

Pelican Properties / Gloria Irish
 851 SE 6th Ave. Suite 108
 Delray Beach, Fl. 33483
 Tel 561-272-7100 Fax 561-272-7120

This CONTRACT TO LEASE is between

MARWAN ALSHEHHI ("Prospective Tenant")
 and ALLEN ("Prospective Landlord")

for the proposed rental of the real property located at 401 GREENSWARD A 204

1. DEPOSIT RECEIPT: PELICAN PROPERTIES ("Broker")
 acknowledges receipt of a deposit in the amount of \$ 2818.00

2. DESCRIPTION OF PROPERTY: 1 BR 1 BA furnished unfurnished inventory attached

Parking: spaces 1
 vehicles prohibited (if any) _____

Pets: prohibited permitted,
 restrictions: NONE

Property Use Restrictions: _____

Property is to be used by 2 occupant(s) for (purpose): RESIDENTIAL

3. TERMS: Proposed Lease Term to commence on 6/13/01 and end on 8/12/01

Total rent \$ 900- per Month Pet fee(s) refundable \$ _____
 non-refundable \$ 71

Security deposit \$ 900-

Advance rent \$ 900 Other FLORIDA TAX 1070 \$ 18.00

Application fee \$ 100. Other _____ \$ 162.00

Security deposit, advance rent, and refundable fees will be held by Broker Prospective Landlord
 Other _____ in a separate interest bearing non-interest bearing account in a Florida financial institution.

4. EXPENSES: To be paid by:

UTILITIES:	Landlord	Tenant	N/A	MAINTENANCE:	Landlord	Tenant	N/A
Electric *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A/C and Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas/Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool and Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pest Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Appliances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Common Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TAXES:				INSURANCE:			
Real Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Personal Liability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sales and Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Personal Property	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intangible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OTHER:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

5. PREPARATION OF LEASE AGREEMENT: The parties to this Contract agree to prepare or have prepared a lease agreement consistent with the terms and conditions of this Contract. The lease agreement will be executed by all parties no later than 6/12/01. Lease provisions which conflict with provisions of this Contract will control.

6. ASSOCIATION APPROVAL: Where applicable, this Contract is subject to and contingent upon the Prospective Tenant being approved by the condominium/cooperative/homeowners association. Prospective Tenant will pay a non-refundable application fee of \$ 100.00 and make application for association approval within 1 days from the effective date of this Contract. In the event the Prospective Tenant is not approved, this Contract will terminate and all deposit(s) made will be refunded to the Prospective Tenant unless otherwise specified. The parties will make all reasonable efforts, including any required personal appearances, to obtain Association approval. Occupancy is is not permitted prior to Association approval.

7. **FAILURE TO PERFORM:** If Prospective Tenant fails to perform any of the promises of this Contract, the deposit(s) paid or agreed to be paid by Prospective Tenant may be retained by or for the account of Prospective Landlord as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, and Prospective Landlord and Prospective Tenant will be relieved of all obligations under this Contract. If Prospective Landlord fails to perform any of the promises of this Contract, the deposit(s) will be returned to Prospective Tenant without waiving any action for damages resulting from Prospective Landlord's breach.

8. **RETAINED DEPOSITS:** In the event Prospective Landlord retains a deposit, Prospective Landlord will pay to Broker 50% of the deposit, not to exceed any previously agreed upon compensation, as full consideration for Broker's services.

9. **USE RESTRICTIONS:** The Parties agree that the Property is being rented subject to zoning ordinances, restrictions, limitations, easements, and public utilities of record; however, this Contract is contingent upon the intended use stated in Paragraph 2 being permissible.

10. **ASSIGNABILITY:** This Contract is binding upon and inures to the benefit of the Parties and their respective heirs, personal representatives, and successors. Prospective Tenant may not assign this Contract without the prior written consent of the Prospective Landlord.

11. **OTHER AGREEMENTS:** No modification or change to this Contract will be valid or binding unless in writing and signed by both Parties.

12. **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

13. **BROKERAGE DISCLOSURE:** Broker represents Prospective Landlord Prospective Tenant.

14. **FACSIMILE:** A facsimile copy of this Contract and any signatures thereon will be considered for all purposes as originals.

15. **SPECIAL CLAUSES:**

LANDLORD WILL BILL TENANT MONTHLY FOR ELECTRICITY CHARGES. BALANCE DUE MAY BE DEDUCTED FROM SECURITY DEPOSIT.

This Contract is not a lease. It is intended to be a legally binding contract.
If not fully understood, seek the advice of an attorney prior to signing.

Date: 8/11/01 Prospective Tenant Marwan Alshehri Tax ID/SSN: _____

Date: _____ Prospective Tenant _____ Tax ID/SSN: _____

Home Telephone: _____ Work Telephone: _____ Facsimile: _____

Address: _____

E-mail: _____

Date: _____ Prospective Landlord: _____

Date: _____ Prospective Landlord: _____

Received \$2818 Cash 8/11/01 Chris Smith

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1001

PELICAN PROPERTIES ESCROW ACCOUNT

03-01

561-272-7100
881 S.E. 8TH AVE. STE 108
DELRAY BEACH, FL 33483-9276

63-4630 R
1523

DATE 6/11/01

PAY TO THE ORDER OF *Walter J. ...* \$ 100⁰⁰⁰⁰

DOLLARS

Bank of America



ACH RT 068100277

[Signature]

FOR MARGAN ANSHEM: ARMOUA L

⑆001001⑆ ⑆063000047⑆ 003448214688⑆

MLS#:2018938 St:ACT Cat:RNT LP: \$2,300
 Area:4550 GEOArea:PB08 RP:
 Addr:401 GREENSWARD A 204
 City:DELRAY BEACH Zip Code:33445-
 County:PALM BEACH TxMap: Bk:
 Parcel:00

~~800~~
~~2500+~~
 Pg: 211
 \$900

369
 LIKES-
 MODERN

Subdivision:GREENSWARD/HAMLET Dolphs Pg:111
 Development:HAMLET Coord: 36
 Front Exposure:W
 Waterfront:N Pets:N Garage: .0
 Wtr Frontage: Carport: .0
 Dock#: Parking Space: Pool:N

Bedrooms: 1 Bldg Number: A Governing Bodies: CONDO
 Full Baths: 1 Unit Floor #: 2 Date Available: 03/31/2001
 Half Baths: Total Floors/Bldg: 2
 Total Baths:1.0 Tot Units/Bldg: 8 Min # Days/Leases: 90
 Living Area: 750 Tot Units/Complex: 32

Damage Deposit: \$2,300 Pet Deposit: \$ Application Fee: \$100
 1st Mon Deposit: \$2,300 Last Mon Depos: \$2,300 For Sale:N MLS#:
 Furn Ann Rent: \$1,000 Furn Seasn Rent: \$2,300 Furn OffSeasn Rent: \$850
 Unfn Ann Rent: Unfn Seasn Rent: Unfn OffSeasn Rent:
 Jan:S Feb:S Mar:S Apr:S May:O Jun:O Jul:O Aug:O Sep:O Oct:O Nov:S Dec:S

Directions: W ON ATLANTIC AVE FROM CONGRESS 1 MILE ENTRANCE ON LEFT HAMLET

O:607050 ARVIDA REALTY SERVICES (561) 278-0300 X:114 Fx:(561) 243-3811
 A:63003701 JACKIE ALLEN (561) 279-9546 (561) 279-9546 H
 LO: LD:04/25/2000
 LA: XD:

