



D E V E L O P M E N T

RESIDENTIAL LEASE AGREEMENT

THIS RESIDENTIAL LEASE AGREEMENT (hereinafter referred to as “Lease”) is made by and between **RPH, LLC**, an Arkansas limited liability company (referred to as “Landlord”) and the undersigned individuals (each such undersigned individual a “Tenant” and collectively referred to herein as “Tenants”).

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, it is hereby expressly agreed by and between the Landlord and Tenants as follows:

1. **THE PREMISES:** In consideration of the agreements, terms, covenants, conditions, requirements, provisions and restrictions to be kept, observed, performed, satisfied and complied with by Tenants, and for the rent herein provided, and upon the terms and conditions herein stated, Landlord hereby lets, leases and demises unto Tenants, and Tenants hereby lease, take and accept from Landlord, the residential real estate having a mailing address as follows:

The residential real estate described above shall be hereinafter described as the “Premises”. Except as otherwise provided herein, if the Premises consists of a multi-unit residential facility, the rights of Tenant pursuant to this Lease, and the obligations of Landlord hereunder, shall only pertain and extend to the residential unit having the mailing address set forth above, and not to the surrounding lands and improvements thereon that are owned by Landlord; provided, however, Tenants shall be permitted to use, non-exclusively and during the term of this Lease, the common areas and common streets and driveways of such surrounding lands and improvements.

2. **TERM:** Subject to and upon the conditions set forth below, this Lease shall commence on _____ (the “Commencement Date”) and shall continue for a period ending at 11:59 p.m. on _____ (such period referred to herein as the “Initial Term”). Provided any Tenant is not in default or breach of the terms of this Lease, Tenants shall have the right and option, to extend the term of this Lease for one (1) consecutive period equal to the Initial Term (the “Renewal Term”); provided, however, Tenants must give Landlord notice of the exercise of his or her option within six (6) months prior to the expiration of the Initial Term. Failure to give timely written notice of such renewal option in such manner shall constitute a waiver and relinquishment of the renewal option and shall be of no further force or effect. All terms and conditions of this Lease shall remain in effect for such Renewal Term, save and except the monthly rent which shall be increased by three percent (3.00%) of the rent applicable to the Initial Term. Solely for the purposes of example, if the

monthly rent for the Initial Term is \$1,500.00, the monthly rent for the Renewal Term shall be \$1,545.00 (1.03 multiplied by \$1,500.00).

3. RENT, SECURITY DEPOSIT & UTILITIES:

(a) *Rent.* Tenants agree to pay monthly rent of \$_____ payable to Landlord on the **1st** day of each month without abatement, deduction or setoff. Except as otherwise consented to in a writing by Landlord, such payments of rent shall be made by an automated clearing house transaction drafted from a single checking account. Tenants shall do and perform, or cause to be done and perform, all such further acts and execute and deliver all such other agreements or authorizations, as Landlord may reasonably request to carry out the method of rental payments described in the proceeding sentence. If the Commencement Date falls on a date that is not the first of a month, a prorated amount of monthly rent shall be due and payable to Landlord on the Commencement Date, and a prorated amount of monthly rent shall be due and payable to Landlord for the last month of the applicable term.

(b) *Security Deposit.* On the date of execution of this Lease by Tenants, there shall be due and payable by Tenants a security deposit ("Security Deposit") in an amount equal to \$_____ which shall be held for the performance by Tenants of their covenants and obligations under this Lease. Landlord may, without prejudice to any other remedy, apply all or a part of the Security Deposit to any unpaid rent or other monetary payments due from Tenants or to cure any other default of Tenants hereunder and to compensate Landlord for all damages, costs, injuries, liabilities and expenses sustained by Landlord as a result of such default. If all or any portion of the Security Deposit is so applied, and this Lease has not expired or terminated, Tenants shall deposit cash sufficient to restore the Security Deposit to its original amount within fifteen (15) days after receipt of Landlord's written notice and demand. After application of the foregoing provisions, the Security Deposit or any balance thereof shall be returned to Tenants within sixty (60) days of the expiration or the earlier termination of this Lease. If there is more than one (1) undersigned Tenant, the Security Deposit or any balance thereof shall be divided into as many equal shares as there are Tenants to this Lease, and one (1) such share of the Security Deposit shall be returned to each such Tenant. Landlord may return the Security Deposit or any balance thereof by first class mail to a Tenant's last known mailing address. If the letter containing such payment is returned to Landlord and Landlord is unable to locate the Tenant after reasonable effort, then such payment will become the property of Landlord one hundred and eighty (180) days from the date such payment was mailed. Landlord will not be required to keep the Security Deposit separate from its own funds and Tenants will not be entitled to interest on the Security Deposit.

