



Victory Village LLC

LEASE

This Lease is by and between _____ (hereinafter referred to collectively as "Tenant"), and Victory Village LLC, an Illinois Limited Liability Company. (hereinafter referred to as "Landlord"). Tenant agrees to Lease from Landlord the premises located at N Linn St. Olney IL 62450(the "Premises"), upon the following terms and conditions:

1. **TERM:** The term of this Lease shall be for a term of 10(ten) months beginning on **August 1, 2025** and ending May 31st. 2026 at the conclusion the Lease term, this Lease shall automatically renew on a month-to-month basis and Tenant and Landlord shall continue to be bound by the terms of this Lease. The beginning and ending dates of the term of the Lease could fluctuate depending on unforeseen circumstances in preparing of the Premises, and in such even the term shall remain as indicated above. If this Lease is terminated prior to the conclusion of the term for any reason, Tenant will be subject to a cancellation fee equal to the remainder of lease.
2. The borrower/tenant shall pay the sum of \$1,350.00 upon the date of taking possession. The balance owed under this Promissory Note will be paid in two installments of \$1,800.00. The first installment to be due and payable by December 1* of each year. The second installment payment of \$1,800.00 will be payable by March 1st of each year.
3. You may also pay monthly after the initial 1350.00 is paid. The lease is for \$4950.00 for the ten months. September through May you can pay \$400.00 a month if it is easier for you. If you become two months behind you will be ask to move out and there will be no exceptions to this policy. You will need to let Victory Village LLC know the day you move in how you choose to pay.
4. **LATE FEES:** Tenant hereby agrees that any rental payments made and received by the Landlord after the fifth day of the month will be subject to a late charge of \$50.00. Tenant further agrees that any rental payment made and received by Landlord after the tenth of the month will be subject to an additional late charge of \$10.00 per day. **NOT WITHSTANDING ANY OTHER PROVISION OF THIS LEASE, THIS LEASE SHALL TERMINATE AND LANDLORD WILL COMMENCE THE EVICTION PROCESS.**

LATE FEES WILL BE ENFORCED!!
5. **USE:** The premises shall be used as a residence by those adults signing on this Lease and for no other purpose. Any visitor staying with tenant, tenant will provide in writing a letter asking for approval for the

visit of said visitor. The written consent of the Landlord is required before the visitor is allowed to stay with the tenant.

6. **JOINTLY AND SEVERALLY LIABLE:** It is expressly understood that each individual signing this Lease as Tenant shall be responsible, jointly and severally, for the timely payment of rent and all other provisions of this Lease.
7. **COMMUNITY RULES:** Tenant agrees to abide by all Community Rules and House Rules as established by Landlord which are attached and are hereby made a part of this Lease.
8. **COMPLIANCE:** Tenant covenants and agrees that in the use and occupancy of the Premises, Tenant will comply with all valid laws, federal, state, and local, and with all lawful requirements of all public authorities.
9. **ASSIGNMENT AND SUBLETTING:** Tenant shall not assign this Lease or sublet any portion of the Premises without the prior written permission of the Landlord.
10. **MAINTENANCE, REPAIRS, OR ALTERATIONS:** Tenant accepts the Premises as being in good order and repair, Tenant shall at Tenant's Own expense maintain the Premises in a clean and sanitary manner, including all equipment, appliances, furniture, and furnishings therein, and shall surrender the same at termination in as good condition as received. Tenant is encouraged by Landlord to execute and deliver to Landlord a move in report on the condition of the Premises upon commencement of this Lease. Tenant agrees to replace batteries in smoke detectors as necessary to keep smoke detectors in operating order and to immediately notify Landlord of any malfunction of the smoke detectors. This Lease may be terminated if it is discovered that smoke detectors are pulled out, disconnected, or are not in working order. Tenant shall pay for damage caused by Tenant's negligence and that of Tenant's family or invitees or guests. **TENANT SHALL PAY FOR ALL UNBLOCKING OF WASTE WATER PIPES.** Tenant shall not paint or otherwise redecorate the Premises or make alteration to the lawns and shrubbery without prior written consent of the Landlord. If Tenant schedules a maintenance request appointment with Landlord electing to be present and Tenant is not present when Landlord arrives, Tenant will be charged a \$50.00 maintenance fee. Tenant shall not leave the Premises with any appliances operation, including but not limited to dishwasher, stove, washer and dryer.