Compensation: NonRep:5% Buyer Agt:5% Trans Brk:5% Bonus:N
 A Email:homesallen@aol.com Dual/Var Rate:N List Type:ER
 Owner:ALLEN List Off Agency:SNGAGT

OVERLOOKS LAKE & GOLF COURSE. TURNKEY. 24 HR MANNED SEC. PULL OUT SOFA IN
 LVG. RM. HEATED POOL & SAUNA.MODERN CONTEMPORARY UNIT TOTALLY REDONE 6/99

SEASONAL MEMBERSHIPS AVAILABLE 3 MON MIN. GOLF, SOCIAL, TENNIS, FITNESS &
 DINING. \$3000/MON. SOCIAL TENNIS FITNESS & DNG: \$2000/MON SOCIAL FITNESS &
 DNG \$1000/MON. WATCH THE SUN RISE FROM THIS DELIGHTFUL GETAWAY. EAST PATIO

STYLE -CONDO/COOP	ROOMS -RECREATION	EQUIP -REFRIGERATOR
EQUIP -RANGE	EQUIP -DISHWASHER	EQUIP -ELEC WTR HTR
EQUIP -DISPOSAL	EQUIP -ICE MAKER	EQUIP -MICROWAVE
EQUIP -SMOKE DETECT	EQUIP -PURIFIER	TENPAY -ELECTRIC
FURNISHD-FURNISHD ONL	FLOOR -CERAMIC TILE	INTERIOR-WLK IN CLOS
MISC -COMM POOL	MISC -SECURITY DEP	MISC -CENTRAL AC
MISC -TENANT APPR	MISC -TENNIS	MISC -LNDRY FACIL
MISC -PORCH-BALC	MISC -REC FACIL	PARKING -GUEST
PARKING -OPEN	RESTRICT-NO PETS	RESTRICT-TENANT APRVL
RESTRICT-INTERVIEW RQ	SECURITY-GATE-MANNED	SECURITY-SEC PATROL
SUBDV -POOL	SUBDV -GOLF COURSE	SUBDV -TENNIS
SUBDV -CLUBHOUSE	SUBDV -EXER ROOM	SUBDV -SAUNA
EXTERIOR-SCRND PATIO	WTRFR -NONE	HEATING -CENTRAL
COOLING -CENTRAL	SHOW -LBX-CALL LO	SHOW -ELEC LBX SHO
SHOW -VACANT		

\$35,000 IN UPGRADES IN JUNE 1999! BRAND NEW LARGE WHITE TILE ON THE

DIAGONAL, BRAND NEW WHITE KITCHEN AND APPLIANCES, NEW VERTICALS, NEW
CEILINGS, PAINT, FURNISHINGS ETC. RENTED UNTIL MARCH 31, 2001 @ 2300 MONTH
SHOWS LIKE A DOLL HOUSE! SHOW IT - YOUR PEOPLE WILL LOVE IT!
GREAT UNIT AND COUNTRY CLUB AMMENITIES - OR RELAX IN THE HEATED POOL & SPA
JUST STEPS AWAY FOR RESIDENTS ONLY OF THESE GOLF COURSE CONDO UNITS WITH
GREAT LAKE AND GOLF VISTAS! VERY TRANQUIL AND RELAXING SETTING WITH EVERY
AMMENITY YOU MAY DESIRE. ALSO SHOW 551 GREENSWARD D-204 - 9951053. BOTH
ARE EASY SHOW AND ARE VACANT. COMBO BOX ON RAIL BY DOOR S-E-T - CALL JACKIE
OWNER-AGENT- TO GET INTO HAMLET - 654-4663 - CELL.

----- Information herein deemed reliable but not guaranteed. -----
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Property is to be used by 2 occupant(s) for (purpose): RESIDENTIAL

3. TERMS: Proposed Lease Term to commence on 6/13/01 and end on 8/12/01

Total rent \$ 900 per Month Pet fee(s) refundable \$ _____
 non-refundable \$ _____

Security deposit \$ 900

Advance rent \$ 900 Other FLORIDA TAX 1070 \$ 182.00 (162)

Application fee \$ 100 Other _____ \$ _____

Security deposit, advance rent, and refundable fees will be held by Broker Prospective Landlord
 Other _____ in a separate interest bearing non-interest bearing account in a
Florida financial institution.

4. EXPENSES: To be paid by:

UTILITIES:	Landlord	Tenant	N/A	MAINTENANCE:	Landlord	Tenant	N/A
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Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool and Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pest Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Appliances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Common Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TAXES:				INSURANCE:			
Real Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Personal Liability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Personal Property	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intangible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OTHER:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Date: 8/11/01 Prospective Tenant: Marwan Alshehri Tax ID/SSN: _____

Date: _____ Prospective Tenant: _____ Tax ID/SSN: _____

Home Telephone: _____ Work Telephone: _____ Facsimile: _____

Address: _____

E-mail: _____

Date: _____ Prospective Landlord: _____

Date: _____ Prospective Landlord: _____

Received \$2818 Cash 6/11/01 [Signature]

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Fax

To: JACKIE ALLEN From: GLORIA IRISH
Fax: 243-3811 Pages:
Phone: Date: 6/11/01
Re: CC:

- Urgent
- For Review
- Please Comment
- Please Reply
- Please Recycle

• Comments:

I will write a wide a
check for everything except my
huge 5% this afternoon —

Thanks
Gloria

MARWAN ALSHEHHNI OR 07-2000
MOHAMED ATTA
4890 Pompano Rd
Venice, Fl 34293

0543

63-1084/631

Date

Pay to the
Order of

\$

Securing features
Dollars Dollars on back

SUNTRUST

SunTrust Bank, Gulf Coast
Downtown Venice Office
Venice, FL 1-800-788-4767

For

⑆063110843⑆0573000259772⑆0543

⑈

17



Fax

To: JACKIE ALLEN From: GLORIA IRISH
Fax: 243-3811 Pages: 3
Phone: Date: 6/11/01
Re: ALSHEHHI/ALLEN CC:

- Urgent
- For Review
- Please Comment
- Please Reply
- Please Recycle

● Comments:
He is on way to meet with
MR ANDERSON NOW

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Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Personal Property	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intangible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MAINTENANCE:	Landlord	Tenant	N/A
A/C and Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Common Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INSURANCE:			
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Disbursement of Rental Money to Broker

Landlord **Allen**

Tenant **Alshehhi**

Address **401 Greensward A-204**
 Delray Beach, Fl

Received—

\$900	Security
900	1st Month Rent
900	Last month rent
(100)	Application Fee (check #1002
180	Tax
<hr/>	
2980	Total Received
-100	Application Fee
- 90	Pelican Properties
<hr/>	
2790	Balance to Arvida

----- Information herein deemed reliable but not guaranteed. -----
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[Faint, illegible text, likely a listing or report]

Florida DRIVER LICENSE CLASS E

The Sunshine State
 LICENSE NUMBER
A420-540-78-169-0

SEYMOUR ALSHEIN
 10001 W ATLANTIC BLV
 CORAL SPRINGS, FL 32971-0001

ISSUE DATE	SEX	HAIR	HEHT	WEIGHT	EXPIRES
06-06-78	M	BRO A			
ISSUE	EXPIRES	EXPIRES			
02-12-81	02-02-87	02-02-90			

Seymour Alshein

SAFE DRIVER

Operation of a motor vehicle constitutes consent to any sobriety test required by law.

