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JDA
S/S

Let's Run A-10000

Model	10000
Capacity	10000 BTU/H
SEER	10.0
Energy Efficiency Ratio (EER)	10.0
Operating Voltage	115V
Operating Frequency	60 Hz
Operating Current	15.2 A
Operating Power	1696 W
Rated Power	1696 W
Rated Voltage	115V
Rated Frequency	60 Hz
Rated Current	15.2 A
Rated Power	1696 W
Rated Voltage	115V
Rated Frequency	60 Hz
Rated Current	15.2 A
Rated Power	1696 W
Rated Voltage	115V
Rated Frequency	60 Hz
Rated Current	15.2 A
Rated Power	1696 W

UL LISTED
UL 1009
UL 1010
UL 1011
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UL 1050

QC PASSED

WARNING
Please do not install and service the wired power unit. The power is off for at least 5 min before











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5. LATE FEE. (In addition to rent, Tenant shall pay a late charge of _____ (blank, 4% of the rent payment) for each rent payment made _____ 5 _____ days after the date it is due monthly, 1 day if rent is paid weekly).

7. **PETS AND SMOKING.** Unless this box is checked or a pet deposit is paid, Tenant may keep _____ on the Premises. If Tenant may keep pets, the pets described in this paragraph are permitted on the Premises.

(Specify number of pets, type(s), breed, maximum adult weight of pets.)

Unless this box is checked, no smoking is permitted in the Premises.

8. **NOTICES.**

_____ Jorge Ribas _____ is Landlord's Agent. All notices shall be given to _____

Landlord _____ Carolina Medina _____ at _____ 1240 Asturia Av. _____

Landlord's Agent _____ at _____

unless Landlord gives Tenant written notice of a change. All notices of such names and addresses or to the Tenant's residence or, if specified in writing by the Tenant, to any other address. All notices to the Tenant (whichever is specified above) shall be given by U.S. mail or by hand delivery.

Any notice to Tenant shall be given by U.S. mail or delivered to Tenant at the Premises. If Tenant is at the Premises, notice to Tenant may be given by leaving a copy of the notice at Premises.

9. **UTILITIES.** Tenant shall pay for all utilities services during the Lease Term and connection charges for _____ existing utility connections to the Premises except for _____ provided by Landlord's expense (If blank, then "NONE").

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10. **MAINTENANCE.** Landlord shall be responsible for compliance with Section 83.51, Florida Statutes, unless otherwise stated below. (Fill in blank with any exceptions.)



(Specify number of pets, type(s), breed, maximum adult weight of pet)

no smoking is permitted in the Premises.

Jorge Ribas

is Landlord's Agent. All

Carolina Medina

at 1240 Asturia Av. C

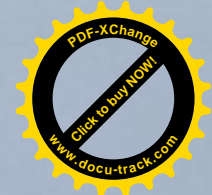
at

tenant written notice of a change. All notices of such names and addresses or change or, if specified in writing by the Tenant, to any other address. All notices to the (above) shall be given by U.S. mail or by hand delivery.

shall be given by U.S. mail or delivered to Tenant at the Premises. If Tenant is absent by leaving a copy of the notice at Premises.

it shall pay for all utilities services during the Lease Term and connection charges to the Premises except for _____ expense (If blank, then "NONE").

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- extermination of rats, mice, roaches, ants and bedbugs
- lawn /shrubbery
- water treatment
- ceilings
- Other (specify)
- wood-destroying organisms
- pool/spa/hot tub
- filters (specify)
- interior walls

Tenant shall notify _____ at _____
(name)

(blank, Landlord at Landlord's address) and 786-395-2626 of maintenance
(telephone number)

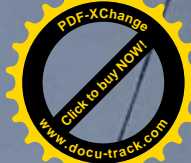
ASSIGNMENT. Unless this box is checked, Tenant may not assign the Lease or sublease without first obtaining the Landlord's written approval and consent to the assignment or sublease.

KEYS AND LOCKS. Landlord shall furnish Tenant

- 1 # of sets of keys to the dwelling
- _____ # of mail box keys
- _____ # of garage door openers

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Landlord _____ and Tenant (ASE) acknowledge receipt of a copy of this lease for use under rule 10-2.1(a) of the Florida Administrative Code.



