_\_\_\_\_ DOLLARS (\$) which is equal to \_\_\_\_\_ months rent for the privilege of early termination. Tenant must also pay rent for the last 30 days of occupancy. The termination fee is not to be considered payment of rent.

**27. GOVERNING LAW.** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Nebraska.

**28. SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

Initialed by: Landlord/Manager \_\_\_\_\_ and Tenant \_\_\_\_\_



**29. BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

**30. DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.

**31. MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.

**32. INFORMATION.**

- A. It is Tenant's responsibility to determine, before signing this Agreement, if: (i) all services (e.g., utilities, connections, schools, and transportation) are accessible to or from the Premises; (ii) such services are sufficient for Tenant's needs and wishes; and (iii) Tenant is satisfied with the condition of the Premises.
- B. Unpaid rent and any unpaid amount under this Agreement are reportable to credit reporting agencies.
- C. Landlord's insurance does not cover Tenant from loss of personal property. Landlord recommends that Tenant obtain insurance for casualties such as fire, flood, water damage, and theft. Tenant represents that Tenant  intends  does not intend to purchase such insurance.
- D. Landlord's Agent, Cambiar Real Estate Group LLC, will act as the property manager for the Landlord. All future inquiries about this Agreement, rental payments, security deposits, repair requests and all other information concerning tenancy should be directed to the Landlord's Agent.

**33. NOTICE.** Any notice required or permitted under this Agreement or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as indicated below: Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

**34. ADDITIONAL PROVISIONS; DISCLOSURES.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

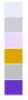
**This Agreement is binding upon final acceptance. READ IT CAREFULLY. If you do not understand the effect of this Agreement, consult your attorney BEFORE signing.**

IN WITNESS WHEREOF, Landlord and Tenant have signed this Lease Agreement as of the day and year first-above written.

LANDLORD ADDRESS:

LANDLORD:

Initialed by: Landlord/Manager \_\_\_\_\_ and Tenant \_\_\_\_\_



c/o Cambiar Real Estate Group LLC  
3606 N. 156<sup>th</sup> St., Ste 101-220  
Omaha, NE 68116  
Office: (402) 215-4900  
Fax: (866)-467-9526

By: Cambiar Real Estate Group, L.L.C., a Nebraska  
Limited Liability Company, Agent

By: \_\_\_\_\_  
Timothy D. Leatherman, Member  
Broker # 20060639

TENANT'S ADDRESS:

TENANT:

By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Email: \_\_\_\_\_

By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Email: \_\_\_\_\_



Prepared By: Timothy Leatherman  
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