

SAN FRANCISCO HOUSING AUTHORITY
LEASED HOUSING DIVISION
1815 EBBERT STREET
SAN FRANCISCO, CA 94124
(415) 715-3280/(415) 715-3287 FAX

NANT/OWNER ASSISTED LEASE
SECTION 8 HOUSING CHOICE
VOUCHER PROGRAM

1. Parties:

Landlord HAYES VALLEY ARTS
Address 401 ROSE STREET
SAN FRANCISCO, CA 94102

TENANT SHARON BRIDGEWATER

2. Unit:

Address 127 PAGE ST
SAN FRANCISCO, CA 94107

The household consists of the following members:

SHARON BRIDGEWATER
B. BRIDGEWATER'S

3. Term of Lease:

The term of the lease shall begin on 11/30/04 and end on 11/30/05. If a new lease is not executed by the Landlord prior to the expiration date of the lease, the lease shall be automatically renewed for a month or the lesser of 12 months or the term of the original lease.

Rent:

A. \$ 1,290.00

B. \$ 10.00

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SAN FRANCISCO HOUSING AUTHORITY
SECTION 8 HOUSING DEPARTMENT
CONTRACT AND LEASE AGREEMENT AMENDMENT
SECTION MA PROGRAM

May 31, 2007

Date _____

SECTION 8 _____ DEPT.

() ANNUAL-REEXAM

Initial MA _____

() INTERIM-REEXAM

CLIENT # 086789
SHARON BRIDGEWATER
427 PAGE ST
SAN FRANCISCO, CA 94102

RE: NOTICE OF AMENDMENT - CONTRACT #V91-01767

The HOUSING ASSISTANCE PAYMENTS CONTRACT entered into between the owner, HAYES VALLEY APARTMENTS LTD PARTNERSHI and the San Francisco 09/01/05 on behalf of the LESSEE, SHARON BRIDGEWATER for the unit at 427 PAGE ST SAN FRANCISCO, CA 94102 is amended as follows:

ADJUSTMENT IN PAYMENTS	FROM	TO
------------------------	------	----

P.H.A. TO OWNER	1,493.00	1,522.00
FAMILY TO OWNER	107.00	78.00
TOTAL CONTRACT RENT	1,600.00	1,600.00
UTILITY ALLOWANCE PAYMENT TO TENANT	= 0.00	

EFFECTIVE DATE

This amendment to the Housing Assistance Payment Contract and Lease Agreement will be effective 07/01/07.

REASON FOR AMENDMENT

Change of Contract Rent/Annual Renewal
 Change in family income
 Change in exceptional medical or unusual expenses
 Change in allowances for utilities and other services
 Change in family composition

The following individuals have been added/deleted from the Lease Agreement:

1. _____ 2. _____ 3. _____

This NOTICE is presented to you in accordance with the terms and conditions of the Housing Assistance Payments Contract and Lease Agreement, therefore, this NOTICE shall be attached to and made a part of your Housing Assistance Payments Contract and Lease Agreement. All other covenants, terms and conditions of the original Housing Assistance Payments Contract and Lease Agreement remain the same.

Prepared by: WB
M. Harold/S. Williams

OWNER/AGENT: 004393

415-715-3258

HAYES VALLEY APARTMENTS LTD PARTNERSHI

401 ROSE STREET

Approved by: _____

SAN FRANCISCO, CA 94102

Supervisor

Ledger

Page 1 of 3

McCORMACK BARON RAGAN

Date : 12/8/2008

Resident Ledger (Non HAP)

Code	00016030	Property	0284	Lease From	10/24/2007
Name	Sharon Bridgewater	Unit	08-427	Lease To	12/31/2007
Address	427 Page Street	Status	Past	Move In	1/6/2005
		Rent	1600	Move Out	5/5/2008
City St. Zip	San Francisco, CA 94102	Phone(O)-		Phone(H)-	

