

REAL ESTATE LEASE

This Lease Agreement (this "Lease") is dated March 01, 2007, by and between John Smith ("Landlord"), and Jane Johnson ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant a two-bedroom duplex (lower level) with one and a half baths. (the "Premises") located at 543A Broadway, Anytown, California 12345.

LEGAL DESCRIPTION. The legal description for the premises is attached as an exhibit.

TERM. The lease term will begin on March 01, 2007 and will terminate on February 29, 2008.

LEASE PAYMENTS. Tenant shall pay to Landlord lease payments of \$650.00, payable in advance on the first day of each month, for a total lease payment of \$7,800.00. Lease payments shall be made to Landlord at 543A Broadway, Anytown, CA, 12345 which may be changed from time to time by Landlord.

SECURITY DEPOSIT. At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit of \$500.00 to be held and disbursed for Tenant damages to the Premises or other defaults under this Agreement (if any) as provided by law.

POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

USE OF PREMISES/ABSENCES. Tenant shall occupy and use the Premises as a dwelling unit. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

OCCUPANTS. No more than 4 person(s) may reside on the Premises unless the prior written consent of the Landlord is obtained.

PETS. Pets shall not be allowed without the prior written consent of the Landlord. At the time of signing this Lease, Tenant shall pay to Landlord, in trust, a deposit of \$300.00, to be held and disbursed for pet damages to the Premises (if any) as provided by law. This deposit is in addition to any other security deposit stated in this Lease.

CONTINUED ON SUBSEQUENT PAGES