

EXHIBIT A

party to the 2019 Lease. Dempsey Isom is listed as the Organizer, Member, and Registered Agent of this LLC.

4. Defendant #3 is *All Star Holdings, LLC*, and is an Alabama Limited Liability Company formed on October 24th, 2007 with entity ID #000-411-678, and for the past several years this legal entity has been accepting a combined electronic remittance for the storage unit and apartment rental. The Member and Registered Agent for this LLC is the now deceased Roger T. Isom who was the builder and original landlord of the premises. The stated Nature of Business for the LLC is Property / Business Management.

5. Defendant #4 is *RTI Properties, Inc.*, and is an Alabama domestic corporation formed on May 5th, 2003 with Entity ID #000-228-902 with the now deceased Roger Isom as the Incorporator. The original lease agreement³ for the property was between a representative of Roger T. Isom and the Plaintiff. For many years, the Plaintiff remittance for rent was paid to this legal entity.

6. Defendant #5 is *Grassy Holdings, LLC*, and is an Alabama Limited Liability Company recently formed on June 21st, 2022 with Entity ID #001-026-229. The Registered Agent and an Organizer for this LLC is Defendant #1 Dempsey T. Isom. This legal entity based on business records from the Alabama Secretary of State appears to be another legal nexus and alter ego established between Dempsey T. Isom and the other named Defendants.

7. The process of legal discovery will establish through the evidence the financial records and liabilities of the named Defendants (and possibly unknown/unnamed parties). If any exculpatory evidence is found, the named parties and damages will be adjusted accordingly based on the legal evidence.

³The Defendants have failed to produce the original lease agreement with Roger Isom as requested. The details given in this complaint are accurate to the best of the Plaintiff's recollection and current abilities.

NATURE OF THE ACTION

8. The Defendants are in contractual violation of the 2019 Lease agreement Paragraph Seven (§7) entitled “Utilities” and the balance already overdue as of this legal filing on October 13th, 2022 is \$6,414.85, and the current balance is not including all future charges, or any interest or costs of collection.

9. The Defendants are in contractual violation of the 2019 Lease agreement Paragraph Five (§5) entitled “Landlord’s Agent” as no proper legal appointment of agent was ever made throughout the lease agreements, yet multiple business entities collected the rent payments and handled property management which through their intermingling of accounts has pierced all of the corporate veils of the Defendants. Throughout the residency in this property by the Plaintiff, the Registered Agents have changed without any proper legal notice (which is documented in this Complaint both by the number and nature of Defendants) as is required by the Disclosure Requirements of Code of Alabama § 35-9A-202. Numerous notices were delivered under “RTI Properties” with Roger Isom as the signatory.

10. A Notice To Quit dated September 29th, 2022 was served via Certified Mail and by posting two notices on the door of the premises regarding the termination of the month-to-month lease agreement that was in effect after the expiration of the “2019 Lease”, but this attempted eviction is retaliatory in nature, and it is a clear and direct violation of Alabama Code § 35-9A-501(2) that prohibits a landlord from bringing or threatening to bring an action for possession because the tenant has complained to the landlord of a violation under Alabama Code § 35-9A-204. The Notice To Quit and various other documents list Dempsey Isom as the landlord and not a corporate entity.

11. The terms of the Defendants 2019 Lease agreement Paragraph 22 (§22) entitled “Renewals and Changes In Lease” states that the agreement and eviction process requires a thirty day notice and is governed by New Jersey law. The Parties of the 2019 Lease and previous leases are all located in the State of Alabama, and therefore are governed by State of Alabama and federal laws.

12. Paragraph 27 (§27) of the 2019 Lease is a “severability clause” and therefore all of the unlawful clauses of this lease agreement must be ignored as invalid and unenforceable, but the laws of the State of Alabama⁴ and the lawful terms still do remain in full effect.

13. The very first heading of the contract lease when listing the signatory parties of the 2019 Lease immediately “pierces the corporate veil” of one of the numerous Defendants’ Limited Liability Companies. The 2019 Lease contract states as the signatory parties that the Landlord is both “Dempsey Isom and DT Isom Enterprises, LLC.”

14. Because of the intermingling between company and personal funds, billing and accounting methods, and other numerous legal issues, the 2019 Lease merges all of the legal liabilities of the individual person Dempsey T. Isom with his numerous “alter ego” companies such as the known named co-defendants: DT Isom Enterprises, LLC, et al (and potentially other yet unknown/unnamed parties). The egregious actions by the Defendants fully justify the piercing of the corporate veil of any potentially claimed limited liability of the Defendants.