ANY NON-TOILET RELATED MATERIAL FOUND IN TOILET OR SEPTIC SYSTEM OR GRINDER PUMPS WILL BE SUBJECT TO COST OF REPAIRS.

11. **PETS:** NO PETS OF ANY KIND ARE ALLOWED ON THE PREMISES AT ANY TIME DURING THE TENANCY OF THIS LEASE (including but not limited to dogs, cats, hamsters, mice, rats, snakes, lizards, ferrets, and turtles). **TENANT AGREES THAT IF LANDLORD SUSPECTS THAT A PET IS ON THE PREMISES, LANDLORD MAY ENTER THE PREMISES WITHOUT NOTICE.** Tenant agrees to be subject to \$300.00 fine if any pet is found on the Premises, and to immediate termination of this Lease.

12. *ENTRY AND INSPECTION*: Tenant shall permit Landlord or Landlord's agents to enter the Premises at reasonable times and upon reasonable notice for the purpose of inspecting the Premises or showing the same to prospective tenants or purchasers or for making necessary repairs. Twenty-four-hour notice will be considered reasonable notice. In case of emergency, Tenant agrees that no notice is necessary; Tenant will be furnished a reason for emergency entry at time of entry or as soon as possible. Also, see numerical paragraph 10 regarding PETS and numerical paragraph 15 regarding REPAIRS AND MALFUNCTIONS.
13. *POSSESSION*: If Landlord is unable to deliver possession of the Premises as agreed above, Landlord shall not be liable for damages caused, if any, and Tenant shall not be liable for rent until possession is delivered. Tenant may terminate this agreement if possession is not delivered as agreed above.
14. *REIMBURSEMENT BY TENANT*: Tenant agrees to reimburse Landlord promptly for the replacement costs of any loss, property damage or costs of repairs or service caused by negligence or improper use by Tenant, his agents, family, or guests. Such reimbursement is due when Landlord makes demand. Landlord's failure to demand damage reimbursements, late-payment charges, returned check charges or other sums due by Tenant shall not be deemed a waiver and Landlord may demand same at any time, including after Tenant vacates the Premises.
15. *LANDLORD SHALL NOT BE LIABLE*: a) Landlord shall not be liable for any damages or losses to person or property caused by other tenants or other persons. b) Landlord shall not be liable for personal injury or damage or loss of Tenant's personal property (furniture, jewelry, clothing, etc.) from theft, vandalism, fire, water, rain, hail, smoke, explosions, sonic booms, or other causes whatsoever. LANDLORD STRONGLY RECOMMENDS THAT TENANT SECURE RENTERS INSURANCE TO PROTECT AGAINST THE ABOVE OCCURRENCES. c) If Landlord's agents or employees are requested to render services not contemplated in this Lease, such an employee or agent for purposes of those services shall be deemed Tenant's agents regardless of whether payment is arranged for such services, and Tenant agrees to hold Landlords harmless from all liability in connection with such services.
16. *REPAIRS AND MALFUNCTIONS*: TENANT AGREES TO REQUEST ALL REPAIRS AND SERVICES IN WRITING TO LANDLORD, except only in extreme emergencies, when Tenant may call the following phone numbers to request emergency repairs: Cell (618) 843-0617 TENANT AGREES TO BE SUBJECT TO A \$50.00 FINE FOR ALL NON-EMERGENCY CALLS AFTER HOURS, INCLUDING BUT NOT LIMITED TO REQUESTS TO UNLOCK DOORS AS TENANT ACKNOWLEDGES THAT LANDLORD WILL NOT UNLOCK DOORS AFTER HOURS. ALL AFTER HOUR SERVICE FEES SHALL BE \$50.00 PER HOUR FOR EACH PERSON NECESSARY FOR REPAIR. **EXCEPT AS OTHERWISE STATED IN NUMERICAL PARAGRAPH 9, TENANT AND LANDLORD SHALL AGREE UPON A SPECIFIC TIME PERIOD FOR REPAIRS, UNLESS LANDLORDS, IN WHICH EVENT LANDLORD, IN IT SOLE DISCRETION, SHALL DETERMINE WHEN THE REPAIRS SHALL BE MADE. IF TENANT FAILS TO BE AT THE PREMISES AT SAID AGREED UPON TIME, TENANT SHALL PAY A \$50.00 TRIP CHARGE AND LANDLORD SHALL NOT BE RESPONSIBLE WHATSOEVER FOR PERMITTING ANY THIRD PARTY REPAIR SPECIALISTS TO MAKE ANY REPAIRS.** TENANT UNDERSTANDS AND AGREES THAT TENANT SHALL BE RESPONSIBLE TO LANDLORD FOR REPAIRS AND SERVICES THAT ARE

