

PINNACLE ENTERPRISES UNLIMITED

FOX VALLEY OFFICE - MON-FRI 8:30 AM-4:30 PM
217 Royal Court Suite #5 ~ Appleton, WI 54915
Phone (920) 739-0547 ~ Fax (920) 734-0775

MILWAUKEE OFFICE - MON-FRI 8:30 AM-4:30 PM
2679 North Lake Drive ~ Milwaukee, WI 53211
Phone (414) 961-1980 ~ Fax (414) 961-1970

www.wiapt.com

TO BE COMPLETED BY LEASING AGENT

Property Address _____ Apt. # _____ Lease is 12 months Rent Begins _____ / _____ / _____
Monthly Rent \$ _____ Security Deposit \$ _____ Appliances Included Yes _____ No _____ Application Fee (non-refundable) \$ _____ .00
Indoor / Outdoor Parking _____ \$ _____ space Tenant pays Heat Gas Electricity Municipal Services*
Special conditions / Promise to repair _____

ALL APPLICANTS/COSIGNERS MUST COMPLETE - Each individual over 18 years of age must submit a separate application

Name _____ SSN # _____ - _____ - _____ Date of Birth _____ / _____ / _____ Auto _____ Plate _____
LAST FIRST MIDDLE
Mobile Phone # _____ Work Phone # _____ Home Phone # _____ Email _____
Full Time Student? _____ What School? _____ G.P.A. _____ Source of Funding _____ Number of Adults To Live in Rental _____ Number of Children To Live in Rental _____

Current Address _____ Total Apartment Rent \$ _____
ADDRESS APT CITY STATE ZIP

Landlord _____
COMPANY NAME / MANAGER ADDRESS CITY STATE ZIP PHONE FAX

Lease From _____ / _____ / _____ To _____ / _____ / _____ Did You Give Proper Notice To Vacate? Yes No Reason For Leaving _____

Previous Address _____ Total Apartment Rent \$ _____
(IF LESS THAN THREE YEARS AT CURRENT) ADDRESS CITY STATE ZIP

Landlord _____
COMPANY NAME / MANAGER ADDRESS CITY STATE ZIP PHONE FAX

Lease From _____ / _____ / _____ To _____ / _____ / _____ Did You Give Proper Notice To Vacate? Yes No Reason For Leaving _____

Current Employer _____
COMPANY NAME ADDRESS CITY STATE ZIP PHONE FAX

Dates There _____ / _____ / _____ To _____ / _____ / _____ Position _____ Gross Monthly Income \$ _____ Supervisor's Name _____

Previous Employer _____
(IF LESS THAN THREE YEARS) COMPANY NAME ADDRESS CITY STATE ZIP PHONE FAX

Dates There _____ / _____ / _____ To _____ / _____ / _____ Position _____ Gross Monthly Income \$ _____ Reason For Leaving _____

Have you ever been evicted, or had a 5 day eviction notice served to you, or had an eviction proceedings initiated against you?
YES NO (circle one) If yes, describe: _____

Have you ever been convicted, pled guilty, or no contest to any crime, felony, misdemeanor, or ordinance violation, other than non-alcohol traffic violations?
YES NO (circle one) If yes, describe: _____

Do you have any collections or judgements against you?
YES NO (circle one) If yes, describe: _____

IN CASE OF EMERGENCY

PLEASE CONTACT _____
Name ADDRESS CITY STATE ZIP PHONE RELATION

HOW DID YOU HEAR ABOUT RENTAL? CRAIGSLIST RENT.COM YARD SIGN START RENTING TENANT NAME

If accepted, I hereby agree to enter into a lease as agreed or at least to rent the apartment on a month to month basis with a 60 (sixty) day notice to terminate tenancy. If I refuse to accept the apartment after this application is accepted, my deposit may be used to pay the Lessor's damages. I have been shown a copy of the lease, the Non-Standard Rental Provisions, the Rules and Regulations and given a "Lead in your home" brochure, and authorize current and future checking of my credit, employment and all references including providing said information to utility companies and other creditors. The Lessor shall be allowed sufficient time to check credit references before returning the earnest money deposit, but in no case more than 21 calendar days after the acceptance of the earnest money. I have 7 days after occupancy to inspect the dwelling unit and notify the Lessor of any pre-existing damages or defects and may request in writing a list of physical damage or defects, if any, charged to the previous tenant's security deposit. If this application is for the sublet tenancy, i.e. replacing a current tenant, I agree to assume any unsatisfied security deposit liabilities, which have occurred since the inception of the original lease.