15. The remittance of payments also pierces the corporate veils of the remaining companies who are named Defendants, because these business entities through their intermingling of funds and agreements are clearly just “alter egos” of the Defendants and their estate holdings. In April 2013, the payee become All Star Holdings, LLC. During their 2014

⁴Code of Alabama Section 35-9A-101 or the Alabama Uniform Residential Landlord and Tenant Act.

Chapter 11 bankruptcy proceedings for All Star Holdings, LLC, Wright received legal notices of the hearings.

16. The 2019 Lease Paragraph 21(¶21) entitled “Injury or Damages” requires that the landlord be responsible for injury or damages “due to the negligence or improper conduct of the landlord.”

17. An “Implied Warranty of Habitability” guarantees the tenant a right to living conditions that meet basic safety and health standards.

18. The Defendants are in violation of the Alabama Code § 35-9A-204(2) and § 35-9A-204(4) requirements to maintain the premises in habitable condition and in good and safe working order.

JURISDICTION AND VENUE

19. The District Court of Alabama has jurisdiction under Alabama Code § 35-9A-405 regarding any counterclaims for an action for possession or rent.

20. The District Court of Alabama has jurisdiction under Alabama Code § 35-9A-401 Noncompliance by the landlord which allows the tenant to recover actual damages and reasonable attorney fees, and obtain injunctive relief for noncompliance by the landlord with the rental agreement or Alabama Code § 35-9A-204.