CAUSED BY TENANT'S OWN NEGLIGENCE. In case of malfunction of equipment or utilities, or damage by fire, water, or other cause, Tenant shall notify Landlord immediately, and Landlord shall act with due diligence in making repairs and RENT SHALL NOT ABATE DURING SUCH PERIOD. If the damaged Premises are unfit for occupancy, Landlord shall within a reasonable time, inform Tenant whether Landlord intends to terminate this Lease or repair the Premises. If Landlord elects to repair the Premises, said repairs shall be undertaken with due diligence. If this Lease is terminated, rent will be prorated and the balance refunded along with the security deposit, less lawful deductions.

17. *DEFAULT*: Tenant agrees that if the rent to be paid under this Lease, or any part thereof, shall remain unpaid after the 5th day of the month in which it is due, or if Tenant shall fail to keep and perform any of the other covenants, conditions, provisions, and agreements herein contained to be kept and performed by Tenant, or fails to follow the Community Rules and House Rules, Tenant shall be deemed to be in default. Once Tenant is deemed in default, Landlord shall give Tenant notice in writing of Tenant's failure to perform any covenant herein, and if breach is not remedied within seven days, this Lease shall terminate, provided, however that any default as a result of Tenant's failure to pay rent when due shall be governed by paragraph 3 herein. Upon said termination, Tenant shall remain liable for the entire rent due for the remainder of the term, or the cost to re-rent the Premises plus any base rent deficiency arising from re-renting the Premises at a lesser base rent than herein agreed to each month. TENANT UNDERSTANDS AND AGREES THAT IF THIS LEASE IS TERMINATED FOR FAILURE TO PAY RENT, LANDLORD WILL NOTIFY CREDIT REPORTING AGENCIES, IF TENANT, TENANT'S FAMILY, GUESTS OR OTHER OCCUPANTS THREATEN OF ASSAULT OR USE ABUSIVE OR OFFENSIVE LANGUAGE AGAINST ANY AGENT, EMPLOYEE OR REPRESENTATIVE OF LANDLORD, LANDLORD MAY TERMINATE TENANT'S RIGHT TO OCCUPY THE PREMISES BY GIVING TENANT SEVEN DAY'S NOTICE.

18. *RETURN OF PREMISE*: Tenant agrees immediately upon the termination of this Lease by Landlord, for any of the causes specified in numerical paragraph 16 hereof, or upon the expiration of this Lease by lapse of time, to immediately remove all effects belonging to Tenant from the Premises, and to vacate and surrender possession of the Premises in the same condition as when received (ordinary wear and tear accepted), including all improvements added thereto by either party, except fixtures installed by Landlord. If such possession is not immediately surrendered, it is agreed that Landlord may forthwith re-enter the Premises and repossess itself thereof as of its former estate, and remove any persons or effects there from, using such force as may be necessary for the purpose without being deemed guilty in any manner of trespass, forcible entry, or detainer; and Tenant hereby expressly agrees that no notice is required. TENANT UNDERSTANDS AND AGREES THAT AS SOON AS THIS LEASE IS TERMINATED LANDLORD MAY DEACTIVATE ALL UTILITIES IN THE PREMISES. The receipt of money by Landlord from Tenant after Landlord has given notice to Tenant of its intention to terminate this Lease, or after the termination thereof, shall not operate in any way to reinstate, continue, or extend the term of this Lease, or affect any notice given prior thereto, it being agreed that after service or notice, commencement of a suit, or final judgment for possession of the Premises, Landlord may recover and collect any rent due, and the payment of said rent shall not waive or affect said notice, suit or judgment. If Tenant neglects or refuses to remove all effects belong to Tenant from the Premises immediately upon the termination or expiration of this Lease as provided above, it is agreed that Landlord may, at its option, remove the same or any part thereof, and store the effects so removed without liability to Tenant for the loss thereof, in such event, Tenant agrees to pay Landlord for any and all expenses incurred in removing and storing said effects. If

fails to collect personal items within 5 days, it will be deemed by the Landlord that items have been abandoned and Landlord may dispose of same as stated in numerical paragraph 18 below.

