



City of Philadelphia
Department of
Licenses & Inspections
P.O. Box 53310
Philadelphia, Pa. 19105

**OCCUPATIONAL
LICENSEE ONLY**

PASTE YOUR
PHOTOGRAPH HERE

DISPLAY PROMINENTLY

If required by law

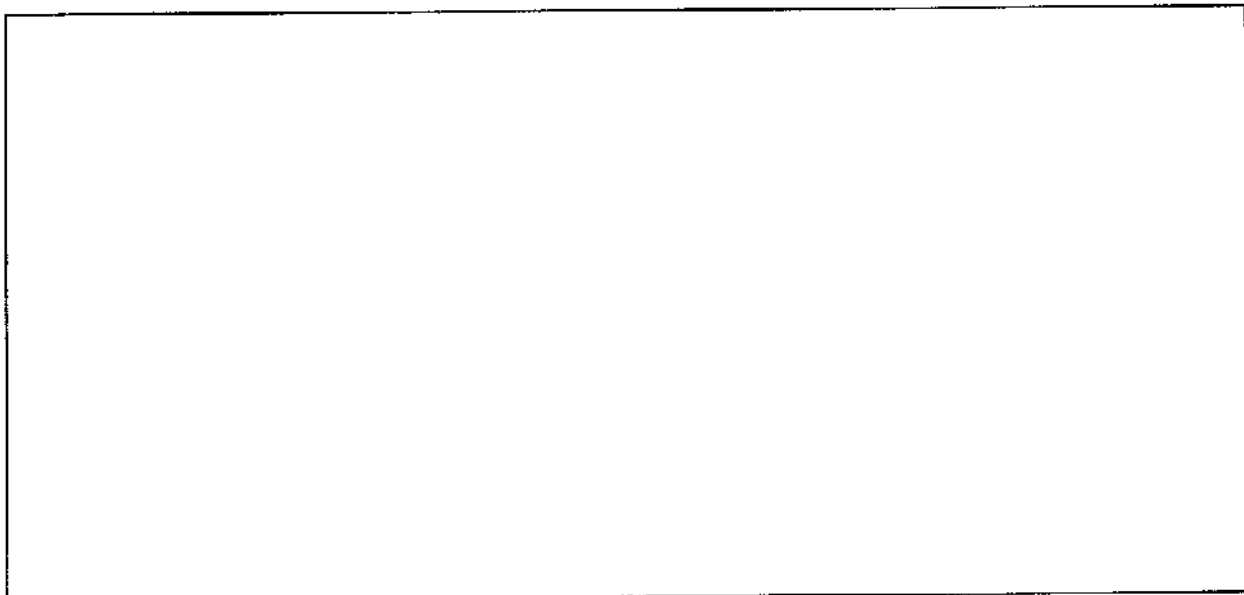
1 1/2" SQUARE

BEY MANAGEMENT
2114 S 72ND ST
PHILADELPHIA PA 19142

3202 HOUSING INSPECTION (3202)
BEY MANAGEMENT
01518 S PATTON ST 0000000
1 UNIT(S)

THIS LICENSE IS GRANTED TO THE PERSON AND LOCATION FOR THE PURPOSE STATED ABOVE.
IT IS SUBJECT TO IMMEDIATE CANCELLATION BY THIS DEPARTMENT FOR VIOLATIONS OF
CITY ORDINANCES AND REGULATIONS. INQUIRIES 311 (215-686-8686).

LICENSE CODE	LICENSE NO.	BUSINESS PRIVILEGE NO.	EXPIRES LAST DAY OF	PAID THIS AMOUNT	ON DATE
3202	492950	492949	2/2011	50.00	02/01/10



LICENSE

THIS IS A LEGALLY BINDING LEASE THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS. DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND CANCEL THE LEASE. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.*

HOUSE LEASE

The Landlord and the Tenant agree to lease the House for the Term and at the Rent stated, as follows:
The words Landlord and Tenant include all landlords and all tenants under this Lease.

Landlord MATHEW A. - Bay Tenant Nicholas HAMMOND
Print or type name of Landlord and Tenant who will live in the Apartment. Each must sign this Lease.
Address in County for recording purposes 7114 S 12th St Philadelphia NATHAN HAMMOND
House (including grounds on which it is located) KAREN HOUCK
19142-267971142 Address 1518 PATTON ST 19144

Date of Lease <u>5-25-00</u>	Rent for the Term is \$ <u>2,200.00</u>
Term <u>1 Year at \$ 5.25 per Month</u>	The Rent is payable in advance on the first day of each month. As follows: A \$25.00 late fee will incur if rental indebtedness is not cleared by the 5th day of the Month.
Beginning <u>6-5-2008</u>	
Ending <u>6-5-2009</u>	
Security \$ <u>500.00</u> deposited at <u>[Signature]</u>	Fees paid to a lawyer for eviction will be considered as rent. (refer to item #3 on Lease)
Name and address of bank, savings and loan association or investment company	
Broker. The Landlord and the Tenant recognize <u>[Signature]</u>	
as the Broker who brought about this Lease. The <u>[Signature]</u> shall pay the Broker's commission.	

Additional agreements

NICHOLAS HAMMOND PARK-N-POLISH 215-790-0906
220 S BROAD ST
19102
NATHAN HAMMOND PARK-N-POLISH 215-790-0906
220 S BROAD ST
19102
Karen Houck 2926 Gerritt St

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1. Possession and Use

The Landlord shall give possession of the House to the Tenant for the Term. The Tenant shall take possession of and use the House only as a private residence. Only a Tenant signing this Lease and the children of that Tenant may live in the House. The Tenant shall not use the House for any business, professional, unlawful or hazardous purpose. The Tenant must not allow the House to be vacant for extended periods.