Date	Description	Charge	Payment	Balance	Chg/Rec
1/6/2005	Rent for 36 days	89.74		89.74	150236
1/6/2005	Security Deposit	1,527.00		1,616.74	150236
1/28/2005	chk# 08-077509838		400.00	1,216.74	145592
1/28/2005	chk# 08077809839		400.00	816.74	145598
2/1/2005	Rent (02/2005)	107.00		923.74	161220
2/4/2005	chk# 53739390815		107.00	816.74	152182
3/1/2005	Rent (03/2005)	107.00		923.74	188288
4/1/2005	Rent (04/2005)	107.00		1,030.74	213250
4/19/2005	chk# 54116152016		321.00	709.74	216026
5/1/2005	Rent (05/2005)	107.00		816.74	226772
6/1/2005	Rent (06/2005)	107.00		923.74	259842
7/1/2005	Rent (07/2005)	107.00		1,030.74	285143
7/12/2005	chk# 46233134552		239.00	791.74	283585
8/1/2005	Rent (08/2005)	107.00		898.74	309934
8/12/2005	chk# 54475645323		500.00	398.74	310995
8/24/2005	Late Charge	25.00		423.74	324140
9/1/2005	Rent (09/2005)	107.00		530.74	335239
9/13/2005	Late Charge	25.00		555.74	346011
10/1/2005	Rent (10/2005)	107.00		662.74	359354
10/11/2005	chk# 57-39843512		108.00	554.74	357484
10/24/2005	Late Charge	25.00		579.74	373002
11/1/2005	Rent (11/2005)	107.00		686.74	384328
12/1/2005	Rent (12/2005)	107.00		793.74	307085
12/8/2005	Late Charge	25.00		818.74	418567
1/1/2006	Rent (01/2006)	107.00		925.74	432195
2/1/2006	Rent (02/2006)	107.00		1,032.74	455213
2/10/2006	Late Charge	25.00		1,057.74	457062
3/1/2006	Rent (03/2006)	107.00		1,164.74	477949
4/1/2006	Rent (04/2006)	107.00		1,271.74	515781
5/1/2006	Rent (05/2006)	107.00		1,378.74	535283

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5/5/2006	chk# 08-465925320		860.00	518.74	521357
6/1/2006	Rent (06/2006)	107.00		625.74	550583
6/9/2006	Late Charge	25.00		650.74	561674
6/13/2006	chk# 08-404049817		207.00	443.74	554636
7/1/2006	Rent (07/2006)	107.00		650.74	575039
7/10/2006	chk# 08-528140489		207.00	343.74	577304
8/1/2006	Rent (08/2006)	107.00		450.74	600282
8/23/2006	chk# 08-525478587		207.00	243.74	611679
9/1/2006	Rent (09/2006)	107.00		350.74	626150
9/6/2006	Late Charge	25.00		375.74	635724
9/15/2006	chk# 08-549863729		207.00	168.74	635321
10/1/2006	Rent (10/2006)	107.00		275.74	650183
10/9/2006	Late Charge	25.00		300.74	662460
10/18/2006	chk# 08-577660944		207.00	93.74	664103
11/1/2006	Rent (11/2006)	107.00		200.74	675349
11/10/2006	Late Charge	25.00		225.74	689135
11/21/2006	chk# 08-534078301		207.00	18.74	692008
12/1/2006	Rent (12/2006)	107.00		125.74	701828
12/12/2006	Late Charge	25.00		150.74	710658
12/15/2006	chk# 08-577661584		207.00	(56.26)	717352
1/1/2007	Rent (01/2007)	107.00		50.74	732987
1/11/2007	Late Charge	25.00		75.74	746339
2/1/2007	Rent (02/2007)	107.00		182.74	760558
2/9/2007	Late Charge	25.00		207.74	772142
2/13/2007	chk# 56377201582		414.00	(206.26)	770280
3/1/2007	Rent (03/2007)	107.00		(99.26)	784534
3/28/2007	chk# 08-669077082		207.00	(306.26)	801336
4/1/2007	Rent (04/2007)	107.00		(199.26)	811254
5/1/2007	Rent (05/2007)	107.00		(92.26)	837797
5/10/2007	Late Charge	25.00		(67.26)	849698
6/1/2007	Rent (06/2007)	107.00		39.74	862184
6/7/2007	Late Charge	25.00		64.74	873981
6/11/2007	chk# 08-703197231		207.00	(142.26)	875464
6/11/2007	chk# 08-703197230		207.00	(349.26)	875465
7/1/2007	Rent (07/2007)	107.00		(242.26)	888490
7/1/2007	Rent Adj 7/07	(29.00)		(271.26)	953495
7/10/2007	Late Charge	25.00		(246.26)	900947
8/1/2007	Rent (08/2007)	107.00		(139.26)	914902
8/1/2007	Rent Adj 8/07	(29.00)		(168.26)	953496
8/7/2007	Late Charge	25.00		(143.26)	926294
9/1/2007	Rent (09/2007)	107.00		(36.26)	941057
9/1/2007	Rent Adj 9/07	(29.00)		(65.26)	953497
9/7/2007	Late Charge	25.00		(40.26)	932286
9/1/2007	Rent (10/2007)	78.00		37.74	966590
9/9/2007	Late Charge	25.00		62.74	979185
1/1/2007	Rent (11/2007)	78.00		140.74	993070
1/6/2007	Late Charge	25.00		165.74	1004289