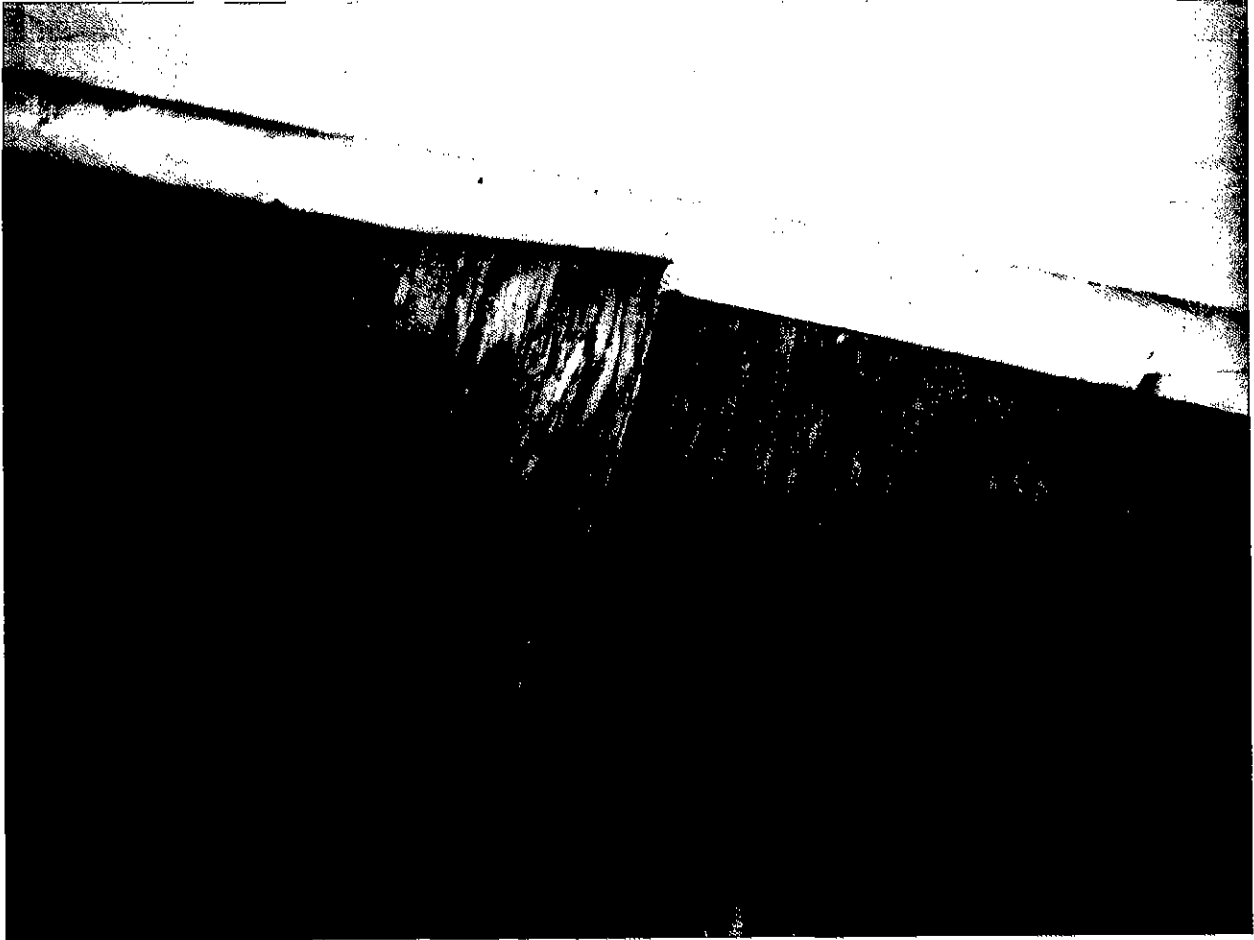
FACTUAL BASIS OF CLAIMS

21. Wright is a disabled veteran on a limited and fixed income, and is permanently disabled in all four limbs rated as a 100% non-service connected disability, and suffers from severe Post Traumatic Stress Disorder (PTSD) rated as a 30% service-connected disability.

22. Veterans Affairs was not prepared for the influx of veterans of the Gulf War era, and so the receipt of Wright’s benefits took years due to the VA claim processing backlog. The

delay led to Plaintiff filing bankruptcy due to medical bills. Being left homeless by the VA for a second time furthered the existing PTSD, and while under duress Wright moved from Atlanta, Georgia to the apartment in Arab, Alabama.

23. Before Wright pulled the moving truck into the driveway, he knew from the street that he'd made a mistake by agreeing to lease an apartment before inspecting it first. The building was newly constructed and Wright and his ex-spouse were the first tenants in the apartment. The real estate listing photos showed what looked like nice wood floors, but are actually a cheap material that immediately started peeling up and causing trip hazards in the living room. There were water connections for an ice maker as advertised, but the landlord has never provided a refrigerator with an ice maker. The water connections for the washer are reversed (red is cold and blue is hot), and there were doors throughout the apartment that wouldn't open or close properly. The cheap carpet in the two bedrooms immediately began unraveling and created trip hazards in the bedrooms. There is no water connection outside for three of the four apartments, so neither Wright or the Defendants are able to perform basic cleaning and maintenance of the exterior.



24. In the entire time Wright has lived in the apartment, no proper maintenance has ever been done. No fresh paint or new carpets. Plumbing in both bathrooms stopped working. The dishwasher stopped working. There is no firewall or insulation between the apartments, so just turning on a television or operating the microwave disturbs the neighbors. The Plaintiff and his ex-spouse made numerous complaints to no avail, and they planned to move back to Atlanta as soon as they recovered from their bankruptcy. The Defendants were made aware of the financial situation of the Plaintiff, the unhappiness with the lack of maintenance, and continued deterioration of the property.