19. *ABANDONMENT*: Abandonment shall have occurred if, (1) without notifying the Landlord, Tenant is absent from the Premises for 15 days while rent is due and Tenant's possessions remain in the Premises, or (2) without notifying the Landlord, Tenant is absent for 1 day while rent is due and Tenant's possessions have been removed from the Premises. If Tenant abandons the Premises, Landlord may re-take the Premises and attempt to rent it at fair market value. Tenant shall be liable for the entire rent due for the remainder of the term, or the cost to re-rent the Premises plus any base rent deficiency arising from re-renting the Premises at a lesser base rent than herein agreed to each month. If Tenant has left personal property on the Premises, Landlord may remove and store it and attempt to give Tenant due notice of this action. Tenant may obtain said property by paying moving and storage costs. If Tenant fails to claim property within 5 days of notice, Landlord may make a reasonable effort to sell the property at its fair market value and apply the proceeds toward any amount the Tenant may owe. Any money remaining after such action shall be disposed of in accordance with the law.
20. *ATTORNEY'S FEES*: If legal action is taken by Landlord against Tenant to collect rent or for eviction or to enforce any other terms of this Lease, Tenant agrees that Landlord shall be entitled to all costs incurred in connection with such action including reasonable attorney's fees.
21. *HOLD OVER*: Tenant hereby agrees to pay to Landlord, as liquidated damages for all the time Tenant shall retain possession of the Premises after the expiration or termination of this Lease, by lapse of time or otherwise, a sum equal to double the amount of the rent would be due for such period at the rate specified herein. This provision shall not operation as a waiver by Landlord of any right of re-entry hereinabove provided.
22. *UTILITIES*: Landlord shall be responsible for the utilities indicated: Electric, Water, Sewer, Gas, and trash pickup. Tenants are responsible for internet and cable TV service (A list of internet providers in our are will be provided to tenant).
23. *ENTIRE AGREEMENT*: The foregoing constitutes the entire agreement made between the parties and may be modified only by writing signed by both parties. The following exhibits have been made a part of this Lease: Rental Application, Inspection Report, Community Rules, and House Rules.

RESIDENTIAL RENTAL AGREEMENT

DRUG POLICY

Resident, Any member of the Resident's as household, or a guest or other person under the Resident's control shall no engage in criminal activity, including drug related criminal activity, on or near the Premises. "Drug-related criminal activity" is defined as the illegal manufacture, sell, distribute, or use of a controlled substance (As defined in Section 102 of the Controlled Substance Act).

Resident, any member of the Resident's household, or guest or other person under the Resident's control shall not engage in any act intended to facilitate criminal activity, on or near the community Premises. Resident, any member of the Resident's household, or guest or other person under the Resident's control will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual(s) engaging in such activity as a member of the household or a guest.

Resident, any member of the Resident's household, or guest or other person under the Resident's control will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near community Premises or otherwise.

Resident, any member of the Resident's household, or guest or other person under the Resident's control shall not engage in acts of violence, including but not limited to the unlawful discharge of firearms, on or near the community Premises. This also includes sling shots, BB guns, soft pellet guns, and paintball guns. Violation of the above provisions shall be material violation of the Lease and good cause for termination or residency. A single violation of any of the provisions shall be deemed a serious violation and a material noncompliance with the Lease. It is understood and agreed that a single violation shall not require criminal conviction, but shall be a preponderance of the evidence.

The above policy is subject to change from time to time at the option of the Lessor.

HOUSE RULES

Tenant agrees to abide by all house rules which are listed below and are hereby made a part of the Lease and shall initial by each rules so as to demonstrate an understanding of said rule.