(c) *Late Fee.* Other remedies for nonpayment of rent notwithstanding, if the monthly rent payment is not received by Landlord on or before five (5) days after the day of the month for which rent is due, Landlord will incur unanticipated costs, the exact amount of which are impractical or extremely difficult to ascertain, and a service charge and late fee of \$_____ shall become due and payable in addition to any other amounts owed under this Lease. All payments to Landlord will first be applied to any outstanding monetary obligations of Tenants under this Lease that do not constitute rent, and lastly to any outstanding rent.

(d) *Utilities.* Tenants shall be responsible for all costs associated with the following utilities on the Premises, including all deposits and connection charges (check applicable):

- Water
- Natural Gas
- Electricity
- Garbage and Waste Removal
- Cable & Internet
- Other: _____

4. OCCUPANTS: The number of persons entitled to reside at the Premises shall be limited to the undersigned Tenants and their children that are under the age of eighteen (18). Tenants must obtain prior written approval from the Landlord should any additional persons wish to inhabit the Premises, and such persons must sign a written agreement agreeing to be bound by the terms of this Lease.

5. USAGE: Each Tenant agrees to comply with the terms of the “Rules and Regulations Addendum” attached to this Lease, which is hereby incorporated by reference. The Tenants shall not commit waste on the Premises, shall obey all laws, regulations and ordinances applicable to the Premises and the Tenants. Tenants shall conduct themselves and shall control his or her agents, employees, invitees, licensees and visitors in such a way as is lawful, respectful, and will not create any nuisance or otherwise interfere with, annoy or disturb any of Tenants’ neighbors. Tenants shall properly use, operate, and safeguard any appliances, and all mechanical, electrical, gas and plumbing fixtures in the Premises. Landlord shall not be liable to Tenants for the acts or conduct of any third party that may interfere with Tenants’ use and enjoyment of the Premises, including but not limited to the tenants of the lands and improvements near or adjacent to the Premises.

6. REPAIRS AND MAINTENANCE:

(a) *Repairs & Maintenance.* Except as otherwise provided herein, Landlord shall keep the Premises in good condition and repair, excepting ordinary wear and tear, depreciation and obsolescence; provided, however, that Tenants shall give Landlord notice of the need for such maintenance and Landlord shall have a reasonable time to respond; and provided further that Landlord shall not be responsible for maintenance or repairs which arise out of or results from the negligence or intentional misconduct of Tenants, their licensees or invitees, in which case such maintenance shall be performed by Tenant or, at Landlord’s option, by Landlord at Tenant’s sole cost and expense and Landlord shall be reimbursed therefor upon demand. In the event that Tenants fail to give prompt notice to Landlord of the need for maintenance or repairs to the Premises, Tenant shall reimburse Landlord for any costs or expenses incurred by Landlord that are caused by or exacerbated by such failure.

(b) *Cleanliness.* Tenants shall keep the Premises (including but not limited to any appliances, and all mechanical, electrical, gas and plumbing fixtures within the Premises) in a clean, neat and orderly manner at all times and shall, without limitation, (i) keep the inside and

outside of all glass in the doors and windows of the Premises clean, (ii) maintain the Premises free of insects, rodents, vermin and other pests, (iii) keep the Premises free of dirt, rubbish and other debris, and (iv) keep the Premises free of objectionable or offensive odors.

(c) *Tenant Non-Performance.* Should Tenants fail to perform any of their obligations set forth in this Section 6, then Landlord shall have the right, but not the obligation, to perform such obligations on behalf of the Tenants, and the expenses and costs incurred by Landlord shall be payable by Tenants upon demand by Landlord.

7. DELIVERY OF PREMISES:

(a) *Commencement Date.* Upon the Commencement Date, Landlord shall deliver possession of the Premises to Tenants and Tenants shall accept the condition of the Premises “as is” except as otherwise provided herein. Each Tenant acknowledges that he or she has been provided full access and ample opportunity to inspect the Premises prior to entering into this Lease. Except as otherwise provided herein, the doctrine of *caveat lessee* shall apply to this Lease to the fullest extent permitted by the laws of the State of Arkansas.