Notice: You may obtain information about the sex offender registry and person registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at www.widocoffenders.org or by phone at 877-234-0085.

* When Municipal Services, which includes, but not limited to water and sewer are not individually metered, the buildings bill shall be prorated by the number of units in the building. Municipal Service charges shall be considered rent.

NO PETS ALLOWED

Tenant/Cosigner

Date

I received from Lessor the EPA information "Protect Your Family Form Lead in Your Home at the time of application (only for buildings built before 1978).

(Tenant) Date: _____ / _____ / _____

NON STANDARD RENTAL PROVISIONS

As part of the rental agreement (composed of the Rental Application, the Residential Lease with the Rules and Regulations and such other supplementary documents as the parties executed) the undersigned tenant(s) agree to the following charges and costs, which may be assessed against the security deposit:

1. The amount of rent due shall increase by **\$50.00** for that month if full rent is not RECEIVED on or before the 1st day of the month.
2. **\$200** per month additional rent per unauthorized extra person or animal.
3. **\$50** fee for each non-sufficient funds or stopped payment check dishonored by tenant's bank. (Plus additional rent if applicable)
4. **\$85** per lock if locks changed or locks added and/or all keys including mail key are not delivered to Lessor upon Lessee's vacating or upon changing.
5. **\$85** for each garage door opener not delivered to Lessor upon Lessee's vacating.
6. All costs and lost rent in the event Lessee departs and either party re-rents the premises prior to the agreed lease end date (or any extension thereof) including, but not limited to advertising, signage, Lessor's labor costs and rental commissions.
7. **\$50** if Lessor or manager unlocks Lessee's unit because of lost, misplaced or forgotten keys.
8. **\$45** for cleaning each of Lessor's appliances left dirty by Lessee.
9. **\$45** per room for carpet cleaning if Lessee has failed to have stained and/or soiled carpets **cleaned to professional standards** upon vacating by a firm approved by Lessor, normally with truck mounted carpet-cleaning unit.
10. **\$35** per hour for cleaning of vacated premises beyond one hour.
11. **\$35** per hour plus materials cost may be charged Lessee to repair and/or repaint marked, improperly painted or damaged surfaces in apartment if Lessee resided in unit less than 13 months, one half of the labor and materials cost if tenant resided in unit more than 13 months but less than 25 months.
12. Lost rent up to one month of rent in the event that 1) Lessee has a pet and premises are not re-rented without rental loss despite Lessor's normal rental efforts. 2) Lessee refuses to allow entry of premises during normal showing hours after having been given reasonable advance notice, 3) Lessee maintains condition of apartment in a manner that is not sanitary and orderly.
13. The request for maintenance work by tenant constitutes permission for management/maintenance personnel to enter premises at reasonable times to perform the repairs.
14. Personal property left on premises upon tenant vacating shall be charged actual and reasonable cost or value of removal and storage.
15. **\$50** If Lessor or manager must meet with utility personnel to activate or deactivate Lessee's service.
16. **\$50** charge for any visit to property from management representative to resolve any issue created by tenant(s) neglecting their responsibilities and / or disturbance to neighbors and / or failure to follow the Rules and Regulations.
17. **\$125** for failure to remove snow and ice down to the concrete on ALL sidewalks affiliated with the property and within a 5 foot radius of the garbage carts so the sanitation department has reasonable access to the sanitation carts and there is NO risk of slip and fall or hindrance to passage within 12 hours of snow fall during Lessee turn to remove snow and ice.
18. **\$500** for every disturbance the police need to respond to. These monies are to compensate for neighbor and political suffering landlord receives.
19. The above charges and late charges shall be treated as rent.
20. **\$250** if Lessor rerents apartments for Lessee to assist Lessee in subletting apartment or attempts to prematurely terminate lease terms.

I understand that if I fail to properly clean/repair my apartment upon departure I will be charged the above charges (or higher actual costs of repair if applicable).

I understand that if this is a subtenancy, (i.e., replacing a current tenant), subtenant agrees to assume any unsatisfied security deposit liabilities, which have accrued since the inception of the original lease. I am aware I have 7 days after occupancy to notify Lessor in writing of any damage or needed repairs which existed prior to occupancy and may request in writing a list of physical damages or defects if any, charged to the previous tenant's security deposit.

RULES AND REGULATIONS

Lessee, for himself and his social and business guests, agrees to abide by the following rules and regulations, which are part of the associated lease.