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12/1/2007	Rent (12/2007)	78.00	243.74	1019153
1/1/2008	Rent (01/2008)	78.00	321.74	1044762
2/1/2008	Rent (02/2008)	78.00	399.74	1070554
2/8/2008	Late Charge	25.00	424.74	1083106
3/1/2008	Rent (03/2008)	78.00	502.74	1095700
4/1/2008	Rent (04/2008)	78.00	580.74	1120203
5/1/2008	Rent (05/2008)	78.00	658.74	1144239
5/5/2008	Security Deposit credit	(1,527.00)	(868.26)	1258997
5/5/2008	Rent (05/2008) Credit 26 days	(65.42)	(933.68)	1258998
5/5/2008	Amount to be refunded	215.42	(718.26)	1258000
6/4/2008	Invoice #696255 Complete carpet replacement, carpet left in awful condition	1,377.00	658.74	1181494
6/4/2008	Per settlement agreement Bridgewater allowed to stay through April 30, 2008 rent free	(658.74)	0.00	1181495

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HAYES VALLEY
RESIDENTIAL LEASE

1. PARTIES

THIS LEASE is made and entered into this 3 day of January, 2005, by and between McCormack Baron Management Services, Inc. as agent for Hayes Valley Limited Partnership hereinafter referred to as "Lessor", whose address is, 401 Rose Street, San Francisco, California 94102 and Sharon Bridgewater who is (are) jointly and severally responsible under this Lease, hereinafter referred to as "Lessee".

2. LEASED PREMISES In consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of Lessee to be observed and performed, the Lessor leases to the Lessee, and Lessee rents from Lessor, those certain improvements and premises (being hereinafter referred to as the "Leased Premises" or the "dwelling unit") located at:

Address: 427 PAGE STREET No: N/A Unit No.: N/A

City: San Francisco, State: CA ZIP: 94102

All of the dwelling units and common areas covered by the Ground Lease between Lessor and San Francisco Housing Authority shall collectively be termed, which includes the Leased Premises shall be collectively termed the "Property."

3. TERM OF LEASE

The term of this Lease shall begin on January 6, 2005 and end on December 31, 2006, both dates inclusive, unless sooner terminated as hereinafter provided. After the initial Lease term ends, the Lease shall be extended automatically for successive terms of one (1) month each unless terminated according to the conditions set forth in Sections 22 and 23 of this Lease. All provisions hereof shall remain the same during any such extension, except that Lessor reserves the right to increase the amount of rent upon delivery of written notice to Lessee thirty (30) days prior to the effective date of such increase.

4. PAYMENTS DUE UNDER THE LEASE

A. Monthly Rent: The rental for the Leased Premises will be ONE THOUSAND SIX HUNDRED Dollars (\$1,600) payable monthly, in advance, at the office of Lessor, in the City of San Francisco, State of California, or at such other place designated by Lessor. The monthly rent will remain the same for the entire term of the Lease, however, if the Lease is extended beyond the initial term, the monthly rent may be increased upon delivery of written notice to Lessee thirty (30) days prior to the effective date of such increase. Rent is due on the first (1st) day of each month.

B. Payments On Lease Commencement: At the time of the signing of this Lease, Lessee shall pay the following:

1. First Month's Rent: Lessee shall pay the first month's rent. However, if the term of this Lease begins on any day except the first day of the month, Lessee shall pay a full month's rent in advance and will receive a Zero Dollars (\$00.00) credit for rent due on the first of the following month. HUNDRED TWENTY SEVEN

2. Security Deposit: Lessee shall also deposit the additional sum of ONE THOUSAND FIVE Dollars (\$1,527.50) (hereafter the "Security Deposit"), receipt of which is acknowledged by Lessor, as security for the full and faithful performance by Lessee of this Lease. Upon Lessee's vacating the Leased Premises on termination of the Lease, Lessor will return to Lessee the portion of such deposit remaining after all lawful deductions have been made by Lessor, as described more fully in Section 6 of this Lease.