GREENSWARD VILLAGE TWO CONDO ASSOCIATION
RENTAL APPROVAL APPLICATION - FOR TERMS OF LESS THAN SIX MONTHS
(effective July 1, 2000)

DATE 6/12/01
APARTMENT OWNER Tackie Allen APARTMENT NO. A-204

OWNER'S TEL # _____ ALTERNATE RESIDENCE TEL # _____

INTENDED LESSEE Marwan Alshehhi

CURRENT RESIDENCE NONE - In Wandering

PLACE OF EMPLOYMENT NONE - Tourist

NAME OF EMPLOYER _____

SOCIAL SECURITY # _____

HOW MANY PEOPLE WILL OCCUPY THE APARTMENT DURING THIS RENTAL? 2
HAS THE INTENDED LESSEE BEEN INFORMED OF THE CONDO RULES AND REGULATIONS,
INCLUDING THE FACT THAT NO PETS ARE ALLOWED? Yes

RECOGNIZING THAT CONDOMINIUM REGULATIONS PROHIBIT RENTALS SHORTER THAN 30 DAYS IN DURATION, WHAT
IS THE TERM OF THIS RENTAL?
FROM 6.13.2001 TO 8.12.201

THIS APPLICATION MUST BE SUBMITTED AT LEAST TEN DAYS IN ADVANCE OF THE INTENDED OCCUPANCY DATE
AND BE ACCOMPANIED WITH A CHECK FOR \$100.00 PAYABLE TO GREENSWARD VILLAGE TWO CONDOMINIUM
ASSOCIATION, INC.

THE OWNER REPRESENTS THAT HE (SHE/THEY) AFTER USING REASONABLE DILIGENCE IS SATISFIED THAT THE
PROPOSED LESSEE WILL BE ACCEPTABLE TO THE ASSOCIATION. THE OWNER AGREES TO BE RESPONSIBLE FOR ANY
AND ALL ACTS OF THE LESSEE WHICH MAY BE CONTRARY TO CONDOMINIUM REGULATIONS OR MAY CAUSE
DAMAGE TO CONDOMINIUM PROPERTY. FAILURE ON THE PART OF THE OWNER TO ENFORCE COMPLIANCE WITH THE
CONDO RULES AND REGULATIONS BY THE LESSEE MAY RESULT IN THE DENIAL OF ACCESS BY THE LESSEE TO THE
HAMLET AND THE SUBJECT APARTMENT.

SIGNED _____
Apartment owner*

APPROVED Jordan V. Anderson V.P.
Condominium officer or authorized representative

FOLLOWING APPROVAL AND PRIOR TO COMMENCEMENT OF THE RENTAL PERIOD, THE LESSEE MUST APPEAR IN
PERSON AT THE CONDO OFFICE TO REGISTER.

SIGNED Marwan Alshehhi
LESSEE

YEAR AND MAKE OF AUTOMOBILE Pontiac grandprix LICENSE # A490-540-78-169-c

OWNER'S CITY OF DELRAY BEACH LANDLORD PERMIT # _____
OWNER MUST PAY 4% TAX TO PALM BEACH COUNTY TAX COLLECTOR, AND 6% TAX TO FLORIDA DEPARTMENT OF
REVENUE ON LEASES OF LESS THAN SIX MONTHS. GVH CONDO ASSOCIATION REPORTS SUCH LEASES TO THE COUNTY
TAX ASSESSORS OFFICE.

OWNER'S ACKNOWLEDGEMENT _____
AMOUNT OF RENT CHARGED _____

- SUBMIT FIVE COPIES:
ORIGINAL TO CONDO ASSOCIATION
CC: SECURITY GATE
CC: LESSEE
CC: OWNER
CC: PALM BEACH COUNTY TAX ASSESSOR

*OWNER'S AGENT MAY SIGN IF OWNER HAS PREVIOUSLY FILED WRITTEN NOTICE WITH CONDO ASSOC.

DRIVER LICENSE
Florida
CLASS E



The Sunshine State

LICENSE NUMBER

A420-540-78-169-0

AMOS ALIBEK
10001 W ATLANTIC BLV
CORAL SPRINGS, FL 32871-0000

EXPIRES	ISS	INT. PERM.	ENDORSE
03-08-78	W	C-18 A	
ISSUED	EXPIRES	EXPIRES	EXPIRES
03-12-01	03-08-07	03-08-07	03-08-00

SAFE DRIVER

Operation of a motor vehicle constitutes consent to any sobriety test required by law.

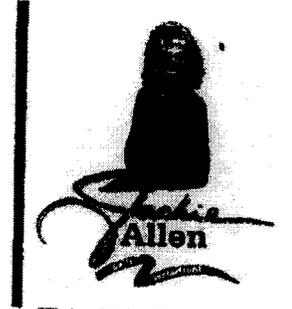
FACSIMILE TRANSMISSION

TO: Maria Irest

FAX #: 330 - 9805

From: Jackie Allen's Team
Arvida Realty Services
1185 E. Atlantic Ave
Delray Beach FL 33483
Phone: 561-278-0300 x 114
Toll Free: 888-816-8693 x 114
Fax: 561-243-3811
Home: 561-279-9546
Jackie@HomesAllen.com

www.HomesAllen.com



DATE: _____

OF PAGES INCLUDING COVER SHEET _____

MESSAGE: *I'll be in the office tomorrow
8:30 - 11:30 AM*

IT IS OUR PLEASURE TO SERVE YOU! JACKIE ALLEN'S TEAM

*4 Wash & Dryer
by mail box
free*

XIII. MISCELLANEOUS:

- A. Time is of the essence of the Lease.
- B. The Lease shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Landlord and Tenant to the requirements specifically mentioned in the Lease. Whenever used, the singular number shall include the plural or singular and the use of or shall include all appropriate genders.
- C. The agreements contained in the Lease set forth the complete understanding of the parties and may not be changed or terminated orally.
- D. No agreement to accept surrender of the Premises from Tenant will be valid unless in writing and signed by Landlord.
- E. All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Lease shall be determined pursuant to the laws of the State of Florida.
- F. The place for filing any suits or other proceedings with respect to the Lease shall be the county in which the Premises is located.
- G. Landlord and Tenant will use good faith in performing their obligations under the Lease.
- H. As required by law, Landlord makes the following disclosure: "RADON GAS." Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state standards have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health or environmental health department.

The Lease has been executed by the parties on the dates indicated below:

Executed by Landlord in the presence of:

Judy Jenkins

Print Name: JUDY JENKINS

Eleanor R. Goldade

Print Name: Eleanor R. Goldade

2 witnesses needed for Landlord

Print Landlord Name

By: Jackie Allen
Landlord's Signature

As: _____

Date: _____

Executed by Tenant in the presence of:

Gloria Trish

Print Name: GLORIA TRISH

Print Name: _____

Print Name: _____

Print Name: _____

2 witnesses needed for each Tenant

Marwan Alshehhi
Tenant's Signature

MARWAN ALSHEHHI
Print Tenant Name

Date: _____

Tenant's Signature

Print Tenant Name

Date: _____

This form was completed with the assistance of

Name: Jackie Allen

Address: 1213 S. Ocean Blvd Delray Beach FL 33483

Telephone No. 561-279-9546 or 561-265-4663

Furnishing inventory A is attached

JACKIE - ~~MARWAN~~ MARWAN PHONE (cell)
954-815-3004

(For A Term Not To Exceed One Year)

INSTRUCTIONS:

1. Agent: Give this disclosure to the Landlord prior to your assisting with the completion of the attached Lease.
2. Agent: As the person assisting with the completion of the attached form, insert your name in the first (5) blank "Name" spaces below.
3. Agent: **SIGN** the disclosure below.
4. Landlord and Tenant: Check the applicable provision regarding English contained in the disclosure and **SIGN** below.
5. Agent, Landlord and Tenant: Retain a copy for your files.