1. For the comfort, convenience and benefit of all tenants, and to insure proper use and care of the premises, lessee shall comply with all rules and regulations and shall **NOT** be permitted to:
 - a. Absolutely NO PETS without the Lessor's prior written consent. b) Allow any sign, placard, advertisement or notice to be displayed either inside or outside the building without the Lessor's prior written consent. c) Allow any item to be thrown or dropped from windows or balconies, or to throw or sweep dirt out of the building, beat or shake rugs upon or from any window, balcony, door or any other opening. d) Cover or obstruct any window, door or transom with any items not approved in writing by Lessor. e) Drive or drill nails, tacks, screws, holes or apply other fasteners including adhesive's of any type on or into any of the windows, walls, ceilings, floors, partitions or woodwork of said premises, or allow same to be done without prior written consent of Lessor, and in any case Lessee agrees to be responsible for any damage done and will pay for same. f) Do laundry work except in rooms provided for that purpose under conditions designated by Lessor. g) Allow water to run except when in actual use. h) Use balconies or patios for any purpose whatsoever other than a place to stand or sit, or store thereon object or equipment other than normal balcony furniture, used as an illustration, be used to hang clothing, rugs, wash or items on, or as a storage depository of any kind, including but not limited to bicycles, strollers wagons toys, etc. i) under any conditions throw or drop off the balcony or porch any item or object. j) No covering shall be installed on balcony floors. k) Permit the premises to be used for the operation of any business. l) Loiter in any common areas of the property. m) Use a grill of any kind. n) Perform mechanic repairs on any motorized vehicle, bike in or on any part of the building or premises. o) Use of parking spaces for storage of any vehicle or items except the tenants primary transportation. p) No live Christmas trees.
2. Lessee, lessee's occupants, guests and invitees shall not become intoxicated, disorderly, harass or solicit residents, their guests, or others, create or cause any odors or create or permit any unnecessary, unreasonable or improper noise or disturbance in or about the premises or the building of which the premises are a part, including, and not by way of limitation the operation of a radio or television set or playing of a musical instrument or singing in a manner or at times which might be objectionable to other tenants.
3. Lessee shall be responsible for removal of all snow accumulation from their balcony. Lessee is responsible for keeping common hallways clean and tidy. All residents of a duplex or triplex are responsible for garbage maintenance, lawn maintenance/cutting, and snow and ice removal. If garbage carts are provided, Lessee shall be responsible for making accessible and moving carts to and from pick-up points required by city ordinance. Duplex schedule is lower unit is responsible during odd months and upper during even months. Triplex schedule is: 1st floor is responsible during 3rd, 6th, 9th, 12th calendar month. 2nd floor is responsible during 1st, 4th, 7th, 10th calendar month. 3rd floor is responsible during 2nd, 5th, 8th, 11th calendar month.
4. ALL KEYS AND PASS CARDS ARE FOR LESSEE'S SOLE USE. LESSEE MAY NOT DUPLICATE ANY KEYS. ALL ADDITIONAL KEYS MUST BE OBTAINED FROM LESSOR. In the event the Lessee fails to return ALL keys and pass/key cards obtained from Lessor within 24 hours after surrendering the premises, ALL costs of re-keying or replacing said locks shall be paid by lessee upon billing and may also be deducted from lessee's security deposit. LESSEE IS FORBIDDEN TO TO CHANGE OR ADD LOCKS TO PREMISES WITHOUT LESSOR WRITTEN CONSENT.
5. The streets, sidewalks and entrances shall not be obstructed in any way or used by lessee for any purpose other than for ingress or egress.
6. All provisions, groceries, furniture, sleds, strollers, bicycles, boxes or other similar articles shall be taken in or removed through the doors of the building, and all damage to the building caused by the moving or carrying of articles shall be paid by the Lessee. Riding of bicycles, tricycles, etc. inside the building is not permitted. Nor shall any of said items be permitted to be stored in halls, landings, or in basements other than in Lessee's locker.
7. All refuse and waste shall be routinely and frequently removed from the premises and deposited in trash bags in trash containers in designated areas only. In the event it becomes necessary, lessee shall comply with any RECYCLING RULES. REGULATIONS AND ORDINANCES IMPOSED.