3. Total Due At Lease Signing: The total due and collected at Lease signing is \$1,600.00 EIGHT HUNDRED Dollars (\$800.00)

C. Manner of Payments: All payments due under this Lease must be made by personal check, cashier's check, money order, approved electronic cash transfer system or other method of payment approved in writing by Lessor or its agents. Cash will not be accepted. Lessor's refusal to accept payment by means other than those stipulated within this Lease shall not constitute a waiver of any claims or actions Lessor may have against Lessee.

D. Acceptance of Rent Not Waiver: Lessor's acceptance of rent from other than Lessee will not constitute a waiver of any rights, claims, or actions Lessor may have against Lessee. Any acceptance of rent from other than Lessee will not relieve Lessee of his duties and obligations to Lessor, including, but not limited to, the payment of rent and liability for any damages to the Lessor.

5. ADDITIONAL RENT AND FEES UNDER THE LEASE

A. All Charges Due Under The Lease Are Additional Rent: Lessee shall pay as additional rent any money required to be paid by Lessee under all other provisions of this Lease, all of which shall be payable as "additional rent", whether or not the same be so designated. If such amounts or charges are not paid at the time provided in this Lease, they shall nevertheless, if not paid when due, be collectible as additional rent with the next installment of rent hereafter falling due hereunder, but nothing herein contained shall be deemed to suspend or delay the payment of any amount of money or charge at the time the same becomes due and payable hereunder, or limit any other right or remedy of the Lessor.

B. Late Payments: If Lessee's rent is not received by the close of the fifth (5th) day of any month, Lessee shall pay as additional rent an amount of TWENTY FIVE Dollars (\$25.00), as a reasonable pre-estimate of, and as liquidated damages for, the administrative cost and expense of Lessor in handling late payments, and not as a penalty. This provision will be strictly enforced unless Lessee receives written permission by Lessor or Lessor's agent to pay rent at a date later than the fifth (5th) day. Such permission must be obtained prior to the first (1st) day of the month in which the rent is due.

C. Checks Not Honored by Bank: Lessee will be charged a fee as additional rent of TWENTY FIVE Dollars (\$25.00), for a check that is not honored for payment by a financial institution, as a reasonable pre-estimate of, and as liquidated damages for, the administrative cost and expense of Lessor in handling bad or dishonored checks, and not as a penalty. If Lessee's personal check is

29. MORTGAGE ON PROPERTY:

This Lease and the estate of Lessee shall be subject and subordinate to any present or future deeds of trust, deeds to secure debt, and mortgages on the real estate (or any part of it) upon which the Leased Premises is situated and to all advances upon the security of such deeds of trust and mortgages.

30. MILITARY ACTIVATION:

If Lessee is called to active military duty during the term of this Lease, Lessee shall present to Lessor official orders activating Lessee; then and in that event, this Lease shall be controlled by the Soldiers and Sailors Relief Act of 1940, as amended, 50 U.S.C.A. 50591. If Lessee is active military and presents to Lessor a copy of official orders of transfer to another military location, then and in that event, any liability of Lessee for future rents hereunder shall not exceed one (1) month's rent.

31. ENTIRE AGREEMENT AND PARTIAL INVALIDITY:

- A. The terms and conditions set forth in this Lease and any Attachments hereto specifically referenced herein constitute the entire agreement between the Lessee and Lessor. No modification, waiver or amendment of this Lease shall be binding upon either the Lessor or Lessee unless made in writing and executed by both parties. However, Lessor may amend the Rules and Regulations referred to in Section 8 above, without prior notice to or consent of Lessee and Lessee hereby acknowledges that Lessor shall at all times have and may exercise the authority to regulate reasonably the use of the Property and the Leased Premises.
- B. This Lease and its Attachments make up the entire agreement between the Lessee and the Lessor regarding the Leased Premises. If any Court declares a particular provision of this Lease to be invalid or illegal, all other terms and conditions of the Lease will remain in effect and both the Lessor and the Lessee will continue to be bound by them.