DISCLOSURE:

Jackie Allen (Name) told me that he/she is not a lawyer and may not give legal advice or represent me in court.

Jackie Allen (Name) told me that he/she may only help me fill out a form approved by the Supreme Court of Florida. Jackie Allen (Name) may only help me

by asking me questions to fill in the form. Jackie Allen (Name) may also tell me how to file the form.

Jackie Allen (Name) told me that he/she is not an attorney and cannot tell me what my rights or remedies are or how to testify in court.

Tenant:

I can read English.
 I cannot read English but this notice was read to me by

 (Name)
 in _____
 (Language)

Landlord:

I can read English.
 I cannot read English but this notice was read to me by

 (Name)
 in _____
 (Language)

Jackie Allen
 (Agent)

Jackie Allen
 (Landlord)

Muhammad Alshelhi
 (Tenant)

CONTRACT TO LEASE
FLORIDA ASSOCIATION OF REALTORS

Pelican Properties / Gloria Irish
851 SE 6th Ave, Suite 108
Delray Beach, Fl. 33483
Tel 561-272-7100 Fax 561-272-7120

This CONTRACT TO LEASE is between

MARWAN ALSHEHHI

("Prospective Tenant")

and ALLEN

("Prospective Landlord")

for the proposed rental of the real property located at 401 GREENSWARD A 204

1. DEPOSIT RECEIPT: PELICAN PROPERTIES

("Broker")

acknowledges receipt of a deposit in the amount of \$ 2818.00

2. DESCRIPTION OF PROPERTY: 1 BR 1 BA furnished unfurnished inventory attached

Parking: spaces 1
vehicles prohibited (if any) _____

Pets: prohibited permitted,
restrictions: NONE

Property Use Restrictions: _____

Property is to be used by 2 occupant(s) for (purpose): RESIDENTIAL

3. TERMS: Proposed Lease Term to commence on 6/13/01 and end on 8/12/01

Total rent \$ 900- per Month Pet fee(s) refundable \$ _____

non-refundable \$ _____

Security deposit \$ 900-

Advance rent \$ 900

Other FLORIDA TAX 10% \$ 18.00 paid by Tenant

Application fee \$ 100-

Other \$ _____

Security deposit, advance rent, and refundable fees will be held by Broker Prospective Landlord
 Other _____ in a separate interest bearing non-interest bearing account in a Florida financial institution.

4. EXPENSES: To be paid by:

UTILITIES:	Landlord	Tenant	N/A	MAINTENANCE:	Landlord	Tenant	N/A
Electric	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AC and Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas/Fuel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool and Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pest Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<u>Long distance calls</u>		Appliances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Common Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TAXES:				INSURANCE:			
Real Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Personal Liability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sales and Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Personal Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intangible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OTHER:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER: <u>10%</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

5. PREPARATION OF LEASE AGREEMENT: The parties to this Contract agree to prepare or have prepared a lease agreement consistent with the terms and conditions of this Contract. The lease agreement will be executed by all parties no later than 6/12/01. Lease provisions which conflict with provisions of this Contract will control.

6. ASSOCIATION APPROVAL: Where applicable, this Contract is subject to and contingent upon the Prospective Tenant being approved by the condominium/cooperative/homeowners association. Prospective Tenant will pay a non-refundable application fee of \$ 100.00 and make application for association approval within 1 days from the effective date of this Contract. In the event the Prospective Tenant is not approved, this Contract will terminate and all deposit(s) made will be refunded to the Prospective Tenant unless otherwise specified. The parties will make all reasonable efforts, including any required personal appearances, to obtain Association approval. Occupancy is is not permitted prior to Association approval.

7. FAILURE TO PERFORM: If Prospective Tenant fails to perform any of the promises of this Contract, the deposit(s) paid or agreed to be paid by Prospective Tenant may be retained by or for the account of Prospective Landlord as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, and Prospective Landlord and Prospective Tenant will be relieved of all obligations under this Contract. If Prospective Landlord fails to perform any of the promises of this Contract, the deposit(s) will be returned to Prospective Tenant without waiving any action for damages resulting from Prospective Landlord's breach.

8. RETAINED DEPOSITS: In the event Prospective Landlord retains a deposit, Prospective Landlord will pay to Broker 50% of the deposit, not to exceed any previously agreed upon compensation, as full consideration for Broker's services.

9. USE RESTRICTIONS: The Parties agree that the Property is being rented subject to zoning ordinances, restrictions, limitations, easements, and public utilities of record; however, this Contract is contingent upon the intended use stated in Paragraph 2 being permissible.

10. ASSIGNABILITY: This Contract is binding upon and inures to the benefit of the Parties and their respective heirs, personal representatives, and successors. Prospective Tenant may not assign this Contract without the prior written consent of the Prospective Landlord.

11. OTHER AGREEMENTS: No modification or change to this Contract will be valid or binding unless in writing and signed by both Parties.

12. RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

13. BROKERAGE DISCLOSURE: Broker represents Prospective Landlord Prospective Tenant.

14. FACSIMILE: A facsimile copy of this Contract and any signatures thereon will be considered for all purposes as originals.

15. SPECIAL CLAUSES:

LANDLORD WILL BILL TENANT MONTHLY FOR ELECTRICITY CHARGES. BALANCE DUE MAY BE DEDUCTED FROM SECURITY DEPOSIT.

This Contract is not a lease. It is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney prior to signing.

Date: 6/11/01 Prospective Tenant Marwan Alshakhi Tax ID/SSN:

Date: Prospective Tenant Tax ID/SSN:

Home Telephone: Work Telephone: Facsimile:

Address:

E-mail:

Date: Prospective Landlord: Jackie Allen

Date: Prospective Landlord:

Received \$2818 Cash 6/11/01 Steve Smith

This form is available for use by the entire real estate industry and is not intended to identify the user as a Realtor. Realtor is a registered collective membership mark that may be used only by real estate licensees who are members of the National Association of Realtors and who subscribe to its Code of Ethics. The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of blank forms by any means including facsimile or computerized forms.



GREENWAVE VILLAGE TWO CONDO ASSOCIATION
RENTAL APPROVAL APPLICATION - FOR TERMS OF LESS THAN SIX MONTHS
Effective July 1, 2000

DATE 6/12/01 APARTMENT Jackie Allen APARTMENT NO. 6-209
OWNER'S TEL. # _____ ALTERNATE RESIDENCE TEL. # _____
INTEREST LENSEE Hassan Alshabbi
CURRENT RESIDENCE Norfolk - Va - Washington
PLACE OF EMPLOYMENT Norfolk - Tidwell
NAME OF EMPLOYER _____
SOCIAL SECURITY # _____

Jackie -
please sign
& Return
GWA.

