

**303 Residents LLC**  
3279 S Pearl Street, Unit B  
2025 Lease

This Lease Agreement (this “agreement”) is made this October 24th, 2025 by and among 303 Residents, LLC (“Landlord”) and Chris Morgan (“Tenant”). Each landlord and Tenant may be referred to individually as a “Party” and collectively as “Parties”.

**1. Premises.** The Premises leased is a unit within a triplex with three (3) bedrooms and one (1) bathroom(s) located at 3279 S Pearl Street, Unit B, Englewood, Colorado 80113 (the “Premises”). The Premises includes the following parking and storage spaces: One car parking space accessed from alley, 1 storage shed accessed from backyard.

**2. Agreement to Lease.** Landlord agrees to lease to the Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the Premises.

**3. Term.** This Agreement will be for a term beginning February 1st, 2026 and ending on July 31st, 2026 (the “Term”).

**4. Rent.** Tenant will pay owner a monthly rent of \$1,600.00 for the Term. Rent will be payable in advance and due on the 1st day of the month during the Term. Rent for any period during the Term which is less than one month will be a pro rata portion of the monthly installment. The first payment is due February 1st, 2026. A lease termination or eviction filed renders the tenant no longer in good standing, and any monies paid will not be accepted and will be a violation of the lease.

**5. Late Fee.** Rent due on the 1st of every month will allow a three day grace period. Payments made after the 3rd day of each month will be deemed as late; and if rent is not paid within two (2) days after such due date, Tenant agrees to pay a late charge of 5% of the balance due per day for each day that rent is late. Tenant further agrees to pay \$50.00 for each dishonored bank check.

**6. Additional rent.** There may be instances under this agreement where Tenant may be required to pay additional charges to Landlord. All such charges are considered additional rent under this Agreement and will be paid with the next regularly scheduled rent payment. Landlord has the same rights and Tenant has same obligations with respect to additional rent as they do with rent.

**7. Utilities.** Tenant will pay Landlord \$100/month, which will cover, heating, electric, and internet costs. Utilities bill will be payable in advance and due on the 1st day of the month during the Term.

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**8. Security Deposit.** Tenant's security deposit in the amount of \$1,000.00 to Landlord from 2021 lease will be retained. The security deposit will be retained by Owner as security for Tenant's performance of its obligations under this agreement. The security deposit may not be used or deducted by Tenant as last month's rent of the Term. Tenant will be entitled to a full refund of the security deposit if Tenant returns possession of the Premises to Landlord in the same condition as accepted, ordinary wear and tear excepted, within thirty (30) days after termination of this Agreement, Landlord will return the security deposit to Tenant (minus any amount applied by Landlord in accordance with this section). Any reason for retaining a portion of the security deposit will be explained in writing. The security deposit will not bear interest while held by landlord in accordance with state laws and/or local ordinances.

**9. Landlord's Failure to Give Possession.** In the event Landlord is unable to give possession of the Premises to Tenant on the start date of the Term, Landlord will not be subject to any liability for such failure, the validity of this Agreement will not be affected, and the Term will not be extended. Tenant will not be liable for rent until Landlord gives possession of the Premises to Tenant.

**10. Holdover Tenancy.** Unless this agreement has been extended by mutual written agreement of the Parties, there will be no holding over past the Term under the terms of this Agreement under any circumstances. If it becomes necessary to commence legal action to remove Tenant from the Premises, the prevailing Party will be entitled to attorney's fees and cost in addition to damages.

**11. Use of Premises.** The Premises will be occupied only by Tenant and Tenant's immediate family and used only for residential purposes. Tenant may not have overnight guests for more than 14 days without informing Landlord. Tenant will not engage in any objectionable conduct, including behavior which will make the Premises less fit to live in, will cause dangerous, hazardous or unsanitary conditions or will interfere with rights of others. Tenant will be liable for any damage occurring to the Premises and any damage to or loss of the contents thereof which is done by Tenant or Tenant's guests or invitees.

**12. Condition of the Premises.** Tenant had examined the Premises, including the appliances and fixtures, and acknowledges that they are in good condition and repair, normal wear and tear excepted and accepts them in their current condition.