32. LEASE BINDING ON HEIRS:

All the covenants and the agreement of this Lease shall be binding upon and benefit the heirs, executors, administrators, successors, and assigns of Lessor and Lessee. Lessee agrees, upon request and at any time and from time to time throughout the Lease term, to attorn to Lessor, its successors and assigns, to any mortgagee-in-possession or purchaser of Lessor's estate at any foreclosure sale or pursuant to a deed in lieu thereof, and/or to any other successor to Lessor's interest hereunder, however title is acquired, as being Lessor's successor "Lessor" hereunder for all purposes of this Lease.

33. DEFINITIONS; HEADINGS:

- A. Definitions: "Lessor" as used in this Lease shall include its representatives, heirs, agents, assigns and successors in title to the Leased Premises. "Lessee" shall include his heirs, executors, administrators, and representatives. The terms "Lessor" and "Lessee" include singular and plural, corporation, partnership or individual, and masculine or feminine genders, as may fit the particular parties. "Lease" as used in this Lease shall refer to this agreement between Lessee and Lessor, which is, in substance, a sublease, in that Lessor's interest in the Leased Premises is that of a ground Lessee pursuant to a certain ground Lease dated November 25, 1996, between Lessor, as Lessee and, the owner of the Property on which the Leased Premises are located (the "Ground Lease"). Notwithstanding the foregoing, nothing in the Ground Lease is inconsistent with the terms of this Lease, and the rights and obligations of Lessor and Lessee with respect to the Leased Premises are fully set forth herein.
- B. Headings: All headings used in this Lease and in the accompanying attachments hereto are inserted only for convenience and ease of reference, and are not to be considered in the construction or interpretation of any provision of this Lease.

34. **NOTICE:** The California of Justice, sheriff's departments, police department serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a data base of the locations of persons required to register pursuant to paragraphs (1) of the subdivision (a) of section 290.4 of the Penal Code. The database is updated on a quarterly basis and is a source of neighborhood. The Department of Justice maintains a Sex Offenders Identification Line through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available through the "900" telephone service.

35. ATTACHMENTS:

- Rental Application
- Move-in Inspection Form
- List of Charges
- Income Certification (if applicable)
- Grievance Procedures
- House Rules
- Other, specify

SB Lessee Initials
SB Lessee Initials

36. SIGNATURES:

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

LESSEE(S):

By: Sh. B. Date: 1.6.05

By: _____ Date: _____

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HAYES VALLEY
RESIDENTIAL LEASE

1. PARTIES

23

MAY

2006

THIS LEASE is made and entered into this 23 day of January, 2006, by and between McCormack Baron Management Services, Inc. as agent for Hayes Valley Limited Partnership hereinafter referred to as "Lessor", whose address is 401 Rose Street, San Francisco, California 94102 and Sharon Bridgewater who is (are) jointly and severally responsible under this Lease, hereinafter referred to as "Lessee".

2. LEASED PREMISES In consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of Lessee to be observed and performed, the Lessor leases to the Lessee, and Lessee rents from Lessor, those certain improvements and premises (being hereinafter referred to as the "Leased Premises" or the "dwelling unit") located at:

Address: 427 Page Street No: N/A Unit No.: N/A

City: San Francisco, State: CA ZIP: 94102

All of the dwelling units and common areas covered by the Ground Lease between Lessor and San Francisco Housing Authority shall collectively be termed, which includes the Leased Premises shall be collectively termed the "Property."

3. TERM OF LEASE

MAY 23, 2006 2007

The term of this Lease shall begin on January 06, 2006 and end on December 31, 2007, both dates inclusive, unless sooner terminated as hereinafter provided. After the initial Lease term ends, the Lease shall be extended automatically for successive terms of one (1) month each unless terminated according to the conditions set forth in Sections 22 and 23 of this Lease. All provisions hereof shall remain the same during any such extension, except that Lessor reserves the right to increase the amount of rent upon delivery of written notice to Lessee thirty (30) days prior to the effective date of such increase.

