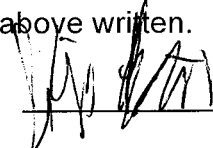


**Tenants may not use the security or any portion thereof in lieu of their rent**


**obligations under this lease.** The security will be deposited by the escrowee in a *Pull Sperry Company* separate escrow account.

Landlord may at her sole option, but at tenants' expense, on termination of this lease engage a professional cleaner to clean the premises in order to restore them to move-in condition. The escrowee shall deduct from the refundable security and pay to Landlord any monetary obligation due her under this lease, including but not limited to unpaid rent, utility bills and the cost of cleaning the premises and restoring them to move-in condition, repairing nail holes, etc. The entire security/cleaning deposit, after any deductions, will be refunded to the tenants within 14-21 days after the term, if the premises are left in move-in condition, reasonable wear and tear excepted.

In witness there of, the parties there to have signed this lease as of the day and year above written.

  
\_\_\_\_\_  
[Tenant]

\_\_\_\_\_  
Dr. Gretchen Rous Besser, Landlord

  
\_\_\_\_\_  
[Tenant B]

\_\_\_\_\_  
[Tenant C]

Albert G. Besser, Esq., escrowee, acknowledges receipt of [insert] pursuant to par. 18 of this lease.

\_\_\_1st and 1 month security deposit\_\_\_\$975.00 paid at signing of lease and \$975.00 due 10 days before move in\_\_\_

Albert G. Besser, Esq.

*JDB NCP*

*Pd \$571. -*

*\$404. - due 5/18/18*

*Security dep \$975. - due 5/25/18 paid to Pull Sperry Co*