**13. Maintenance and Repairs.** Tenant will maintain the Premises, all appliances and fixtures, in clean, sanitary and good condition and repair. Tenant will not remove Landlord's appliances and fixtures from the Premises for any purpose. If repairs other than general maintenance are required, Tenant will notify Landlord for such repairs. In the event of default by Tenant, Tenant will reimburse Landlord for the cost of any repairs or replacement.

- A) Tenant is responsible for lawn maintenance including mowing, weeding and trimming grass.
- B) Tenant is responsible for keeping weeds and grass in alley under 6 inches tall to be in compliance with the city of Englewood. Any fees incurred from the city for failure to do so are the responsibility of Tenant
- C) Tenant is responsible for the immediate removal of animal excrement.
- D) Tenant is responsible for the removal of all yard debris, such as raking leaves in the fall.
- E) The paint or color shall not be changed without prior consent by the Landlord.

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- F) Tenant is responsible for the removal of snow on the public sidewalk in front of the property within 24 hours as deemed a requirement by the City of Englewood. Any legal fees incurred by the city for failing to remove snow is the responsibility of the Tenant.
- G) Tenant is responsible for general interior maintenance, such as cleaning, window cleaning, and all minor repairs. Minor repairs include such things as replacing broken panes of glass, replacing light bulbs and tubes, repairing light fixtures and leaking faucets, etc.
- H) Tenant must change air filters in unit every 3 months (if applicable).
- I) Tenant is responsible for any repairs and regular maintenance that are required by any appliances, systems, and fixtures to be kept in good working order.
- J) Any trash lying around the outdoor areas of the premise is to be removed by Tenant within 24 hours. Tenant is responsible for carrying all trash and recycling bins to the front of the property on days trash is picked up.
- K) No ceiling hangers are allowed. Repairs shall be the cost of the Tenant.
- L) Walls may only contain picture hangers and TV mounts that do not cause damage to the drywall. Normal wear and tear only. Repairs shall be the cost of the Tenant.
- M) \$1,000.00 cleaning fee will be due immediately upon the discovery of this lease violation to eradicate damage from any form of smoking or any other extraneous odors. If damages exceed this cost, then that shall be the responsibility of the Tenant. This charge is outside of the security deposit.
- N) \$1,000.00 cleaning fee will be due immediately upon the discovery of this lease violation to eradicate any pet odor or of any form. If damages exceed this cost, then that shall be the responsibility of the Tenant. This charge is outside of the security deposit.
- O) Any pets/animals discovered without consent from the Landlord are to be removed within 24 hours of its discovery.
- P) Tenant shall keep the property free from all rodents, insects, and vermin attracted to the property by unsanitary conditions caused by Tenant, and shall be responsible for all damage caused by such conditions.

**14. Rules and Regulations.** Landlord has prescribed the rules and regulations governing Tenant's use of the Premises within this Agreement. Tenant is also subject to all federal, state and city laws, restrictions and regulations.

**15. Quiet Hours.** Tenant may not disturb the quiet enjoyment of any other tenant in the building (if any) or surrounding neighbors. The tenant is responsible for adhering to the properties quiet hours. Quiet hours, per City of Englewood, are from 10pm to 7am. Loud music, loud volume on TV, screaming, yelling, stomping, hammering, and constant dog barking during these hours is prohibited, and constant noises that cause a disturbance are subject to be investigated by the police.

**16. Reasonable Accommodations.** Landlord agrees to comply with all applicable laws providing equal housing opportunities, including making reasonable accommodations for physical or mental limitations of qualified individuals with a disability, unless undue hardship would result. Tenant is responsible for making Landlord aware of any such required accommodations that are reasonable and will not impose an undue hardship. If Tenant discloses a disability and requests an accommodation, Landlord has the right to have a qualified healthcare provider verifying the disability as a resource for providing the reasonable accommodation.

**17. Sex Offender Registry.** Pursuant to law, information about specified registered sex offenders is made available to the public. Tenant understands and agrees that Tenant is solely responsible for obtaining any and all information contained in the state or national sex offender registry for the area surrounding the Premises, which can be obtained online or from the local sheriff's department or other appropriate law enforcement officials. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and zip code in which he or she resides.

**18. Compliance.** Tenant agrees to comply with all applicable laws, ordinances, requirements and regulations of any federal, state, county, municipal or other authority.