HOW MANY PEOPLE WILL OCCUPY THE APARTMENT DURING THIS RENTAL? 2
HAS THE INTEREST LENSEE BEEN ADVISED OF THE CONDO RULES AND REGULATIONS INCLUDING THE PAST YEAR NO PETS ARE ALLOWED? Yes
RECOMMENDING THAT CONDOMINIUM REGULATIONS EXCEEDING RENTALS NUMBERED THAN IN CASE OF VIOLATION WHAT IS THE TERM OF THIS RENTAL? FROM 8.11.2001 TO 8.12.2001

THIS APPLICATION MUST BE SUBMITTED AT LEAST TEN DAYS IN ADVANCE OF THE INTEREST OCCUPANCY DATE AND BE ACCOMPANIED WITH A CHECK FOR \$1000 PAYABLE TO GREENWAVE VILLAGE TWO CONDOMINIUM ASSOCIATION, INC.

THE INTEREST LENSEE SHALL BE RESPONSIBLE FOR ALL RENTALS DURING THE RENTAL PERIOD. IT IS AGREED THAT THE INTEREST LENSEE SHALL BE RESPONSIBLE FOR ALL RENTALS DURING THE RENTAL PERIOD. IT IS AGREED THAT THE INTEREST LENSEE SHALL BE RESPONSIBLE FOR ALL RENTALS DURING THE RENTAL PERIOD. IT IS AGREED THAT THE INTEREST LENSEE SHALL BE RESPONSIBLE FOR ALL RENTALS DURING THE RENTAL PERIOD.

SIGNATURE Jackie Allen
APPROVED Hassan V. Alshabbi

FOLLOWING APPROVAL AND PRIOR TO COMMENCEMENT OF THE RENTAL PERIOD, THE LENSEE MUST APPEAR IN PERSON AT THE CONDO OFFICE TO SIGN:

SIGNATURE Hassan Alshabbi
YEAR AND MAKE OF AUTOMOBILE Pontiac grandprix LICENSE # AU90-540-78-169-0

OWNER'S CITY OF PALM BEACH LANDLORD FEE: _____
OWNER MUST PAY ON-TAX TO PALM BEACH COUNTY TAX COLLECTOR AND ON-TAX TO FLORIDA DEPARTMENT OF REVENUE OR CHANGE OF LESS THAN SIX MONTHS TWO CONDO ASSOCIATION REPORTS SUCH LEASE TO THE COUNTY TAX ASSESSOR OFFICE.

OWNER'S ACKNOWLEDGEMENT: Jackie Allen
AMOUNT OF RENT CHARGED _____

- SEND FIVE COPIES:
ORIGINAL TO CONDO ASSOCIATION
CC: SECURITY BUREAU
CC: LENSEE
CC: OFFICE
CC: PALM BEACH COUNTY TAX ASSESSOR

OWNER'S AGENT MAY SIGN IF OWNER HAS PREVIOUSLY FILED WRITTEN NOTICE WITH CONDO ASSOC.

RESIDENTIAL LEASE FOR APARTMENT OR UNIT IN MULTI-FAMILY RESIDENTIAL HOUSING (OTHER THAN A DUPLEX) INCLUDING A MOBILE HOME
FLORIDA ASSOCIATION OF REALTORS

(FOR A TERM NOT TO EXCEED ONE YEAR)
(Not To Be Used For Commercial, Agricultural, or Other Residential Property)

WARNING: IT IS VERY IMPORTANT TO READ ALL OF THE LEASE CAREFULLY. THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. AN ASTERISK (*) OR A BLANK SPACE () INDICATES A PROVISION WHERE A CHOICE OR A DECISION MUST BE MADE BY THE PARTIES. NO CHANGES OR ADDITIONS TO THIS FORM MAY BE MADE UNLESS A LAWYER IS CONSULTED.

I. TERM AND PARTIES. This is a lease ("the Lease") for a period of 2 months (the "Lease Term"), beginning 6/13/01 and ending 8/13/01 between Jackie Allen and Marwan Alshehhi property is called "Landlord." All persons to whom the property is leased are called "Tenant."

II. PROPERTY RENTED. Landlord leases to Tenant the apartment no. A204 in the building located at 401 A Greenway known as the Hamlet together with the following furniture and appliances: fully furnished - see addendum

[List all furniture and appliances. If none, write "none."] (In the Lease the property leased, including furniture and appliances, if any, is called "the Premises.")

III. COMMON AREAS. Landlord grants to Tenant permission to use, along with others, the common areas of the building and the development of which the Premise are a part.

IV. RENT PAYMENTS AND CHARGES. Tenant shall pay rent for the Premises in installments of \$ \$1800 in advance for 2 months rent each on the _____ day of each _____ (A "Rental Installment Period," as used in the Lease, shall be a month if rent is paid monthly and a week if rent is paid weekly.) Tenant shall pay with each rent payment all taxes imposed on the rent by taxing authorities. The amount of taxes payable on the beginning date of the Lease is \$ _____ for each installment. The amount of each installment of rent plus taxes ("the Lease Payment"), as of the date the Lease begins, is \$ _____. Landlord will notify Tenant if the amount of the tax changes. Tenant shall pay the rent and all other charges required to be paid under the Lease by cash, valid check, or money order. Landlord may appoint an agent to collect the Lease Payment and to perform Landlord's obligations.

* The Lease Payments must be paid in advance / in arrears (circle one) beginning _____

* V. DEPOSITS, ADVANCE RENT, AND LATE CHARGES. In addition to the Lease Payments described above, Tenant shall pay the following: (check only those items that apply)

- a security deposit of \$ 900 to be paid upon signing the Lease.
- advance rent in the amount of \$ 1800 for the Rental Installment Periods of _____ to be paid upon signing the Lease.
- a pet deposit in the amount of \$ _____ to be paid upon signing the Lease.
- a late charge in the amount of \$ _____ for each Lease Payment made more than _____ number of days after the date it is due.
- a bad check fee in the amount of \$ _____ (not to exceed \$20.00, or 5% of the Lease Payment, whichever is greater) if Tenant makes any Lease Payment with a bad check. If Tenant makes any Lease Payment with a bad check, Landlord can require Tenant to pay all future Lease Payments in cash or by money order.

VI. SECURITY DEPOSITS AND ADVANCE RENT. If Tenant has paid a security deposit or advance rent the following provisions apply.
A. Landlord shall hold the money in a separate interest-bearing or noninterest-bearing account in a Florida banking institution for the benefit of Tenant. If Landlord deposits the money in an interest-bearing account, Landlord must pay Tenant interest of at least 75% of the annualized average interest paid by the bank or 5% per year simple interest, whichever Landlord chooses. Landlord cannot mix such money with any other funds of Landlord or pledge, mortgage, or make any other use of such money until the money is actually due to Landlord; or
B. Landlord must post a surety bond in the manner allowed by law. If Landlord posts the bond, Landlord shall pay Tenant 5% interest per year. At the end of the Lease, Landlord will pay Tenant, or credit against rent, the interest due to Tenant. No interest will be due Tenant if Tenant wrongfully terminates the Lease before the end of the Lease Term. If Landlord rents 5 or more dwelling units, then within 30 days of Tenant's payment of the advance rent or any security deposit, Landlord must notify Tenant in writing of the manner in which Landlord is holding such money, the interest rate, if any, that Tenant will receive, and when such payments will be made.

VII. NOTICES Jackie Allen - owner agent is Landlord's Agent. All notices to Landlord and all Lease Payments must be sent to Landlord's Agent at 1213 S. Ocean Blvd Delray Beach unless Landlord gives Tenant written notice of a change. Landlord's Agent may perform inspections on behalf of Landlord. All notices to Landlord shall be given by certified mail, return receipt requested, or by hand delivery to Landlord or Landlord's Agent. Any notice to Tenant shall be given by certified mail, return receipt requested, or delivered to Tenant at the Premises. If Tenant is absent from the Premises, a notice to Tenant may be given by leaving a copy of the notice at the Premises.