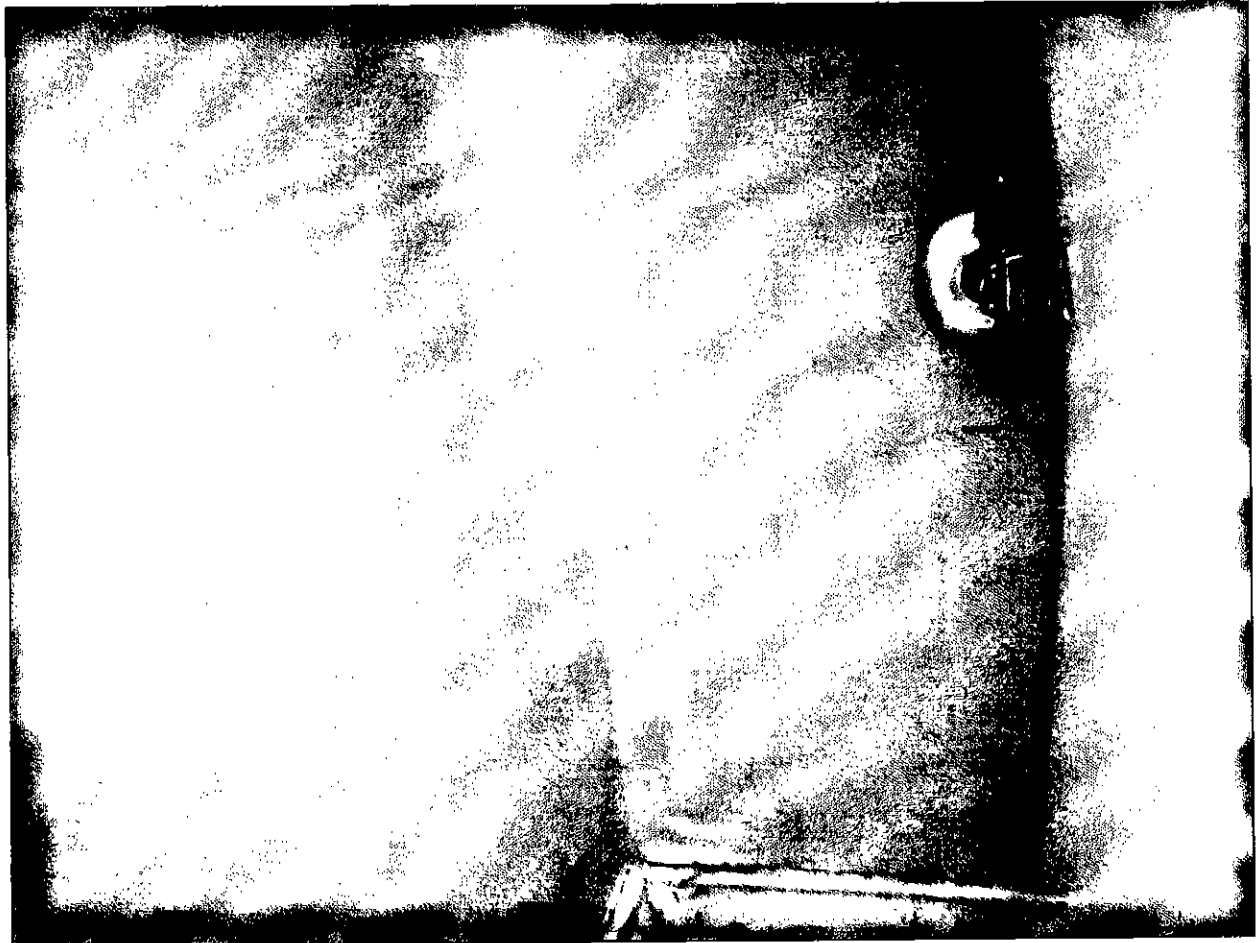
25. The Plaintiff had boxed up the personal property in the apartment and prepared to purchase a home and move back to Atlanta, but then he had an unpleasant surprise when he applied for the mortgage loan and discovered his ex-spouse had been committing massive financial fraud without his knowledge. Plaintiff was also not aware Landlord had not been receiving rent payments, and he immediately made arrangements to make them whole. Plaintiff immediately filed for a divorce, but the debts left behind led to another bankruptcy in 2018.

26. The Defendants were again made fully aware of the financial situation of the Plaintiff, and a second lease was signed that covered 2019. Although the parties had been in agreement for a month-to-month basis for over a decade, the Defendants wanted to increase the monthly rent so under duress the 2019 Lease was signed.

27. As the Plaintiff was going through physical therapy to learn to walk again, he began to suffer serious and sometimes permanent physical injuries from the unsafe living conditions. The black mold throughout the apartment (and most likely under it) have exacerbated his medical conditions and decreased his immunity from disease. The slips and falls down the stairs that have not been maintained have caused new injuries, but also setback his progress in physical therapy.

28. Because there was no proper water drainage and the gutters have never been cleaned, the rain floods under the building causing the foundation to shift. The Plaintiff constantly has to replace the switch plate covers on all of the electrical outlets as the walls move. At one point, rain was coming through the living room wall. Eventually the wall shifted back and the leak stopped, but there is still a huge hole and water stain in the living room that has never been repaired. The water supply cutoff valves throughout the building don't actually turn the water off because of the debris in the lines. Some sinks and toilets leak water all of the time, and

others leak into the wall of the apartment which has created water stains and black mold throughout the apartment.