8. Lessee shall keep the glass and/or screens in the windows and doors in good repair and shall pay for the cost to replace any broken glass or screens with equal quality and size as any that may be broken; Lessee will pay for the cost to replace all electric bulbs, shades, or fixtures with the same quality and design and for the damage to floors, doors, sills, walls, counters, or other parts of premises.
9. In the event lessee fails to pay any utility charges when due, then Lessor, at Lessor's option may pay said past due utility charges and Lessee shall indemnify Lessor upon billing for any amounts it shall pay on behalf of lessee including utilities to last day of lease term or extension thereof. Lessee shall furnish and pay for all charges for telephone.
10. Lessee will at all times keep the windows neat and clean.
11. Availability and use of recreational facilities, landscaped areas, drives, walks, other common areas, lockers, storeroom, wash machine, dryer or storage space in the building used by the Lessee is furnished gratuitously and is not a part of the leased premises. The Lessor shall not be responsible for any loss or damage to any property, or to any person making use of the same. Lessee, in making use of such spaces, does so at their own risk. Lessee shall be entitled to use one storage locker, subject to availability, at no extra charge. Lessee does NOT have permission to make any use of the common basement and / or attic, unless when specified in writing.
12. Lessee expressly agrees that Lessor shall not be liable to Lessee or others, including Lessee's guests, occupants and invitees, for any damage to or loss of any personal property located in or about the premises, or the building of which the premises are a part, where said damage or loss results from any cause whatsoever, other than the negligent acts of Lessor. It's the responsibility of the Lessee to provide Insurance for their personal property.
13. Lessee shall not meddle with or interfere in any way with any part of the heating, air conditioning, lighting, plumbing, electrical, smoke and fire detection or other life safety devices, refrigerating or laundry apparatus or controls in or about the leased premises or the building containing said equipment, nor install any said apparatus without Lessor's prior written consent.
14. No radio or television wires, aerial or cable connection shall be installed, placed on, or attached to the demised premises without the prior written consent of the Lessor. The Lessor is authorized to remove, at the expense of the Lessee, any such apparatus erected without such written consent.
15. Lessee shall protect all uncarpeted floors and hallways with rugs or loose laid carpeting to protect finish and absorb walking sounds. The Lessee shall protect all wood floors in the apartment [except kitchen, bath(s) and closet(s)] with rugs or loose laid carpeting to cover not less than seventy-five percent of the floor surface from the center of the room or hallway to the abutting walls so that all walk areas are covered. All heavy furniture is to have casters to protect flooring. Placement of rugs or doormats in the common hallway outside the apartment is not allowed.
16. Lessor shall not be responsible to Lessee for any non-observance of rules and regulations on the part of other tenants.
17. Lessor reserves the right to amend any Rules and Regulations at any time upon 28 days written notice to Lessee. Any violation of any Rules or Regulations shall be deemed to be a breach of this Lease.
18. No sub-woofers or waterbeds or other water furniture are permitted without the Lessor's prior written consent.
19. Lessor must approve all painting (including colors) IN ADVANCE AND IN WRITING.
20. Property left on premises. Any property Lessee leaves on premises after vacating may be considered to be abandoned and may be disposed of.
21. Lessor must approve all pets in writing. If at any time Lessor for any reason whatever feels any pet to be objectionable or improper, Lessor shall have the right to require Lessee to remove pet from the premises and the Lessee shall continue to be responsible for all rent under the lease. Pets shall be kept away from maintenance, repair, and management personnel.
22. The lessee agrees to notify the Lessor immediately in writing if any smoke detector is not operating properly. Lessee understands that tampering with any smoke detector in any manner is illegal and shall constitute a breach of this lease and lessee is subject to maximum penalty permissible by law.
23. Lessee does NOT have permission to make any use of the basement and / or attic, unless where specified in writing.
24. Lessee will save heat and avoid dust during heating months if furnace and air conditioner filters are regularly replaced; this is Lessee's responsibility.