1. ____ Tenant shall not have a waterbed unless written approval by the Landlord as well as proof in writing on renters insurance with specification of waterbed in the Premises. Damages caused by waterbed will be the sole responsibility of Tenant.
2. ____ Tenant shall not operate a business from the Premises or on the property
3. ____ Tenant shall keep the Premises clean and in an undamaged condition. Tenant accepts the Premises as being in good order and repair and Tenant is encouraged by Landlord to execute and deliver to Landlord a move in report on the condition of the Premises at the commencement of the Lease. Tenant is responsible for keeping the area around Tenant's front door and patio clean. If trash and cigarette butts are found around the Premises, Tenant can be charged \$100.00 to clean.
4. ____ Tenant must provide a 7 day written notice prior to vacating the Premises, even if the Lease term has expired.
5. ____ Landlord will unlock doors for \$50.00 if Tenant is locked out, Tenant should call Landlord and Tenant must provide proof of residency and a picture ID.
6. ____ Tenant understands that there will be a \$50.00 late fee on rent if not paid by the 5th of the month in which it is due. Tenant further understands that any rental payment made in and received by Landlord after the 10th of the month will be subject to an additional late charge of \$10.00 per day.
7. ____ No non-running vehicles, boats, trailers, or RVs are allowed to park on Landlord's property.
8. ____ Only the person/persons listed on this Lease shall live in the Premises.
9. ____ Tenant shall not hang wallpaper, borders, LED LIGHT STRIPS, or any ceiling decals in the Premises, and if said items are found at move out, charges will incur.
10. ____ No Partying, loud music, or fights.
11. ____ Tenant understands that no pets are allowed.
12. ____ No satellite dishes are allowed on the Premises.
13. ____ No colored bulbs are to be used in or outside and 60 watt bulbs are the highest allowed; any higher wattage can melt the wires.
14. ____ Tenant understands that Landlord is not responsible for damages to Tenant's personal property and acknowledges that Tenant should carry renters insurance.

15. ____ Landlord reserves the right to enter Tenant's Premises at any time if necessary for an emergency.
16. ____ Tenant shall not move in or out of the Premises after 10:00 p.m. so as not to disturb other tenants.
17. ____ No foil, bed sheets, or blankets are to cover Tenant's windows at any time. Tenant must replace broken blinds immediately. If notice is served to replace blinds and Tenant fails to comply, Landlord will change the blinds for a fee. No signs, decals, flags, foil, sheets, blankets, etc.
18. ____ No motorcycles or bicycles are allowed on the walkway. NO riding bicycles in the parking lot.
19. ____ No yard sales on the property.
20. ____ No doors are to be left open.
21. ____ Tenant shall replace batteries in smoke detectors and shall notify Landlord of any malfunction of the batteries or detector.
22. ____ Tenant shall not operate or store any motorized tool or appliance on a carpeted area of the Premises such as a freezer, table saw, or electric sanders. No automobile repairs are allowed on the Premises. No washing of motor vehicles on the property.
23. ____ Tenant shall keep alcoholic beverages within the confines of Tenant's Premises.
24. ____ No windows open when heating or cooling is on.
25. ____ No Guns of any kind on Premises.

Signed _____ Date _____

Contract Signature Page

IN TESTIMONY WHEREOF, Landlord and Tenant have caused this Lease to be executed in duplicate on this _____ day of _____, 20____.

RESIDENT

DATE

Victory Village LLC, LANDLORD:

By: _____

Bradford Williams, Member/Manager

DATE

By: _____

Michael Weiler, Member/Manager

DATE

PLEASE PRINT PARENT RESPONSIBILITY FORM AND "CONTRACT SIGNATURE PAGE. PLEASE SIGN BOTH FORMS AND MAIL ALONG WITH PAYMENT TO:

Victory Village LLC

1305 Shawn Lane

Olney, IL 62450

PRINT THIS PAGE AND SIGN

Required with signed pages will be

1st and last months rent.

Any and all keys not returned when tenant checks out there will be a charge of \$50.00 per key. Not returning a key involves changing the lock and/or replacing the lock.

PARENTS RESPONSIBILITY FORM

DATE _____

TO VICTORY VILLAGE LLC:

I/We. _____ are the parent/s
of _____, **We will be responsible
for any/all monies due (i.e. rent, late fees) or damages caused by our child and
we guarantee the payment thereof.** I/We authorize management to obtain my/our
credit report and criminal background check.

PARENT SIGNATURE

PARENT SIGNATURE

Please attach a copy of parent/s driver's license.

HOME PHONE #. _____

WORK PHONE # _____