29. Because the gutters have never been cleaned, water pours onto the front stairs of the apartment causing algae and black mold to grow on the wood steps. The substance is so slippery that each of the four tenants have fallen down the steps of each apartment because of the Defendants negligence to maintain them. Plaintiff has to intercept packages before they are delivered to his doorstep because delivery workers have also fallen on the slippery steps.



30. The second time the Plaintiff fell down the steps, he added non-skid glow-in-the-dark surfaces to the steps in an effort to prevent further injuries. As the wood aged, all of the nails started coming out and the wood planks started buckling. The Defendants still took no action, so the living conditions continued to deteriorate.

31. The back deck and stairs are in the same deteriorating condition, but they are also a fire hazard. The wooden decks of the two adjoining apartments have already caught fire and the Plaintiff lives in constant fear and anxiety due to the negligence of the Defendants.



32. With no notice to tenants, one year instead of mowing the grass the Defendants applied a chemical agent to the entire property which killed all of the grass. It was not only an eyesore, but made the flooding and water problems worse. The yard was a mud pit when it rained, but the health effects of the chemical they used are likely permanent and may not be revealed for years in some patients.

33. The Plaintiff has collected numerous photos and videos to display the state of neglect exhibited by the Defendants and the injuries the Plaintiff has suffered over the years, but it is the text message exchanges made between the parties that make this case easy. The Plaintiff was already looking for a home but asked the Defendants to stay month-to-month until his

spouse arrives to help him move. Because of the pandemic, the immigration process has taken much longer than we expected, but Plaintiff made Defendants aware of his situation.

34. The Plaintiff notified in writing that the Defendants would be given plenty of proper notice before he vacated the premises, but he is physically unable to move out without assistance. The Defendant attempted to raise the rent and coerce under duress the Plaintiff to sign a new lease agreement. On May 5th, 2022 Plaintiff refused an increase in rent until six critical repairs were made and the Defendant only made one of the six.

35. When Plaintiff notified Defendants he would be seeking legal action against them due to the living conditions and his injuries, they within hours initiated the steps to evict by sending a Notice To Quit in retaliation which is an action prohibited by Alabama law.

36. The Plaintiff will seek injunctive relief and further damages if the Defendants proceed with eviction.

37. The Plaintiff still intends to vacate the property and has made an offer on a home, but is still unable to give the Defendants an exact move out date. He is unable to hire movers (\$3,400 estimate) to vacate by October 31st, 2022 as requested unless the Defendants make at least a partial payment on the debts due under the terms of their lease.

38. Because the Defendants have knowingly and intentionally attempted to make the Plaintiff homeless again, it has further triggered his PTSD. Because of the intentional infliction of emotional distress, punitive and compensatory damages are appropriate.

PRESUIT COMPLIANCE

39. Notice was given to landlord on multiple occasions of failure to meet the implied warranty of habitability and of the unsafe living conditions.

40. Defendants have not accepted the Certified Mail sent after their retaliatory Notice To Quit was received⁵.

41. Defendants have failed to provide insurance information as requested.

42. Defendants have failed to provide their attorney contact information as requested.

43. Defendants have failed to respond to efforts to settle the dispute making litigation the last resort.

CAUSES OF ACTION

COUNT 1: BREACH OF LEASE CONTRACT

44. As described above, the Defendants are in breach of the lease contract agreement.

45. The clauses of the 2019 Lease that survive legal scrutiny should remain in effect, while the Alabama Landlord Tenant Law also must be enforced.

COUNT 2: PERSONAL INJURY DUE TO NEGLIGENCE

46. As described above, the Defendants are liable for the personal injuries to the Plaintiff due to their negligence.

47. The Defendants had control over the dangerous conditions such as the stairs and decks.

48. The Defendants had knowledge of hidden dangers they withheld from the Plaintiff, such as the mold and flooding conditions under the apartment.

49. The Defendants, as would any reasonable person, could have foreseen the conditions would lead to accidents and injuries, yet they failed to take any actions to remedy those conditions.

50. The Defendants failed to exercise a level of “reasonable care” to prevent accidents and injuries suffered by the Plaintiff.

⁵USPS Tracking #70210950000175365872

51. The Defendants, as would any reasonable person, realize that falls down stairs can lead to serious and permanent injuries.

52. The cost of mitigating the risks and dangers would have been minimal in comparison to the harm caused by the negligence of the Defendants.