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Rental History Verification – Tenants just fill out the top. We will contact your landlord.

Tenant(s) Name(s) _____

Current Address _____

City, State, ZIP _____

Landlord Name _____

Landlord Phone Number _____

With my signature(s) below I give my current and previous landlord(s) permission to cooperate with Pinnacle Enterprises Unlimited in performing a background check on my rental history.

X _____

X _____

DEAR LANDLORD

WOULD YOU PLEASE ANSWER THE FEW QUESTIONS BELOW AND FAX BACK TO:

414-961-1970

THANK YOU FOR YOUR COOPERATION.

Move in date _____ Date scheduled to move out _____

Rent amount _____ Security deposit amount _____

Did tenant give proper notice to terminate lease? _____

Did the tenant pay rent on time? _____

If no, was tenant was it ever more than 30 days late? _____

Is the tenant being evicted? _____

Was tenant ever served an eviction notice? _____

If yes, why was eviction notice served (e.g. rent, noise, pets, etc)? _____

Name of person completing form _____ Date ____/____/____

Origination Date / /	Lease Term From 3 PM To 11 AM / /	Monthly Rent \$ SAMPLE if received by the 1st day of the month, if received after that day, the rent due shall increase by \$50.00 for that month.	Unit Code _____ Security Deposit \$ SAMPLE Paid by:
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When parking space(s) is available, location shall be determined by Lessor/manager.

SAMPLE RESIDENTIAL LEASE

Parties, Premises, Term, Rent It is mutually agreed by and between PINNACLE ENTERPRISES Lessor, and SAMPLE Lessee, jointly and severally, that Lessor does hereby lease to Lessee the following described premises in the State of Wisconsin SAMPLE for the term and rent described above. First months rent is due and payable on the FIRST day of SAMPLE and the entire monthly rent shall be paid on the first day of each month thereafter. If this is a month-to-month lease or if by operation of the terms hereof a month-to-month tenancy is created hereunder, Lessee agrees not to vacate the premises during the months of November, December, January and February; if Lessee vacates in violation hereof, Lessee shall pay for any rent loss, costs of rerenting and utility costs during those months. This lease has an initial minimum term of ___ months.

Residents There shall be no more than 0 adults and 0 children living in the premises during Lessee's tenancy, \$ 200.00 / month additional rent per extra person or per animal.

Place of Payment Heat & Utilities Payments hereunder are to be made at 2679 North Lake Drive, Milwaukee, WI 53211 Lessor's business address, or such other place as Lessor shall designate in writing. All notices and papers for Lessor shall be sent to Jeffrey S. Gallas at the same address. Lessee is to furnish heat at his/her expense. If Lessee is responsible for furnishing heat, Lessee agrees to maintain a reasonable amount of heat in cold weather to prevent damage to water pipes, etc. Should any damage occur because of Lessee's failure hereunder, Lessee shall be held responsible for damage. Lessees are responsible for their own gas and electric bills; Lessee shall pay city services which includes but not limited to water and sewer, which may be separately metered, if not, they shall be prorated by the number of units in the building. City Service charges shall be considered as rent and may be at least \$14-\$19 per month per person or bedroom, the larger of the two. Utility charges and City Services shall be considered rent and same delinquent charges apply.

Renewal And Shortened Term Security Deposit The renewal of this lease is not automatic for another ___ months and tenancy beyond the term hereof shall extend on a month-to-month basis under the terms and conditions of this lease. The term of this lease may be shortened in the event the premises are sold if the new owner provides Lessee at least 30 days notice of termination of tenancy. Under any circumstances Lessee must give and Lessor must receive WRITTEN notice of termination of tenancy AT LEAST 60 DAYS prior to the last day of Lessee's final month of tenancy or this lease shall continue as a month-to-month tenancy. The day of delivery of notice to Lessor shall be counted as part of the notice period. Lessee agrees that the security deposit in the amount set forth above shall be held by Lessor and may be commingled with Lessor's operating funds: Lessee waives interest on security deposit and on any pre-paid rent. THE SECURITY DEPOSIT IS NOT RENT and Lessee may not use it as rent, but is a deposit which will be returned to Lessee after he/she vacates premises and returns all keys to Lessor; premises must be left in clean condition and ready for the next occupant. By "clean condition and ready for the next occupant" is meant clean and the better of: (1) the condition of the premises when turned over to Lessee, or (2) the condition of the premises following the completion of any work performed by either party to improve the premises (normal wear and tear excepted). Lessee agrees to the assignment of security deposit to new Owner in the event of the sale of the property. All sums due under the lease may be set off against security deposit.

Lessee has Examined Premises Lessee has examined and knows the condition of the premises and has received the same in good order and repair except as otherwise noted and endorsed by both parties on the reverse hereof and no representations as to the condition or state of repair have been made by Lessor except as noted and endorsed by both parties on the reverse hereof. Lessee shall have seven (7) days after the beginning of occupancy to inspect the premises and advise Lessor of any other damages which existed prior to his occupancy in writing. Lessee may request in writing a list of physical damages or defects charged to the previous tenant's security deposit.