Handwritten signature

VII. USE OF PREMISES. Tenant shall use the Premises only for residential purposes. Tenant also shall obey, and require anyone on the Premises to obey, and any restrictions that apply to the Premises. Landlord will give Tenant notice of any restrictions that apply to the Premises.

The Premises are located in a condominium or cooperative development. The Lease, and Tenant's rights under the lease, shall be subject to all terms, conditions, provisions, and restrictions set out in the Declaration of Condominium, the plat, and restrictions, rules, and regulations as now exist or may be adopted, amended, or repealed by the governing association during the Lease Term.

Tenant acknowledges that the governing association may adopt, modify, amend, or repeal rules and regulations for the use of the common areas and the Premises during the Lease Term.

- * Occasional overnight guests are not (circle one) permitted. An occasional overnight guest is one who does not stay more than 5 in any calendar month. Landlord's written approval is (circle one) required to allow anyone else to occupy the Premises.
- * Tenant may (circle one) keep or allow pets or animals on the Premises without Landlord's approval of the pet or animal in writing.
- * Tenant shall not keep any dangerous or flammable items that might increase the danger of fire or damage on the Premises without Landlord's consent. Tenant shall not create any environmental hazards on or about the Premises.
- * Tenant shall not alter, deface, damage, impair, or remove any part of the Premises belonging to Landlord, nor permit any person to do so.
- * Tenant may (circle one) make any alterations or improvements to the Premises without first obtaining Landlord's written consent to the alterations or improvements.

Tenant must act, and require all other persons on the Premises to act, in a manner that does not unreasonably disturb any neighbors or constitute a breach of the MAINTENANCE. Landlord and Tenant agree that the maintenance of the Premises must be performed by the person indicated below:

- A. Structural and Building Codes. Landlord and Tenant acknowledges that the maintenance of the structural elements and common areas is performed by the dominion association as part of the common area maintenance. Landlord shall assure that the association complies with applicable building, housing, health codes relating to the Premises. If there are no applicable building, housing, or health codes, Landlord shall assure that the association maintains and repairs the roofs, porches, windows, exterior walls, screens, foundations, floors, structural components, and steps, and keeps the plumbing in reasonable order. Landlord will be responsible for the maintenance of any items listed above for which the association is not responsible.
- B. Elective Maintenance. Fill in each blank space in this section with Landlord or Tenant to show who will take care of the item noted. If a space is left blank, Landlord will be required to take care of that item.

<u>Tenant</u>	Smoke detectors	<u>Assoc</u>	Running water	<u>Landlord</u>	Appliances
<u>Landlord</u>	Extermination of rats, mice, roaches, ants, wood-destroying organisms, and bedbugs	<u>Landlord</u>	Hot water	<u>Tenant</u>	<u>IF damaged</u>
<u>Assoc</u>	Locks and keys	<u>Assoc</u>	Lawn	<u>Assoc</u>	Pool (including filters, machinery, and equipment)
<u>Assoc</u>	Clean and safe condition of outside areas	<u>Tenant</u>	Heat	<u>Tenant</u>	Heating and air conditioning filters
<u>Assoc</u>	Garbage removal and outside garbage receptacles	<u>Tenant</u>	Air conditioning		Other: _____
			Furniture		

under warranty program

* Tenant's responsibility, if any, indicated above, shall / shall not (circle one) include major maintenance or major replacement of equipment. Landlord shall be responsible for major maintenance or major replacement of equipment, except for equipment for which Tenant has accepted responsibility for major maintenance or major replacement in the previous paragraph.

Major maintenance or major replacement means a repair or replacement that costs more than \$ 150.

Tenant shall be required to vacate the Premises on 7 days' written notice, if necessary, for extermination pursuant to this subparagraph. When vacation of the Premises is required for extermination, Landlord shall not be liable for damages but shall obede the rent.

Nothing in this section makes Landlord responsible for any condition created or caused by the negligent or wrongful act or omission of Tenant, any member of Tenant's family, or any other person on the Premises with Tenant's consent.

- C. Tenant's Required Maintenance. At all times during the Lease Term, Tenant shall:
 1. comply with all obligations imposed upon tenants by applicable provisions of building, housing, and health codes;
 2. keep the Premises clean and sanitary;
 3. remove all garbage from the dwelling unit in a clean and sanitary manner;
 4. keep all plumbing fixtures in the dwelling unit clean, sanitary, and in repair; and
 5. use and operate in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities and appliances, including elevators.

X. UTILITIES. Tenant shall pay all charges for hook-up, connection, and deposit for providing all utilities and utility services to the Premises during this lease term, which Landlord agrees to provide at Landlord's expense. (Specify any utilities to be provided and paid for by Landlord such as water, sewer, oil, gas, electricity, telephone, garbage removal, etc.)

XI. LANDLORD'S ACCESS TO PREMISES. Landlord or Landlord's Agent may enter the Premises in the following circumstances:

- A. At any time for the protection or preservation of the Premises.
- B. After reasonable notice to Tenant at reasonable times for the purpose of repairing the Premises.
- C. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workers, or contractors under any of the following circumstances:
 1. with Tenant's consent;
 2. in case of emergency;
 3. when Tenant unreasonably withholds consent; or
 4. if Tenant is absent from the Premises for a period of at least one-half a Rental Installment Period. (If the rent is current and Tenant notifies Landlord of a tented absence, then Landlord may enter only with Tenant's consent or for the protection or preservation of the Premises.)

XII. PROHIBITED ACTS BY LANDLORD.

- A. Landlord cannot cause, directly or indirectly, the termination or unreasonable interruption of any utility service furnished to Tenant, including, but not limited to, water, heat, light, electricity, gas, elevator, garbage collection, or refrigeration (whether or not the utility service is under the control of, or payments made by, Landlord).
- B. Landlord cannot prevent Tenant's access to the Premises by any means, including, but not limited to, changing the locks or using any bootlock or similar device.
- C. Landlord cannot remove the outside doors, locks, roof, walls, or windows of the Premises except for purposes of maintenance, repair, or replacement. Landlord cannot remove Tenant's personal property from the Premises unless the action is taken after surrender, abandonment, or a lawful eviction. If provided in a ten agreement separate from the Lease, upon surrender or abandonment by Tenant, Landlord shall not be liable or responsible for storage or disposal of Tenant's personal property. (For the purposes of this section, abandonment means Tenant is absent from the Premises for at least one-half a Rental Installment Period without paying rent or giving Landlord reasonable notice of Tenant's absence.)