53. Because of the Plaintiff's status as a disabled veteran, all of the costs of his medical care was provided by the taxpayers of the United States of America. Those bills would far exceed the jurisdictional limit of this court, and are not being included in this legal action.

PRAYER FOR RELIEF

WHEREFORE, PREMISES CONSIDERED, Wright respectfully requests this Honorable Court award the following relief:

54. Award the Plaintiff the monetary amount due from the 2019 Lease. The current balance is \$6,414.85 and final receipts will be provided after Plaintiff vacates the premises.

55. Award Compensatory Damages for Pain and Suffering for the amount of \$5,000.

56. Award Punitive Damages for intentional infliction of emotional distress for the amount of \$5,000.

57. Award Nominal Damages for \$3,000; or for the remaining amount up to the jurisdictional limit of \$20,000.

58. As all of the named Defendants are actually Dempsey T. Isom or an alter ego company, the Plaintiff requests the extraordinary relief of piercing the corporate veils so that a judgment can be obtained against all Defendants.

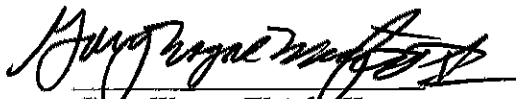
59. Award the Plaintiff for his costs, time, and expenses of this litigation.

60. Such other relief as this Court deems as necessary, just, and proper in this case.

By signing below, I certify to the best of my knowledge, information, and belief that this complaint: (1) is not being presented for an improper purpose, such as to harass, cause unnecessary delay, or needlessly increase the cost of litigation; (2) is support by existing law or by a non-frivolous argument for extending, modifying, or reversing existing law; (3) the factual contentions have evidentiary support or, if specifically so identified, will likely have evidentiary support after a reasonable opportunity for further investigation or discovery.

I agree to provide the Clerk's Office with any changes to my address where case-related papers may be served. I understand that my failure to keep a current address on file with the Clerk's Office may result in the dismissal of my case.

Respectfully submitted this 13th day of October, 2022.



Gary Wayne Wright II
Plaintiff, Pro Se
103 Mayberry Lane
Arab, AL 35016
Telephone: (256) 640-7749
Email: Gary@Gary-Wright.com
Dated: 10/13/2022

Exhibit "A"

The 2019 Lease Agreement

LEASE AGREEMENT

This Lease is made on
BETWEEN

Dempsey Ison + DTison Enterprises LLC
PO Box 305
Arab, AL 35016

(LANDLORD)

whose address is
AND

Gary Wright
103 Mayberry Lane
Arab, AL 35016

(TENANT)

The word "TENANT" refers to each Tenant named above.

1. PROPERTY: TENANT agrees to rent from LANDLORD and LANDLORD agrees to rent to TENANT (the PREMISES).

2. TERM: The term of this lease is for 1 Apt 103, starting on January 1, 2019 and ending on December 31, 2019. The LANDLORD is not responsible if the LANDLORD cannot give the TENANT possession of the PREMISES at the start of this Lease.

However, rent will only be charged from the date on which possession of the PREMISES is made available to the TENANT. If the LANDLORD cannot give possession within 30 days after the starting date, the TENANT may cancel this Lease.

3. RENT: The TENANT agrees to pay \$ 600 as rent, to be paid as follows: \$ 600, due, in advance, on the first day of each month. The first payment of rent and any security deposit is due 570 prior to moving in. The TENANT must pay a late charge of \$ 60 for each payment that is more than five (5) days late. This charge is due with and shall be considered to be a part of the monthly rent payment for the month in which the rent was paid late.

4. SECURITY DEPOSIT: The TENANT will deposit the sum of \$ 570 with the LANDLORD as security that the TENANT will comply with all the terms of this Lease. This money is being held by the LANDLORD in a tenant security deposit account at

. If the TENANT complies with the terms of this Lease, the LANDLORD will return this deposit within 30 days after the end of the Lease, including any extension. The LANDLORD may use as much of the security deposit as necessary to pay for damages resulting from the TENANT's occupancy or, at LANDLORD's sole option and election, to pay for delinquent or unpaid rent and late charges. If the deposit is so used by the LANDLORD prior to the Lease termination, the LANDLORD may demand that the TENANT replace the amount of the security deposit used by the LANDLORD. If the LANDLORD sells the property, the LANDLORD may transfer the deposit to the new owners for the TENANT's benefit. The LANDLORD will notify the TENANT of any sale and transfer of the deposit. The LANDLORD will thereupon be released of all liability to return the security deposit.