Lessee's Property Lessee's Duties Lessee is responsible for insuring his personal property and expressly waives any claim against Lessor for loss or damage thereto by reason of fire, theft, act of God or other cause (other than Lessor's conscious act or active negligence). Lessee agrees to assume the following duties:(1) to notify Lessor (not a tradesman working for Lessor) of needed repairs and to do so in writing, except for emergencies; (2) To allow lessor / service personnel to enter premises at reasonable time or reasonable times on reasonable notice to inspect, repair, improve, show, or comply with applicable laws or regulations. Lessor may enter without notice at reasonable times upon consent or request of Lessee including a request of Lessee for maintenance services or when a health, safety or repair emergency exists; (3) To use the premises only for lawful residential purposes; (4) To obey all lawful orders, rules and regulations of all government authorities; (5) To leave all alterations or improvements to the premises for Lessor's benefit; (6) Not to assign this lease or sublet premises without prior written consent of Lessor; (7) To obey and abide by the Rules and Regulations printed on the reverse side hereof and the Non Standard Rental Provisions which are part of this lease as though fully set forth herein.

Termination After Lessee leaves the premises, he shall be liable for the premises as though still in possession for all damages thereto until he has delivered all the keys to Lessor. The burden of proof of delivery of such keys is on Lessee.

Breach of Lease In the event Lessee violates any of the terms of this lease, Lessor may serve the statutory five or 14 day notices as though Lessee's tenancy was a tenancy for one year or less. In the event Lessee is evicted for failure to abide by the terms of this lease, or otherwise leaves the subject premises prior to the expiration of this lease, Lessee shall remain liable for all rental loss through the end of this lease as well as advertising, utility, and all rereantal costs and fees unless Lessee is expressly released from such obligation by Lessor IN WRITING.

Waiver In the event either party defaults on any requirement of this lease and the other party fails to act on account of that default, the failure to act (waiver) shall relate only to the specific act of default. One or more such failures to act (waivers) by either party shall not constitute an amendment of this lease or an indication that later defaults shall result in a similar failure to act (waiver).

Rules Pets Application Lessee acknowledges they have received, read and understand the Rules and Regulations. NO PETS ALLOWED OR VISITING PETS WITHOUT A WRITTEN AGREEMENT If Lessee makes representations to Lessor on a rental application or otherwise which induce Lessor to enter into this lease and Lessor thereafter discovers one or more material falsehoods in said representations, Lessor may cancel and rescind this lease upon written notice as though this was a month-to-month tenancy.

Terms Tax The terms "Lessor" and "Lessee" as used herein shall be taken to mean singular or plural, masculine or feminine, as the case may be, and the provisions hereof shall bind all parties, their heirs, successors and assigns. Starting the January following execution hereof, the rental amount may be adjusted by Lessor to reflect property tax changes on a prorata basis and among the units of the building

Lead and Recycling Subordination Lessee has received brochures on recycling and lead in the home (if applicable). Lessee agrees to abide by all City and State of Wisconsin recycling regulations and ordinances. Lessor has no knowledge of lead hazard on the premises. Lessee acknowledges and agrees this lease is subordinate to any present or future mortgage on these premises.

Copy Interest Lessee acknowledges that he has read and understands both pages of this document and that he/she has received a copy of it. Lessee agrees to a finance charge of 1.5% per month on any unpaid balance due 30 days after the account has become delinquent.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the lease date written above.

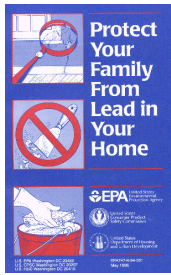
LESSOR: X SAMPLE AGENT (SEAL) LESSEE: X SAMPLE (SEAL)
 _____ Gallas D.B.A. PINNACLE ENTERPRISES
 2679 North Lake Drive, Milwaukee, WI 53211 X SAMPLE (SEAL)
 (414) 961-1980 or Fax (414) 961-1970 X SAMPLE (SEAL)

GUARANTORS OF LESSEE:

In consideration of Lessor's agreement to this lease, the undersigned guarantee(s) the payment of all amounts due under the lease and the performance of the covenants by Lessee.

X _____ (SEAL) X _____ (SEAL) X _____ (SEAL)

Print Name _____ Print Name _____ Print Name _____



SIMPLE STEPS TO PROTECT YOUR FAMILY FROM LEAD HAZARDS

- If you think your home has high levels of lead:
- Get your young children tested for lead, even if they seem healthy.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods.
- Get your home checked for lead hazards.
- Regularly clean floors, window sills, and other surfaces.
- Wipe soil off shoes before entering house.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- Don't use a belt-sander, propane torch, dry scraper, or dry sandpaper on painted surfaces that may contain lead.
- Don't try to remove lead-based paint yourself.