XIII. CASUALTY DAMAGE. If the Premises are damaged or destroyed other than by wrongful or negligent acts of Tenant or persons on the Premises with Tenant's consent, so that the use of the Premises is substantially impaired, Tenant may terminate the Lease within 30 days after the damage or destruction and Tenant immediately vacate the premises. If Tenant vacates, Tenant is not liable for rent that would have been due after the date of termination. Tenant may vacate the Premises rendered unusable by the damage or destruction, in which case Tenant's liability for rent shall be reduced by the fair rental value of the part of

JL Ha

Addendum A

FURNISHINGS INVENTORY

LIVING ROOM:

- Table
- Desk
- Mirror
- Chairs *4 dining room 1 desk*
- Lamps
- Sofa - *1 sleeper + 1 regular*
- End tables *1 regular*
- Rugs
- Pictures
- Vases
- Waste baskets
- Drapes
- Shades
- Curtains
- Blinds
- Verticals
- Statues

DISHES:

- Dinner plates
- Bread & butter plates
- Soup plates
- Pie plates
- Cups
- Saucers
- Sauce dishes
- Cereal dishes
- Bowls
- Platters
- Sugar bowl
- Cream pitcher
- Salt shaker
- Pepper shaker
- Water glasses
- Ice tea glasses
- Water pitcher
- Glass dishes

KITCHEN:

- Table
- Chairs
- Refrigerator
- Range
- Dishwasher
- Microwave
- Stools
- Window treatment
- Carpet sweeper
- Broom
- Mop
- Dust pan
- Ironing board
- Waste baskets
- Garbage can bucket
- Towel rack
- Canister set
- Frying pans
- Greter
- Muffin pan
- Roaster
- Cake pans
- Pie pans
- Bread pans
- Tea pot
- Coffee pot
- Stew pot/cover
- Sauce pans
- Egg beater
- Juicer
- Pancake turner
- Dish pan
- Double boiler
- Mixing bowls
- Drip pan
- Colander
- Flour sifter
- Sink strainer
- Strainers
- Potato masher
- Bread box
- Bread board
- Rolling pin
- Can opener
- Large spoon
- Large fork
- Carving knives
- Paring knife
- Bread knife
- Bulbs

BEDROOMS:

- Queen* Bed, Springs, Mattress
- Bed pads
- Bed spreads
- Rugs
- Lamps
- Table
- Dresser
- Chest
- Vanity
- Blankets
- Chairs
- Pillows
- Shades
- Curtains
- Blinds
- Verticals
- Night stands

LINEN:

- 4 sets* Sheets
- Pillow slips
- Face towels
- Bath towels
- Table cloths
- Napkins
- Kitchen towels
- Bath mats
- Shower curtains
- Blankets
- Bedspreads

DINING ROOM:

- Dining Table
- Dining chairs
- Buffet
- Rugs
- Pictures
- Drapes
- Curtains
- Blinds
- Shades

SILVER:

- Knives
- Forks
- Small spoons
- Soup spoons
- Salad forks
- Butter knives
- Sugar spoon
- Misc. cutlery

LESSOR'S INSURANCE:

Agent Name: _____
 Phone No.: _____

MAINTENANCE CONTRACT:

Company Name: _____
 Phone No.: _____

APPROVED:

Jackie Allen
 Lessor

Harman Alshikh
 Lessee

Lessee

Premises that was damaged or destroyed.

XIV. DEFAULT.

A. Landlord's Default. Except as noted below, Landlord will be in default if Landlord fails to comply with Landlord's required maintenance obligations under Section IX(A) or fails to comply with other material provisions of the Lease and such failure continues for more than 7 days after Tenant delivers a written notice to Landlord that tells Landlord how Landlord has violated the Lease.

If Landlord's failure to comply is due to causes beyond the Landlord's control and if Landlord has made, and continues to make, every reasonable effort to correct the problem, the Lease may be altered by the parties, as follows:

1. If Landlord's failure to comply makes the Premises uninhabitable and Tenant vacates, Tenant shall not be liable for rent during the period the Premises remains uninhabitable.
2. If Landlord's failure to comply does not make the Premises uninhabitable and Tenant continues to occupy the Premises, the rent for the period of noncompliance will be reduced by an amount in proportion to the loss of rental value caused by the noncompliance.

B. Tenant's Default. Tenant will be in default if any of the following occur:

1. Tenant fails to pay rent when due and the default continues for 3 days, excluding Saturday, Sunday, and legal holidays, after delivery of written demand by Landlord for payment of the rent or possession of the Premises.
2. Tenant fails to perform its obligations under the Lease, and the failure is such that Tenant should not be given an opportunity to correct it or the failure occurs within 12 months of a written warning by Landlord of a similar failure. Examples of such failures which do not require an opportunity to correct include, but are not limited to, destruction, damage, or misuse of Landlord's or other Tenant's property by an intentional act or a subsequent or continued unreasonable disturbance.
3. Except as provided above, Tenant fails to perform any other obligation under the Lease and the default continues for more than 7 days after delivery of written notice to Tenant from Landlord specifying the default.

C. Waiver of Default. If Landlord accepts rent knowing of Tenant's default or accepts performance by Tenant of any provision of the Lease different from the performance required by the Lease, or if Tenant pays rent knowing of Landlord's default or accepts performance by Landlord of any provision of the Lease different from the performance required by the Lease, the party accepting the rent or performance or making the payment shall not have the right to terminate the Lease or to bring a lawsuit for that default, but may enforce any later default.

XV. REMEDIES AND DEFENSES.

A. Tenant's Remedies.

1. If Landlord has defaulted under the Lease and if Tenant has given Landlord a written notice describing the default and Tenant's intention to withhold rent if the default is not corrected within 7 days, Tenant may withhold an amount of rent equal to the loss in rental value caused by the default. If Tenant's notice advises Landlord that Tenant intends to terminate the lease if the default is not cured within 7 days and the default is not cured within the 7 days, Tenant may terminate the Lease.
2. If Tenant has given the notice referred to in subparagraph (1) above, and if Landlord has not corrected the default within 7 days, Tenant may, in addition to withholding the applicable amount of rent, file a lawsuit in county court to require Landlord to correct the default and for damages.
3. If Landlord's default makes the Premises uninhabitable, and if Tenant has given Landlord a notice describing the default and informing Landlord that Tenant intends to terminate the Lease, then if Landlord does not cure the default within the 7-day period, Tenant may terminate the Lease at the end of the 7 days.
4. If Landlord violates the provisions of section XII, Landlord shall be liable to Tenant for actual and consequential damages or 3 months' rent, whichever is greater, for each violation.

B. Landlord's Remedies.

1. If Tenant remains on the Premises after expiration or termination of the Lease without Landlord's permission, Landlord may recover possession of the Premises in the manner provided for by law. Landlord also may recover double rent for the period during which Tenant refuses to vacate the Premises.
2. If Tenant defaults under the Lease by failing to pay rent, as set forth in section XIV(B)(1), Landlord may terminate Tenant's rights under the Lease and Tenant shall vacate the Premises immediately. If Tenant defaults under the Lease for any other reason, as set forth in sections XIV(B)(2) or (3) above, Landlord may terminate Tenant's rights under the Lease and Tenant shall vacate the Premises within 7 days of delivery of the notice of termination.
3. If Tenant fails to cure a default within the time specified in the notice to Tenant, Landlord may recover possession of the Premises as provided by law.
4. Landlord shall not recover possession of the Premises except:
 - a. in a lawsuit for possession;
 - b. when Tenant has surrendered possession of the Premises to Landlord; or
 - c. when Tenant has abandoned the Premises. Absent actual knowledge of abandonment, the Premises shall be considered abandoned if Tenant is absent from them for at least one-half a Rental Installment Period, the rent is not current, and Tenant has not notified Landlord, in writing, of an intended absence.
5. If Tenant has defaulted under the Lease and Landlord has obtained a writ of possession, if Tenant has surrendered possession of the Premises to Landlord, or if Tenant has abandoned the Premises, Landlord may:
 - a. treat the Lease as terminated, retake possession for Landlord's own account, and any further liability of Tenant will be ended;
 - b. retake possession of the Premises for Tenant's account. Tenant will remain liable for the difference between rent agreed to be paid under the Lease and rent Landlord is able to recover in good faith from a new tenant; or
 - c. do nothing, and Tenant will be liable for the rent as it comes due.
6. If Landlord retakes possession of the Premises for Tenant's account, Landlord must make a good faith effort to re-lease the Premises. Any rent received by Landlord as a result of the new lease shall be deducted from the rent due from Tenant. For purposes of this section, "good faith" in trying to re-lease the Premises means that Landlord shall use at least the same efforts to re-lease the Premises as were used in the initial rental or at least the same efforts as Landlord uses in attempting to lease other similar property. It does not require Landlord to give a preference in leasing the Premises over other vacant properties that Landlord owns or has the responsibility to rent.