5. LANDLORD'S AGENT: The LANDLORD authorizes the following person(s) to manage the PREMISES on behalf of the LANDLORD:

6. USE OF THE PREMISES: The TENANT may use the PREMISES only as a single family residence.

7. UTILITIES: The LANDLORD will pay for the following utilities: Water and Sewer Electricity, Garbage removal, Gas, Oil. The TENANT will pay for the following utilities:

8. EVICTION: If the TENANT does not pay the rent within five (5) days of the date when it is due, the TENANT may be evicted. The LANDLORD may also evict the TENANT if the TENANT does not comply with all of the terms of this Lease, or for any other causes allowed by law. If evicted, the TENANT must continue to pay the rent for the rest of the term. The TENANT must also pay all costs, including reasonable attorney fees, related to the eviction and the collection of any moneys owed to the LANDLORD, along with the cost of re-entering, re-renting, cleaning and repairing the PREMISES. Rent received from any new tenant during the remaining term of this lease will be applied by the LANDLORD to reduce rent only, which may be owed by the TENANT.

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- 9. PAYMENTS BY LANDLORD:** If the TENANT fails to comply with the terms of this Lease, the LANDLORD may take any required action and charge the cost, including reasonable attorney fees, to the TENANT. Failure to pay such costs upon demand is a violation of this Lease.
- 10. CARE OF THE PREMISES:** The TENANT has examined the PREMISES, including (where applicable) the living quarters, all facilities, furniture and appliances, and is satisfied with its present physical condition. The TENANT agrees to maintain the PREMISES in as good condition as it is at the start of this Lease except for ordinary wear and tear. The TENANT must pay for all repairs, replacements and damages, whether or not caused by the act or neglect of the TENANT. The TENANT will remove all of the TENANT's property at the end of this Lease. Any property that is left becomes the property of the LANDLORD and may be thrown out. All of TENANT'S garbage will be disposed of properly by TENANT in the appropriate receptacles for garbage collection. Accumulations of garbage in and around the PREMISES, or depositing by TENANT or those residing with TENANT of garbage in areas not designated and designed as garbage receptacles shall constitute a violation of this lease. TENANT shall generally maintain the PREMISES in a neat and orderly condition. Damage or destruction by TENANT, TENANT'S employees or TENANT'S visitors of the PREMISES shall constitute a violation of this Lease.
- 11. DESTRUCTION OF PREMISES:** If the PREMISES are totally destroyed through no fault of the TENANT, the TENANT'S employees or TENANT'S visitors, then the Lease will end and the TENANT will pay rent up to the date of destruction.
- 12. INTERRUPTION OF SERVICES:** The LANDLORD is not responsible for any inconvenience or interruption of services due to repairs, improvements or for any reason beyond the LANDLORD'S control.
- 13. ALTERATIONS:** The TENANT must get the LANDLORD'S prior written consent to alter, improve, paint or wallpaper the PREMISES. Alterations, additions and improvements become the LANDLORD'S property.
- 14. COMPLIANCE WITH LAWS:** The TENANT must comply with laws, orders, rules and requirements of governmental authorities and insurance companies which have issued or are about to issue policies covering the PREMISES and/or its contents.
- 15. NO WAIVER BY LANDLORD:** The LANDLORD does not give up or waive any rights by accepting rent or by failing to enforce any terms of this Lease.
- 16. NO ASSIGNMENT OR SUBLEASE:** The TENANT may not sublease the PREMISES or assign this Lease without the LANDLORD'S prior written consent.
- 17. ENTRY BY LANDLORD:** Upon reasonable notice, the LANDLORD may enter the PREMISES to provide services, inspect, repair, improve or show it. The TENANT must notify the LANDLORD if the TENANT will be away for ten (10) days or more. In case of emergency or the TENANT'S absence, the LANDLORD may enter the PREMISES without the TENANT'S consent.
- 18. QUIET ENJOYMENT:** The TENANT may live in and use the PREMISES without interference subject to the terms of this Lease.
- 19. SUBORDINATION:** This Lease and the TENANT'S rights are subject and subordinate to present and future mortgages on the property which include the PREMISES. The LANDLORD may execute any papers on the TENANT'S behalf as the TENANT'S attorney in fact to accomplish this.
- 20. HAZARDOUS USE:** The TENANT will not keep anything in the PREMISES which is dangerous, flammable, explosive or which might increase the danger of fire or any other hazard, or which would increase LANDLORD'S fire or hazard insurance.
- 21. INJURY OR DAMAGE:** The TENANT will be responsible for any injury or damage caused by the act or neglect of the TENANT, the TENANT'S employees or TENANT'S visitors. The LANDLORD is not responsible for any injury or damage unless due to the negligence or improper conduct of the LANDLORD.