**19. Mechanics' Lien.** Tenant understands and agrees that Tenant and anyone acting on Tenant's behalf do not have the right to file for mechanic's liens or any other kind of liens on the Premises. Tenant agrees to give actual advance notice to any contractors, subcontractors or suppliers of goods, labor or services that such liens are invalid. Tenant further agrees to take the additional steps necessary to keep the Premises free of any and all liens that may result for construction completed by or for Tenant.

**20. Alterations.** Tenant will not make any alteration, addition or improvement to the Premises without first obtaining Landlord's written consent. Written consent may not be obtained through text message. Any and all alterations, additions or improvements to the Premises are without payment to Tenant and will become Landlord's property immediately on completion and remain on the Premises, unless Landlord requests or permits removal, in which case Tenant will return that part of the Premises to the same condition as existed prior to the alteration, addition or improvement. Tenant will not change any existing locks or install any additional locks on the Premises without first obtaining Landlord's written consent and without providing Landlord a copy of all keys.

**21. Smoking.** Smoking cigarettes, vapor cigarettes, cigars, marijuana, hookahs or any tobacco/nicotine products inside the Premises is strictly prohibited. This prohibition applies to Tenant and any visitors, guests or other occupants.

**22. Pets.** Tenant is not allowed to have or keep any pets, even temporarily, on any part of the Premises, except for the following: N/A. The unauthorized presence of any pet will subject Tenant to penalties, damages, deductions and/or termination of this Agreement. Properly trained service animals that provide assistance to individuals with disabilities may be permitted on the Premises with prior written consent of the Landlord, which shall not be unreasonably withheld. Tenant will be responsible for the cost of de-fleaing, deodorizing and/or shampooing all or any portion of the Premises if a pet has been on the Premises at any time during the Term (whether with or without written consent of Landlord). Tenant will pay Landlord a non-refundable pet deposit in the amount of \$0.00.

**23. Inspection Checklist.** In order to avoid disagreement about the condition of the Premises, at the time of accepting possession of the Premises, Tenant will complete the Inspection Checklist incorporated herein by reference and attached hereto as Exhibit B and record any damage or deficiencies that exist at the commencement of the Term. Landlord will be liable for any cleaning and/or repair to correct damages found at the time of inspection. Tenant will be liable for the cost of any cleaning and/or repair to correct damage found at the end of the Term if not recorded on the inspection checklist, normal wear and tear excepted (if applicable).

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**24. Fire and Casualty.** If the Premises are damaged by fire or other serious disaster or accident and the Premises becomes uninhabitable as a result, Tenant may immediately vacate the Premises and terminate this Agreement upon notice to Landlord. Tenant will be responsible for any unpaid rent or will receive any prepaid rent up to the day of such fire, disaster or accident. If the Premises are only partially damaged and inhabitable, Landlord may make full repairs and do so within a prompt and reasonable amount of time. At the discretion of Landlord, the rent may be reduced while repairs are being made.

**25. Liability.** Landlord is not responsible or liable for any loss, claim, damage or expense as a result of any accident, injury or damage to any person or property occurring anywhere on the Premises, unless resulting from negligence or willful misconduct of Landlord.

**26. Assignment and Subletting.** Tenant will not assign this Agreement as to any portion or all of the Premises or make or permit any total or partial sublease or other transfer of any portion or all of the Premises.

**27. Renter's Insurance.** Tenant is required to obtain, and maintain at all time during the Term, a renter's insurance policy with a minimum of \$100,000 personal liability coverage. Tenant will name Landlord and Owner as an interested party or additional insured. Tenant will provide Landlord with a certificate or proof of insurance upon request.

**28. Insurance Requirements.** Tenant will not do or permit to be done any act or thing that will increase the insurance risk under any policy of insurance covering the Premises. If the premium for such policy of insurance increases due to a breach of Tenant's obligations under this Agreement, Tenant will pay the additional amount of premium as additional rent under this Agreement.

**29. Right of Entry.** Landlord or its agents may enter the Premises at reasonable times to inspect the Premises, to make any alterations, improvements or repairs or to show the Premises to a prospective tenant, buyer or lender. In the event of an emergency, Landlord may enter the Premises at any time.