ARE YOU PLANNING TO BUY, RENT, OR RENOVATE A HOME BUILT BEFORE 1978?

Many houses and apartments built before 1978 have paint that contains lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly. By 1996, federal law will require that individuals receive certain information before renting, buying, or renovating pre-1978 housing:

- LANDLORDS** will have to disclose known information on lead-based paint hazards before leases take effect. Leases will include a federal form about lead-based paint.
 - SELLERS** will have to disclose known information on lead-based paint hazards before selling a house. Sales contracts will include a federal form about lead-based paint in the building. Buyers will have up to 10 days to check for lead hazards.
 - RENOVATORS** will have to give you this pamphlet before starting work.
- If you want more information on these requirements, call the National Lead Information Clearinghouse at 1-800-424-LEAD.

IMPORTANT!

Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly
FACT: Lead exposure can harm young children and babies even before they are born. **FACT:** Even children that seem healthy can have high levels of lead in their bodies. **FACT:** People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips with lead in them. **FACT:** People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard. **FACT:** Removing lead-based paint improperly can increase the danger to your family.
 If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

LEAD GETS IN THE BODY IN MANY WAYS

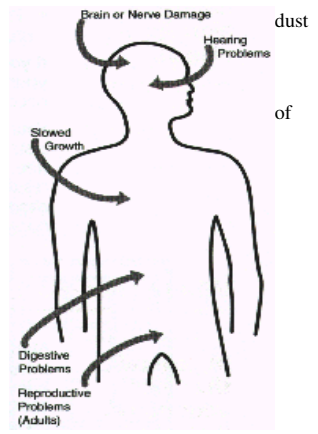
1 out of every 11 children in the United States has dangerous levels of lead in the bloodstream.

PEOPLE CAN GET LEAD IN THEIR BODY IF THEY:
 Put their hands or other objects covered with lead dust in their mouths. Eat paint chips or soil that contain lead. Breathe in lead (especially during renovations that disturb painted surfaces).

LEAD IS EVEN MORE DANGEROUS TO CHILDREN THAN ADULTS BECAUSE:
 Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them. Children's growing bodies absorb more lead. Children's brains and nervous systems are more sensitive to the damaging effects lead.

LEAD'S EFFECTS :
 If not detected early, children with high levels of lead in their bodies can suffer from:
 Damage to the brain and nervous system. Behavior and learning problems (such as hyperactivity).
 Slowed growth. Hearing problems. Headaches.

LEAD IS ALSO HARMFUL TO ADULTS. ADULTS CAN SUFFER FROM:
 Difficulties during pregnancy. Other reproductive problems (in both men and women). High blood pressure, Digestive problems, Nerve disorders, Memory and concentration problems, Muscle and joint pain



Lead affects the body in many ways.

CHECKING YOUR FAMILY FOR LEAD

Get your children tested if you think your home has high levels of lead. A simple blood test can detect high levels of lead. Blood tests are important for:
 Children who are 6 months to 1 year old (6 months if you live in an older home that might have lead in the paint).
 Family members that you think might have high levels of lead.
 If your child is older than 1 year, talk to your doctor about whether your child needs testing.
 Your doctor or health center can do blood tests. They are inexpensive and sometimes free. Your doctor will explain what the test results mean. Treatment can range from changes in your diet to medication or a hospital stay.

WHERE LEAD-BASED PAINT IS FOUND

In general, the older your home, the more likely it has lead-based paint. Many homes built before 1978 have lead-based paint. In 1978, the federal government banned lead-based paint from housing. Lead can be found:
 In homes in the city, country, or suburbs.
 In apartments, single-family homes, and both private and public housing.
 Inside and outside of the house.
 In soil around a home. (Soil can pick up lead from exterior paint, or other sources such as past use of leaded gas in cars.)

WHERE LEAD IS LIKELY TO BE A HAZARD

Lead-based paint that is in good condition is usually not a hazard. Peeling, chipping, chalking, or cracking lead-based paint is a hazard and needs immediate attention. Lead-based paint may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear. These areas include:
 Windows and window sills.
 Doors and door frames.
 Stairs, railings, and banisters.
 Porches and fences.
 Lead dust can form when lead-based paint is dry scraped, dry sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when people vacuum, sweep, or walk through it. Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. Call your state agency (see below) to find out about soil testing for lead.

Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.