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- 22. RENEWALS AND CHANGES IN LEASE:** Upon expiration of the rental term provided for above, this lease shall automatically renew itself, indefinitely, for successive one month periods, unless modified by the parties. The LANDLORD may modify this lease or offer the TENANT a new lease by forwarding to the TENANT a copy of the proposed changes or a copy of the new lease. If changes in this lease or a new lease are offered, the TENANT must notify the LANDLORD of the TENANT's decision to stay within thirty (30) days of the date the proposed changes or the copy of the new lease is received by the TENANT. If the TENANT fails to accept the lease changes or the new lease within thirty (30) days of the date the proposed changes or new lease is offered, the TENANT may be evicted by the LANDLORD, as provided for in New Jersey law. Nevertheless, if the rent is increased by the lease changes or new lease, the TENANT will be obligated to pay the new rent, regardless of whether the TENANT has affirmatively accepted the lease changes or new lease, if the TENANT continues to occupy the property on the date the new rent becomes effective.
- 23. PETS:** No dogs, cats, or other animals are allowed on the PREMISES without the LANDLORD's prior written consent.
- 24. NOTICES:** All notices provided by this Lease must be written and delivered personally or by certified mail, return receipt requested, to the parties at their addresses listed above, or to such other address as the parties may from time to time designate. Notices to the LANDLORD must also be sent to the LANDLORD's agent listed above (if any).
- 25. SIGNS:** The TENANT may not put any sign or projection (such as a T.V. or radio antenna) in or out of the windows or exteriors of the PREMISES without the LANDLORD's prior written consent.
- 26. HOLD OVER RENT:** Should this Lease be terminated, either through a valid notice of dispossession by the LANDLORD, or through order of a court, and should TENANT remain on the PREMISES thereafter, then TENANT shall be liable to pay rent at a rate of double the base rent provided for under this lease, from the date of termination until such time as TENANT vacates the PREMISES, whether TENANT vacates the PREMISES voluntarily or through enforcement of an order for eviction.
- 27. VALIDITY OF LEASE:** If a clause or provision of this Lease is legally invalid, the rest of this Lease remains in effect. If a clause or provision of this lease is ambiguous, and it may be interpreted in a manner either consistent or inconsistent with existing law, it shall be interpreted in a manner consistent with existing law.
- 28. PARTIES:** The LANDLORD and each of the TENANTS are bound by this Lease. All parties who lawfully succeed to their rights and responsibilities are also bound.
- 29. GENDER:** The use of any particular gender (masculine, feminine or neuter) and case (singular or plural) in this Lease is for convenience, only. No inference is to be drawn therefrom. The correct gender and case is to be freely substituted throughout, as appropriate.
- 30. TENANT'S ACKNOWLEDGMENT:** The TENANT acknowledges having read all of the terms and conditions of this lease and the attached rules and regulations. TENANT acknowledges that no oral representations have been made to him by the LANDLORD or the LANDLORD's agent(s) other than the representations contained in this Lease. The TENANT acknowledges that he is relying only upon the promises and representations contained in this Lease.
- 31. ENTIRE LEASE:** All promises the LANDLORD has made are contained in this written Lease. This Lease can only be changed by an agreement in writing by both the TENANT and the LANDLORD.
- 32. SIGNATURES:** The LANDLORD and the TENANT agree to the terms of this Lease. If this Lease is made by a corporation, its proper corporate officers sign and its corporate seal is affixed.

Date

12/19/18

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Additional Terms and Conditions:

- By 1/29/19 will pay past due
amount of \$3000.00 or this lease
will end.

- Once this amount is paid we (the Landlord)
will provide receipt.

[Signature] 12/19/2018
Tenant/Date

Tenant/Date

[Signature] 12/19/18
Landlord/Date

Please be advised to initial and date each page of lease



DI 12/19/18