(b) *End of Lease.* Upon the expiration or earlier termination of this Lease, Tenants shall peaceably and quietly leave, yield up and surrender to Landlord the Premises, in a condition at least as good as the condition the Premises was on the Commencement Date, excepting only repairs and maintenance required to be performed by Landlord pursuant to this Lease, reasonable or ordinary wear and tear, and damage by fire, or other casualty or condemnation. Should Tenants fail to comply with the foregoing sentence, then Landlord shall have the right, but not the obligation, to have repairs, maintenance and/or cleaning services performed on the Premises and the cost therefore shall be charged to Tenants which shall be payable upon notice and demand to Tenants. Any personal property of Tenants that remains adjacent to or within the Premises three (3) days after the expiration or earlier termination of this Lease, shall be deemed to be abandoned by Tenants and shall become the property of the Landlord.

8. ALTERATIONS AND IMPROVEMENTS: Tenants shall not make or allow to be made any alterations, improvements or physical additions in or to the Premises without first obtaining the written consent thereto of Landlord, which may be withheld by Landlord at its sole discretion. Any alterations, physical additions or improvements to the Premises made by Tenants shall become the property of Landlord and shall be surrendered to Landlord upon the termination of this Lease. Landlord, at its option, may require Tenants to remove any physical additions and/or repair any alterations in order to restore the Premises to the condition existing at the time Tenants took possession, all costs of removal and/or alterations to be paid by Tenants.

9. EMINENT DOMAIN: If, during the term of this Lease, all or a substantial part of the Premises are taken for any public or quasi-public use under any governmental law, ordinance or regulation, or by right of eminent domain or by purchase in lieu thereof, the Landlord shall have the option, in its sole discretion, to terminate this Lease and abate the rent for the unexpired portion of the Lease, on the date physical possession is taken by the condemning authority. Tenants shall have no claim to the condemnation award.

10. FIRE AND CASUALTY:

(a) *Definitions.* For the purposes of this Section 10, the following terms shall have the following meanings: (i) “Casualty” shall mean material damage or destruction of the Premises, or any portion thereof, by fire or other casualty; (ii) the “Date of Casualty” shall mean the date on which the Casualty occurs; and (iii) “Proceeds” shall mean the amounts recovered or recoverable as compensation or damages for damage to the Premises on account of a Casualty, including insurance payments.

(b) *Fire and Casualty.* Following a Casualty, if the Premises or any part thereof or access thereto shall be so damaged or destroyed by Casualty that substantial alteration or reconstruction of the Premises and access thereto shall, in the good faith and reasonable determination of Landlord’s architect, be required with such repair taking longer than ninety (90) days, or in the event any mortgagee should require that the insurance Proceeds be applied to the payment of the mortgage debt associated with the Premises, either Landlord or Tenants may, at their option, terminate this Lease by notifying the other in writing within sixty (60) days after the Date of Casualty. Landlord shall negotiate with its lenders such that insurance proceeds will generally be available for reconstruction rather than application to the loan balance, subject to reasonable and customary conditions associated with such use of Proceeds. Following a Casualty and provided that this Lease is not terminated by either party pursuant to this Section 10, rent shall be abated during any period whereby the Premises is inhabitable by Tenants.

11. HOLD HARMLESS & INDEMNIFICATION: For purpose of this Section 11, the term “Facility” shall include the Premises and shall include all lands adjacent thereto and the buildings, structures and improvements thereon that are owned by Landlord. Tenants will reimburse Landlord and its property manager, and their respective owners, officers, directors, shareholders, affiliates, agents, employees, and representatives (collectively, “Landlord Parties”) for and will indemnify, defend, and hold harmless Landlord Parties from and against any and all loss or damage sustained by, liability or charges imposed on, and claims or causes of action asserted against, Landlord Parties arising in whole or in part out of or by reason of (i) any accident or occurrence in or on the Facility, any use of the Premises, or any hidden or apparent defect in the Premises; or (ii) any damage to or loss of any property of any Tenant or any person occupying the Premises or any of their respective invitees or licensees (collectively, “Tenant Parties”), whether this damage to or loss of property occurs on the Premises or on any other part of the Facility; or (iii) any act, negligence, or fault of Tenant Parties, whether occurring on the Premises or on any other part of the Facility. Tenant’s reimbursement and indemnity obligations will include, but not be limited to, any and all penalties, assessments, fines, damages, interest, settlement amounts, judgments, losses, reasonable attorneys’ fees, and other expenses. Tenants assume full responsibility for the condition of their person and their personal property throughout the term of this Lease, and Tenants hereby waive all rights and claims against Landlord Parties, for any and all personal injury and property loss or damage thereto occurring anywhere on the Facility, except that any such person will be responsible for actual damage caused by each such person’s gross negligence or intentional fault. As part of their waiver, Tenants waive all rights and claims against Landlord Parties arising from (i) theft, vandalism, criminal acts, or lack of security (Tenants hereby acknowledge that they are solely responsible for their own security, and that neither Landlord nor its property manager is providing any security equipment, devices, or services); (ii) any acts or