CHECKING YOUR HOME FOR LEAD HAZARDS

Just knowing that a home has lead-based paint may not tell you if there is a hazard. You can get your home checked for lead hazards in one of two ways, or both: A paint inspection tells you the lead content of every painted surface in your home. It won't tell you whether the paint is a hazard or how you should deal with it. A risk assessment tells you if there are any sources of serious lead exposure (such as peeling paint and lead dust). It also tells you what actions to take to address these hazards. Have qualified professionals do the work. The federal government is writing standards for inspectors and risk assessors. Some states might already have standards in place. Call your state agency for help with locating qualified professionals in your area (see below). Trained professionals use a range of methods when checking your home, including: Visual inspection of paint condition and location. Lab tests of paint samples. Surface dust tests. A portable x-ray fluorescence machine. Home test kits for lead are available, but recent studies suggest that they are not always accurate. Consumers should not rely on these tests before doing renovations or to assure safety.

WHAT YOU CAN DO NOW TO PROTECT YOUR FAMILY

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

If you rent, notify your landlord of peeling or chipping paint.

Clean up paint chips immediately.

Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead.

REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.

Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.

Wash children's hands often, especially before they eat and before nap time and bed time.

Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.

Keep children from chewing window sills or other painted surfaces.

Clean or remove shoes before entering your home to avoid tracking in lead from soil.

Make sure children eat nutritious, low-fat meals high in iron and calcium, such as spinach and low-fat dairy products. Children with good diets absorb less lead.

HOW TO SIGNIFICANTLY REDUCE LEAD HAZARDS

<p>*Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.*</p>	<p>In addition to day-to-day cleaning and good nutrition: You can temporarily reduce lead hazards by taking actions like repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will not eliminate all risks of exposure. To permanently remove lead hazards, you must hire a lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not enough. Always hire a person with special training for correcting lead problems--someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. If possible, hire a certified lead abatement contractor. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government. Call your state agency (see below) for help with locating qualified contractors in your area and to see if financial assistance is available.</p>
<p>*Always use a professional who is trained to remove lead hazards safely.*</p>	<p>Call your state agency (see below) for help with locating qualified contractors in your area and to see if financial assistance is available.</p>

REMODELING OR RENOVATING A HOME WITH LEAD-BASED PAINT

Take precautions before you begin remodeling or renovations that disturb painted surfaces (such as scraping off paint or tearing out walls):

Have the area tested for lead-based paint.

Do not use a dry scraper, belt-sander, propane torch, or heat gun to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.

Temporarily move your family (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.

Follow other safety measures to reduce lead hazards. You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined above in this brochure.

If not conducted properly, certain types of renovations can release lead from paint and dust into the air.

OTHER SOURCES OF LEAD

While paint, dust, and soil are the most common lead hazards, other lead sources also exist. Drinking water. Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it: Use only cold water for drinking and cooking. Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours. The job. If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your clothes separately from the rest of your family's. Old painted toys and furniture. Food and liquids stored in lead crystal or lead-glazed pottery or porcelain. Lead smelters or other industries that release lead into the air. Hobbies that use lead, such as making pottery or stained glass, or refinishing furniture. Folk remedies that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.

FOR MORE INFORMATION

The National Lead Information Center

Call 1-800-LEAD-FYI to learn how to protect children from lead poisoning. For other information on lead hazards, call the center's clearinghouse at 1-800-424-LEAD. For the hearing impaired, call, TDD 1-800-526-5456 (FAX: 202-659-1192, Internet: EHC@CAIS.COM).

EPA's Safe Drinking Water Hotline

Call 1-800-426-4791 for information about lead in drinking water.

Consumer Product Safety Commission Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call 1-800-638-2772. (Internet: info@cpsc.gov). For the hearing impaired, call TDD 1-800-638-8270.

STATE HEALTH AND ENVIRONMENTAL AGENCIES

Some cities and states have their own rules for lead-based paint activities. Check with your state agency (listed below) to see if state or local laws apply to you. Most state agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards.

Wisconsin (608) 266-5885

EPA REGIONAL OFFICES

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin), 77 West Jackson Boulevard, Chicago, IL 60604-3590, (312) 886-6003, Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas) First Interstate Bank Tower, 1445 Ross Avenue, 12th Floor, Suite 1200 Dallas, TX 75202-2733, (214) 665-7244

CPSC REGIONAL OFFICES

Central Regional Center, 230 South Dearborn Street, Room 2944, Chicago, IL 60604-1601, (312) 353-8260