C. Other Remedies. Each party also may have other remedies available at law or in equity.

D. Defenses. In a lawsuit by Landlord for possession of the Premises based upon nonpayment of rent or in a lawsuit by Landlord seeking to obtain unpaid rent, Tenant may assert as a defense Landlord's failure to perform required maintenance, as set forth in Section IX(A) above. Landlord's failure to provide elective maintenance, as set forth in Section IX(B) above, shall not be a defense to any lawsuit by Landlord for possession of the Premises unless otherwise provided by the Lease or applicable law. Tenant also may raise any other defense, whether legal or equitable, that Tenant may have, including the defense of retaliatory conduct.

E. Payment of Rent to Court. In any lawsuit by Landlord for possession of the Premises, if Tenant raises any defense other than payment, Tenant must pay into the registry of the court the past due rent set forth in Landlord's complaint, or an amount determined by the court, and the rent which comes due during the lawsuit, as it comes due. Failure of Tenant to pay the rent into the registry of the court will be a waiver of Tenant's defenses other than payment.

F. Attorney's Fees. In any lawsuit brought to enforce the Lease or under applicable law, the party who wins may recover its reasonable court costs and attorneys' fees from the party who loses.

XVI. ASSIGNMENT AND SUBLEASING. Tenant may (may not (circle one)) assign the Lease or sublease all or any part of the Premises without first obtaining Landlord's written approval and consent to the assignment or sublease.

XVII. RISK OF LOSS. Landlord shall (shall not (circle one)) be liable for any loss by reason of damage, theft, or otherwise to the contents, belongings, and personal effects of the Tenant, or Tenant's family, agents, employees, guests, or visitors located in or about the Premises, or for damage or injury to Tenant or Tenant's family, agents, employees, guests, or visitors. Landlord shall not be liable if such damage, theft, or loss is caused by Tenant, Tenant's family, agents, employees, guests, or visitors. Nothing contained in this provision shall relieve Landlord or Tenant from responsibility for loss, damage, or injury caused by its own negligence or willful conduct.

XVIII. SUBORDINATION. The Lease is subordinate to the lien of any mortgage encumbering the fee title to the Premises from time to time.

XIV. LIENS. Tenant shall not have the right or authority to encumber the Premises or to permit any person to claim or assert any lien for the improvement or repair of the Premises made by Tenant. Tenant shall notify all parties performing work on the Premises at Tenant's request that the Lease does not allow any liens to attach to Landlord's interest.

XX. APPROVAL CONTINGENCY. The Lease is (is not (circle one)) conditioned upon approval of Tenant by the association that governs the Premises.

XXI. RENEWAL/EXTENSION. The Lease can be renewed or extended only by a written agreement signed by both Landlord and Tenant, but no renewal may extend the term to a date more than 1 year after the lease begins. A new lease is required for each year.



GREENSWARD VILLAGE TWO CONDO ASSOCIATION
RENTAL APPROVAL APPLICATION - FOR TERMS OF LESS THAN SIX MONTHS
(effective July 1, 2000)

DATE 6/12/01
APARTMENT OWNER Jackie Allen APARTMENT NO. 204

Jackie -
please sign
+ Return
GVA.

OWNER'S TEL # _____ ALTERNATE RESIDENCE TEL # _____

INTENDED LESSEE Marcus Alshelhi

CURRENT RESIDENCE NONE - Im wandering

PLACE OF EMPLOYMENT NONE - Tourist

NAME OF EMPLOYER _____

SOCIAL SECURITY # _____

HOW MANY PEOPLE WILL OCCUPY THE APARTMENT DURING THIS RENTAL? 2
HAS THE INTENDED LESSEE BEEN INFORMED OF THE CONDO RULES AND REGULATIONS,
INCLUDING THE FACT THAT NO PETS ARE ALLOWED? yes

RECOGNIZING THAT CONDOMINIUM REGULATIONS PROHIBIT RENTALS SHORTER THAN 30 DAYS IN DURATION, WHAT
IS THE TERM OF THIS RENTAL?
FROM 8.17.2001 TO 8.12.201

THIS APPLICATION MUST BE SUBMITTED AT LEAST TEN DAYS IN ADVANCE OF THE INTENDED OCCUPANCY DATE
AND BE ACCOMPANIED WITH A CHECK FOR \$100.00 PAYABLE TO GREENSWARD VILLAGE TWO CONDOMINIUM
ASSOCIATION, INC.

**THE OWNER REPRESENTS THAT HE (SHE/THEY) AFTER USING REASONABLE DILIGENCE IS SATISFIED THAT THE
PROPOSED LESSEE WILL BE ACCEPTABLE TO THE ASSOCIATION. THE OWNER AGREES TO BE RESPONSIBLE FOR ANY
AND ALL ACTS OF THE LESSEE WHICH MAY BE CONTRARY TO CONDOMINIUM REGULATIONS OR MAY CAUSE
DAMAGE TO CONDOMINIUM PROPERTY. FAILURE ON THE PART OF THE OWNER TO ENFORCE COMPLIANCE WITH THE
CONDO RULES AND REGULATIONS BY THE LESSEE MAY RESULT IN THE DENIAL OF ACCESS BY THE LESSEE TO THE
HAMLET AND THE SUBJECT APARTMENT.**

→ SIGNED _____
Apartment owner

APPROVED Gordon V. Anderson V.P.
Condominium officer or authorized representative

FOLLOWING APPROVAL AND PRIOR TO COMMENCEMENT OF THE RENTAL PERIOD, THE LESSEE MUST APPEAR IN
PERSON AT THE CONDO OFFICE TO REGISTER.

SIGNED Marcus Alshelhi
LESSEE

YEAR AND MAKE OF AUTOMOBILE Pontic grandprix LICENSE # A496-540-78-169-0

OWNER'S CITY OF DELRAY BEACH LANDLORD PERMIT # _____
OWNER MUST PAY 4% TAX TO PALM BEACH COUNTY TAX COLLECTOR, AND 6% TAX TO FLORIDA DEPARTMENT OF
REVENUE ON LEASES OF LESS THAN SIX MONTHS. GVII CONDO ASSOCIATION REPORTS SUCH LEASES TO THE COUNTY
TAX ASSESSORS OFFICE.

→ OWNER'S ACKNOWLEDGEMENT _____

AMOUNT OF RENT CHARGED _____

- SUBMIT FIVE COPIES:
ORIGINAL TO CONDO ASSOCIATION
CC: SECURITY GATE
CC: LESSEE
CC: OWNER
CC: PALM BEACH COUNTY TAX ASSESSOR

*OWNER'S AGENT MAY SIGN IF OWNER HAS PREVIOUSLY FILED WRITTEN NOTICE WITH CONDO ASSOC.

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