omissions of other tenants of the Facility or any other property owned or managed by Landlord or Landlord's property manager; (iii) any freezing, bursting, or leaking of, or water otherwise coming out of pipes or sprinklers, leaks in the roof, or the lack of a sprinkler system or fire prevention system, or the failure of a sprinkler system or fire prevention system to work properly (Tenants hereby acknowledge that they have sole responsibility for insuring over loss or damage caused by malfunctions or failures to function of the sprinkler system or fire prevention system); (iv) any lack of or failure of the plumbing, heating, air conditioning, or any other mechanical system (including, but not limited to, those described in (iii) above), except for the rent abatement to which Tenants may be entitled under the circumstances described in the provisions of this Lease with respect to fire and other casualty; or (v) any failure to cause the Premises to comply with laws or otherwise to be in a condition suitable for Tenants' use. The terms of this Section 11 will survive the expiration or earlier termination of this Lease.

12. LANDLORD'S RIGHT OF ENTRY: Tenants shall permit Landlord to enter the Premises, at reasonable times and following reasonable prior notice (which may be verbal), to enter the Premises for the following reasons: inspection, maintenance, cleaning or repairs; performing alterations or improvements as Landlord may deem necessary or desirable; or, determining whether an act of default or breach of this Lease has occurred. In the event of an emergency whereby any person or the Premises is in imminent danger of injury, damage or loss, Landlord may enter the Premises without prior notice to Tenants.

13. ASSIGNMENT OR SUBLEASE: Unless expressly granted by the Landlord's prior written consent, which may be withheld or delayed at Landlord's sole discretion, Tenants will neither assign this Lease in whole or in part nor sublease all or a part of the Premises. An assignment or sublease without Landlord's prior written consent will be void at Landlord's option. Landlord's consent to an assignment or sublease will not release the Tenants from the payment and performance of their obligations in the Lease, but rather, Tenants and their assignee or sublessee, as applicable, will be jointly and severally liable for such payment and performance.

14. LANDLORD'S LIEN: As security for payment of rent, damages and all other payments required to be made by this Lease, Tenants hereby grant to Landlord a lien upon all personal property of Tenants now or subsequently located upon the Premises.

15. DEFAULT BY TENANTS: The following shall be deemed to be "Events of Default" under this Lease:

(a) If Tenants shall fail to pay rent within **ten (10) days** of the date that any payment of rent is due under the terms of this Lease;

(b) If Tenants shall fail to pay any other monetary obligation of Tenants under this Lease within **ten (10) days** after Landlord delivers to Tenants written demand therefore; or

(c) If any Tenant shall violate or breach, or shall fail fully and completely to observe, keep, satisfy, perform and comply with, any agreement, term, covenant, condition, requirement, restriction or provision of this Lease (other than the payment of rent or any other monetary

obligation of Tenants), and Tenants do not fully cure such failure within **ten (14) days** after Landlord delivers Tenants written notice thereof.

16. REMEDIES FOR TENANT DEFAULT: Upon the occurrence of any Event of Default, Landlord may terminate this Lease and pursue and remedy available to it by law or equity, separately or concurrently or in any combination, without any notice or demand whatsoever (except as specifically required by law) and without prejudice to any other remedy which it may have.

17. NO WAIVER OF DEFAULT OR REMEDY: Failure of Landlord to declare an event of default immediately upon its occurrence, or delay in taking any action in connection with an Event of Default, shall not constitute a waiver of the default, but Landlord shall have the right to declare the default at any time and take such action as is lawful or authorized under this Lease. Pursuit of any one or more of the remedies set forth in this Lease shall not preclude pursuit of any one or more of the other remedies provided elsewhere in this Lease or provided by law or equity, nor shall pursuit of any remedy provided constitute forfeiture or waiver of any rent or damages accruing to Landlord by reason of the violation of any of the terms, provisions or covenants of this Lease. The receipt by Landlord of rent, or any other payment by or to Tenants at a time when the rent or the payment of any other sum due hereunder is in default shall not be construed as a waiver of such default. The receipt by Landlord of a lesser amount than the rent, or by Landlord or Tenants of any other sum due, shall not be construed to be other than a payment on account which may be applied in such manner as such party deems appropriate.