**30. Surrender.** Tenant will deliver and surrender to Landlord possession of the Premises immediately upon the expiration of the Term or the termination of this Agreement, clean and in as good condition and repair as the Premises was at the commencement of the Term, reasonable wear and tear excepted.

**31. Default.** In the event of any default under this Agreement, Landlord may provide Tenant a notice of default and an opportunity to correct such default. If Tenant fails to correct the default, other than a failure to pay rent or additional rent, Landlord may terminate this Agreement by giving a ten (10) day written notice per Colorado State Law. If the default is Tenant's failure to timely pay rent or additional rent, Landlord may terminate this Agreement by giving a thirty (30) day written notice. After termination of this Agreement, Tenant remains liable for any rent, additional late costs, including costs to remedy any defaults, and damages under this Agreement.

**32. Remedies.** If this Agreement is terminated due to Tenant's default, Landlord may, in addition to any rights and remedies available under this Agreement and applicable law, use any dispossession, eviction or other similar legal proceeding available in law or equity.

**33. Subordination.** This Agreement and Tenant's right under it shall be subject and subordinate to the lien, operation and effect of each existing or future mortgage, deed of trust, ground lease and/or any other similar instrument of encumbrance covering any or all of the Premises, if any, and each renewal, modification, consolidation, replacement or extension thereof.

**34. Condemnation.** If all or substantially all of the Premises are covered by a condemnation including the exercise of any power of eminent domain by a government authority, this Agreement shall terminate on the date possession of the Premises is taken by the condemning authority, and all rent under this Agreement shall be prorated and paid to such date. Landlord is entitled to collect for the condemning authority the entire amount of any award made in any proceeding. Tenant waives any right, title or interest which Tenant may have to any such award and agrees to not make any claim for the Term of this Agreement.

**35. 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.

**36. Lead Disclosure.** Housing built before 1978 may contain lead-based paint. Lead form paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlord must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenant must also receive a federally approved pamphlet on lead poisoning prevention.

**37. Notices.** All notices given under this Agreement must be in writing. A notice is effective upon receipt and shall be delivered in person, sent via certified or registered mail to the following address (or to another address that either Party may designate upon reasonable notice to the other Party):

Notices shall be sent to the tenant at the following address:

3279 S Pearl Street Unit B  
Englewood, Colorado 80113

**38. Quiet Enjoyment.** If Tenant pays the rent and performs all other obligations under this Agreement, Tenant may peaceably hold and enjoy the Premises during the Term.

**39. Early Termination of Lease.** This Agreement may be terminated by giving thirty (30) days written notice signed by all tenants and will result in a fine of one months rent and forfeiture of Tenant's security deposit. If Tenant does not submit written notice, vacate before the agreed upon date, pay the termination fee, pay other incurred charges or any combination of the latter, the attempted early termination will be void and every other aspect of the Agreement will apply.



**40. No Waiver.** No Party shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly in writing.

**41. Severability.** If any provision of this Agreement is held to be invalid, illegal or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid, legal and enforceable as though the invalid, illegal or unenforceable part had not been included in this Agreement.

**42. Successors and Assigns.** This Agreement will inure to the benefit and be binding upon the Parties and their performed successors and assigns.

**43. Governing Law.** The terms of this Agreement and the rights and obligations of the Parties hereto shall be governed by and construed in accordance with the laws of the State of Colorado, without regard to its conflicts of law provisions.

**44. Disputes.** Any dispute arising from this Agreement shall be resolved through mediation.


**45. Amendments.** This Agreement may be amended or modified only by a written agreement signed by the Parties.

**46. Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which together shall constitute one and the same document.

**47. Headings.** The section headings herein are for reference purposes only and shall not otherwise affect the meaning, construction or interpretation of any provision in this Agreement.

**48. Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes and cancels all prior agreements of the Parties, whether written or oral, with respect to the subject matter.

IN WITNESS HEREOF, the Parties hereto, individually or duly authorized representatives, have executed this Agreement as of the Effective Date.

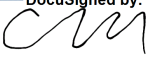
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10/29/2025

Landlord Signature

Evan Kelley, 303 Residents, LLC

Landlord Full Name

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11/1/2025

Tenant Signature

Chris Morgan

Tenant Full Name

Initial \_\_\_\_\_