Unless this box is checked, no smoking is permitted in the Premises.
(Specify number of pets, type(s), breed, maximum adult weight of pets.)

8. NOTICES.

Landlord Jorge Ribas is Landlord's Agent. All notices must be sent to the Tenant's residence or, if specified in writing by the Tenant, to any other address. All notices to the Landlord or the Landlord's Agent (whichever is specified above) shall be given by U.S. mail or by hand delivery.
 Landlord's Agent Carolina Medina at 1240 Asturia Av. Coral Gables, Fl 33134 at _____

Any notice to Tenant shall be given by U.S. mail 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 Premises.

9. UTILITIES. Tenant shall pay for all utilities services during the Lease Term and connection charges and deposits for activation of existing utility connections to the Premises except for _____ that Landlord agrees to provide at Landlord's expense (if blank, then "NONE").

10. MAINTENANCE. Landlord shall be responsible for compliance with Section 83.51, Florida Statutes, and shall be responsible for maintenance and repair of the Premises, unless otherwise stated below: (Fill in each blank space with "Landlord" for Landlord or "Tenant" for Tenant, if left blank, Landlord will be responsible for the item):

Landlord/Tenant	Landlord/Tenant	Landlord/Tenant	Landlord/Tenant	Landlord/Tenant
<input type="checkbox"/>	roofs	<input type="checkbox"/>	windows	<input type="checkbox"/>
<input type="checkbox"/>	doors	<input type="checkbox"/>	floors	<input type="checkbox"/>
<input type="checkbox"/>	foundations	<input type="checkbox"/>	plumbing	<input type="checkbox"/>
<input type="checkbox"/>	heating	<input type="checkbox"/>	hot water	<input type="checkbox"/>
<input type="checkbox"/>	electrical system	<input type="checkbox"/>	structural components	<input type="checkbox"/>
<input checked="" type="checkbox"/>	garbage removal/ outside receptacles	<input type="checkbox"/>	running water	<input checked="" type="checkbox"/>
<input type="checkbox"/>	extermination of rats, mice, roaches, ants and bedbugs	<input type="checkbox"/>	cooling	<input type="checkbox"/>
<input type="checkbox"/>	extermination of wood-destroying organisms	<input type="checkbox"/>	steps exterior walls	<input type="checkbox"/>
<input type="checkbox"/>	lawn /shrubbery	<input type="checkbox"/>	locks and keys	<input checked="" type="checkbox"/>
<input type="checkbox"/>	water treatment	<input checked="" type="checkbox"/>	smoke detection devices	<input type="checkbox"/>
<input type="checkbox"/>	ceilings	<input type="checkbox"/>	Air conditioning	<input type="checkbox"/>
<input type="checkbox"/>	Other (specify)	<input type="checkbox"/>		

Tenant shall notify _____ at _____ (name) _____ (address)
(if left blank, Landlord at Landlord's address) and _____ 786-395-2626 of maintenance and repair requests.
(telephone number)

11. ASSIGNMENT. Unless this box is checked, Tenant may not assign the Lease or sublease all or any part of the Premises without first obtaining the Landlord's written approval and consent to the assignment or sublease.

12. KEYS AND LOCKS. Landlord shall furnish Tenant
_____ 1 # of sets of keys to the dwelling
_____ # of mail box keys
_____ # of garage door openers

Landlord Jorge Ribas and Tenant AS acknowledge receipt of a copy of this page, which is Page 3 of 18.
Approved on April 15, 2010, by the Supreme Court of Florida, for use under rule 10.2-2(a) of the Rules Regulating the Florida Bar.
RLHD-Sx Rev 7/19

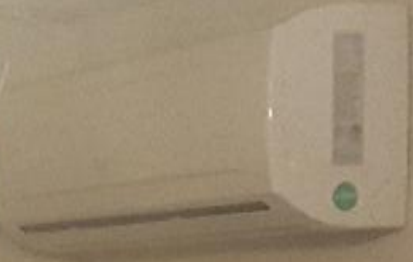




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