18. ACTS OF GOD: Landlord shall not be required to perform any covenant or obligation in this Lease, or be liable in damages to Tenants, so long as the performance or non-performance of the covenant or obligation is delayed, caused by or prevented by an act of god or force majeure.

19. ATTORNEY'S FEES: In the event Tenants default in the performance of any of the terms, covenants, agreements or conditions contained in this Lease and Landlord places in the hands of an attorney the enforcement of all or any part of this Lease, the collection of any rent due or to become due, or recovery of the possession of the Premises, Tenants agree to pay Landlord reasonable attorney's fees for the services of the attorney, including court costs and reasonable expenses relating to such services, whether suit is actually filed or not.

20. SUCCESSORS: This Lease shall be binding upon and inure to the benefit of Landlord and Tenants and their respective heirs, personal representatives, successors and assigns.

21. HEADINGS: The captions appearing in this Lease are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such paragraph.

22. NOTICES:

(a) Except as otherwise provided in this Lease, all notices required to be made by Tenants to Landlord pursuant to this Lease shall be made in writing and delivered by any of the following means:

- (i) By email to office@rphre.com with a copy sent to Service@rphre.com;
- (ii) By electronic submission through Landlord's cell phone application; or
- (iii) By United States Mail, postage-prepaid, and delivered to the address set forth below, or at any other address within the United States as Landlord may specify from time to time by written notice to Tenants.

RPH, LLC
20 E. Spring St #201
Fayetteville, AR 72701

(b) Except as otherwise provided in this Lease, all notices required to be made by Landlord to Tenants pursuant to this Lease shall be made in writing and delivered by any of the following means:

- (i) By email to the email address of the Tenant Representative set forth below; or
 - (ii) By United States Mail delivered to the address of the Premises.
- (c) Unless otherwise provided within this Lease, any notice required or permitted to be delivered by this Lease shall be deemed to be delivered (whether or not actually received): (i) if by email or cell phone application, as of the date that the electronic communication is sent; (ii) if by United States Mail, as of the date that the notice is deposited with the United States Postal Services.

23. ENTIRE AGREEMENT AND MODIFICATION: With exception to any "Rules and Regulations Addendum", "Pet Addendum" or any other written instrument signed by Tenants and Landlord on or about the date of the execution of this Lease, this Lease contains the entire agreement of the parties with respect to the subject matter hereof, and all representations, warranties, inducements, promises or agreements, oral or otherwise, between the parties not embodied in this Lease shall be of no force or effect. This Lease may not be altered, waived, amended or extended except by an instrument in writing signed by both Landlord and the Tenant Representative, as defined below.

24. SALE OF PREMISES: Landlord shall have the right to transfer and assign, in whole or in part, all its rights and obligations hereunder, and in the Premises and leasehold improvements, and upon the transferee's assumption of Landlord's obligations hereunder, no further liability or obligations shall accrue against Landlord relative to rights and obligations accruing after the transfer. Any and all covenants of Landlord contained in this Lease shall be binding upon Landlord and its successors only with respect to breaches occurring during its and their respective ownerships of Landlord's interest hereunder.

25. RELETTING: Landlord shall be entitled to place a "For Lease" sign on the Premises during the last sixty (60) days of the applicable term of this Lease. Within such sixty (60)

days, Tenants shall permit Landlord and Landlord's representatives, agents and employees to enter the Premises, at reasonable times following reasonable notice to Tenants (which may be verbal), to show the Premises to potential tenants.

26. GOVERNING LAW: This Lease shall be governed by and construed in accordance with the laws of the State of Arkansas, without regards to principles of conflicts of law.

27. SEVERABILITY: If any provision of this Lease is adjudicated to be invalid or unenforceable under applicable law, the validity or enforceability of the remaining provisions shall be unaffected.

28. JOINT AND SEVERAL LIABILITY: Each of the undersigned Tenants shall be held jointly and severally liable for all terms and obligations under this Lease.