2. Rent

The Tenant shall pay the Rent to the Landlord at the Landlord's address.

3. Additional Rent

If the Tenant fails to comply with any agreement in this Lease, the Landlord may do so on behalf of the Tenant. The Landlord may charge the cost to comply to the Tenant as

*Instructions to preparer: If you are not a real estate broker or salesperson licensed by the New Jersey Real Estate Commission, you may delete this language.

DURABLE GENERAL POWER OF ATTORNEY (NEW YORK STATUTORY SHORT FORM)

THE POWERS YOU GRANT BELOW MAY CONTINUE TO BE EFFECTIVE SHOULD YOU BECOME DISABLED OR INCOMPETENT.

CAUTION: THIS IS AN IMPORTANT DOCUMENT. IT GIVES THE PERSON WHOM YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY DURING YOUR LIFETIME, WHICH MAY INCLUDE POWERS TO MORTGAGE, SELL, OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THESE POWERS WILL EXIST EVEN AFTER YOU BECOME DISABLED, INCAPACITATED, OR INCOMPETENT. THESE POWERS ARE EXPLAINED MORE FULLY IN NEW YORK GENERAL OBLIGATIONS LAW, ARTICLE 5, TITLE 15, SECTIONS 5-1502a THROUGH 5-1503, WHICH EXPRESSLY PERMIT THE USE OF ANY OTHER OR DIFFERENT FORM OF POWER OF ATTORNEY.

THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTH CARE DECISIONS. YOU MAY EXECUTE A HEALTH CARE PROXY TO DO THIS.

IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.

THIS IS INTENDED TO CONSTITUTE A GENERAL POWER OF ATTORNEY PURSUANT TO ARTICLE 5, TITLE 15 OF THE NEW YORK GENERAL OBLIGATIONS LAW:

We, the below listed partners of Bey Management:

1. Arline Parks 607 East 139th Street in the county of the Bronx state of New York
2. Tanya Bey 350 East 137th Street in the county of the Bronx state of New York
3. Jerome Bey 649 Arnow Avenue in the county of the Bronx state of New York
4. Matheno Bey 2114 S. 72nd Street in the city of Philadelphia state of Pennsylvania

do hereby appoint:

Matheno Bey of 2114 S. 72nd Street, Philadelphia . PA 19142

Our attorney(s)-in-fact- TO ACT

(If more than one agent is designated, CHOOSE ONE of the following two choices by putting your initials in ONE of the blank spaces to the left of your choice:)

- ☐ ☐ Each agent may SEPARATELY act.
☐ ☐ All agents must act TOGETHER.

TO INDUCE ANY THIRD PARTY TO ACT HEREUNDER, WE HEREBY AGREE THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT HEREUNDER, AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY, AND WE FOR OURSELVES AND FOR OUR HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

THIS DURABLE POWER OF ATTORNEY MAY BE REVOKED BY ANY ONE OF THE PARTNERS OF THE PARTNERSHIP AT ANY TIME.

In Witness Whereof We have hereunto signed our names this 09th day of February, 2010.

Arline Parks ✓
Arline Parks

Tanya Bey ✓
Tanya Bey

Jerome Bey ✓
Jerome Bey

STATE of New York
County of Bronx

On February 09, 2010 before me, RICARDO DEL VALLE, personally appeared, ARLINE PARKS, TANYA BEY and JEROME BEY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature

My commission expires: 1-18-2014

RICARDO DEL VALLE
Notary Public, State of N.Y.
No. 01DE5022785
Qualified in New York County
Commission Expires Jan. 18, 2014

(Seal)

NOTICE TO TERMINATE LEASE

To: NATHAN HAMMOND & Karen Houck
1518 Patton Street
PHILA. PA. 19146

THIS NOTICE is in reference to the following described lease:

Please be advised that as of JAN 20th - 2009, you have been in BREACH OF LEASE for the following reasons:

You were previously notified of this breach in the NOTICE TO PAY RENT OR VACATE dated JAN 20th 2009. At that time you were given 30 days to correct the breach of the lease and you have not complied.

THEREFORE, YOU ARE HEREBY GIVEN NOTICE: 053369
421460

The lease is immediately terminated and you are required and directed to deliver possession of the property to the Landlord on or before FEBRU 20th 2009. If you fail to deliver the property by this date, legal action to evict you from the property will be taken. Be also advised that any legal costs involved in obtaining possession of this property will also be recovered from you as may be allowed by law. Regardless of your deliverance of the property, you are still responsible for all rent due under the lease. This notice is made under all applicable laws of this state. All of our rights are reserved under this notice.

THIS IS NOT AN EVICTION NOTICE.

Dated: FEBRU 20th 2009

Matheno Bey
Signature of Landlord

2114 572nd St
Address of Landlord

MATHENO BEY
Name of Landlord

PHILA PA 19142
City, State, Zip Code of Landlord

PROOF OF SERVICE

I, the undersigned, being of legal age, declare under penalty of perjury that I served the above Notice to Terminate Lease on the above-named tenant by mailing an exact copy to the tenant by certified mail on 2-3-2009.

Signed on: Matheno Bey

By: Matheno Bey
Signature of Person Mailing Notice

Matheno Bey
Name of Person Mailing Notice