29. COUNTERPARTS: This Lease may be executed in any number of and by different parties hereto on separate counterparts, all of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same agreement. Any signature delivered by a party by facsimile or electronic transmission shall be deemed to be an original signature hereto, and such delivery shall have the same force and effect as any other delivery of an original signed copy of this Lease.

30. TENANTS REPRESENTATIVE: Each Tenant irrevocably constitutes and appoints the undersigned Tenant that is designated as the "Tenants Representative" on the signature page below to be each such Tenant's true and lawful agent, proxy and attorney-in-fact (the "Tenant Representative") and authorizes the Tenant Representative acting for such Tenant and in such Tenant's name, place and stead, in any and all capacities to: (1) send and receive any notice required to be delivered under this Lease; (2) to consent and enter in to agreements with the Landlord on behalf of each such Tenant with respect to matters under this Lease; or (3) exercise any renewal options described herein on each such Tenant's behalf.

31. TIME: Time is of the essence in the performance of this Lease.

32. WAIVER OF JURY TRIAL: THE LANDLORD, EACH OF THE UNDERSIGNED TENANTS, AND EACH GUARANTOR (IF ANY), HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS LEASE.

33. VENUE: This Lease will be deemed performed by Landlord, the Tenants, and each Guarantor (if any), in, and venue will exclusively be in the state or federal courts located in Washington County, Arkansas. Each party hereto and future signatory hereby consents to the personal jurisdiction of these courts and waive any objections that such venue is objectionable or improper.

34. GUARANTY OF TENANT OBLIGATIONS: The undersigned individual(s) designated as a "Guarantor" on the signature page below (hereinafter each a "Guarantor"), hereby

guarantees, unconditionally and absolutely, the full and faithful performance and observance of all the covenants, terms, and conditions of the Lease to be performed and observed by Tenants, expressly including, without being limited to, the rent payments payable under the Lease. If the Lease shall be modified in any respect by agreement between Landlord and Tenants, the obligations hereunder of each Guarantor shall extend and apply with respect to the full and faithful performance and observance of all the covenants, terms and conditions of the Lease and of any such modification thereof. If the Lease shall be renewed, or its term extended, for any period beyond the date specified in the Lease for the expiration of said term, or if Tenants hold over beyond the term of the Lease, the obligations hereunder of each Guarantor shall extend and apply with respect to the full and faithful performance and observance of all the covenants, terms and conditions of the Lease and of any such modification thereof. Insofar as the payment by Tenants of any sums of money to Landlord is involved, such obligations of each Guarantor is a guaranty of payment and not of collection, and shall remain in full force and effect until payment in full to Landlord of all sums payable under the Lease. Each Guarantor waives any right to require that any action be brought against Tenants. Each Guarantor hereby expressly waives any notice of Tenants' nonpayment, nonperformance, or non-observance of the covenants, terms and conditions of the Lease. The liability of each Guarantor is coextensive with that of Tenants and also joint and several, and action may be brought against each Guarantor and carried to final judgment either with or without making a Tenants or another Guarantor a party thereto. Each Guarantor shall pay all of Landlord's expenses, including but not limited to, attorney's fees, incurred in enforcing their obligations herein.

35. SURVIVAL. The obligations of Tenants and the Guarantors under this Lease shall survive the expiration or earlier termination of this Lease.

[END OF RESIDENTIAL LEASE AGREEMENT. SIGNATURE PAGE TO FOLLOW.]

[SIGNATURE PAGE OF RESIDENTIAL LEASE AGREEMENT.]

IN WITNESS WHEREOF, this Lease has been executed by the parties hereto as evidenced by their signatures below.

LANDLORD:

RPH, LLC,
An Arkansas Limited Liability Company

By: _____

Title: _____

Dated: _____

TENANT REPRESENTATIVE (AND TENANT):

Signed: _____

Printed: _____

Dated: _____

Email: _____

TENANTS:

Signed: _____

Printed: _____

Dated: _____

Email: _____

Signed: _____

Printed: _____

Dated: _____

Email: _____

Signed: _____

Printed: _____

Dated: _____

Email: _____

[SIGNATURE PAGE OF RESIDENTIAL LEASE AGREEMENT (CONTINUED).]

GUARANTOR(S):

Signed: _____
Printed: _____
Dated: _____
Email: _____

Signed: _____
Printed: _____
Dated: _____
Email: _____

Signed: _____
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Email: _____