4. PAYMENTS DUE UNDER THE LEASE

A. Monthly Rent: The rental for the Leased Premises will be \$ One Thousand Six Hundred Dollars (\$ 1,600) payable monthly, in advance, at the office of Lessor, in the City of San Francisco, State of California, or at such other place designated by Lessor. The monthly rent will remain the same for the entire term of the Lease, however, if the Lease is extended beyond the initial term, the monthly rent may be increased upon delivery of written notice to Lessee thirty (30) days prior to the effective date of such increase. Rent is due on the first (1st) day of each month.

B. Payments On Lease Commencement: At the time of the signing of this Lease, Lessee shall pay the following:

1. First Month's Rent: Lessee shall pay the first month's rent. However, if the term of this Lease begins on any day except the first day of the month, Lessee shall pay a full month's rent in advance and will receive a Zero Dollars (\$00.00) credit for rent due on the first of the following month.

2. Security Deposit: Lessee shall also deposit the additional sum of housand Five Hundred Twenty-Dollars (\$ 1,527) (hereafter the "Security Deposit"), receipt of which is acknowledged by Lessor, as security for the full and faithful performance by Lessee of this Lease. Upon Lessee's vacating the Leased Premises on termination of the Lease, Lessor will return to Lessee the portion of such deposit remaining after all lawful deductions have been made by Lessor, as described more fully in Section 6 of this Lease.

3. Total Due At Lease Signing: The total due and collected at Lease signing is (\$ 0) Dollars.

C. Manner of Payments: All payments due under this Lease must be made by personal check, cashier's check, money order, approved electronic cash transfer system or other method of payment approved in writing by Lessor or its agents. Cash will not be accepted. Lessor's refusal to accept payment by means other than those stipulated within this Lease shall not constitute a waiver of any claims or actions Lessor may have against Lessee.

D. Acceptance of Rent Not Waiver: Lessor's acceptance of rent from other than Lessee will not constitute a waiver of any rights, claims, or actions Lessor may have against Lessee. Any acceptance of rent from other than Lessee will not relieve Lessee of his duties and obligations to Lessor, including, but not limited to, the payment of rent and liability for any damages to the Lessor.

5. ADDITIONAL RENT AND FEES UNDER THE LEASE

A. All Charges Due Under The Lease Are Additional Rent: Lessee shall pay as additional rent any money required to be paid by Lessee under all other provisions of this Lease, all of which shall be payable as "additional rent", whether or not the same be so designated. If such amounts or charges are not paid at the time provided in this Lease, they shall nevertheless, if not paid when due, be collectible as additional rent with the next installment of rent hereafter falling due hereunder, but nothing herein contained shall be deemed to suspend or delay the payment of any amount of money or charge at the time the same becomes due and payable hereunder, or limit any other right or remedy of the Lessor.

B. Late Payments: If Lessee's rent is not received by the close of the fifth (5th) day of any month, Lessee shall pay as additional rent an amount of TWENTY FIVE Dollars (\$25.00), as a reasonable pre-estimate of, and as liquidated damages for, the administrative cost and expense of Lessor in handling late payments, and not as a penalty. This provision will be strictly enforced unless Lessee receives written permission by Lessor or Lessor's agent to pay rent at a date later than the fifth (5th) day. Such permission must be obtained prior to the first (1st) day of the month in which the rent is due.

C. Checks Not Honored by Bank: Lessee will be charged a fee as additional rent of TWENTY FIVE Dollars (\$25.00), for a check that is not honored for payment by a financial institution, as a reasonable pre-estimate of, and as liquidated damages for, the administrative cost and expense of Lessor in handling bad or dishonored checks, and not as a penalty. If Lessee's personal check is not honored for payment for any reason, then Lessee will be required to make all future payments by cashier's check or money order. This includes payment pursuant to any existing balance as well as all future payments due.

D. Costs of Enforcing Lease Provisions: In the event court proceedings are instituted or an attorney is hired to represent Lessor in order to enforce any term, condition, provision or agreement of this Lease, Lessee agrees to pay Lessor's reasonable costs, including attorney's fees, in connection with any such Lease enforcement as additional rent. These costs and fees shall accrue whether or not court proceedings are actually initiated or completed.

E. Maintenance and Repair: Lessee agrees to pay, as additional rent, the cost of repairing all damages to the Leased Premises and the Property where it is located, beyond ordinary wear and tear, that are caused by the conduct of Lessee, Lessee's guests, licensees or occupants of the Leased Premises or their guests. The cost charged to Lessee will be Lessor's cost of the items replaced and/or materials used plus an administrative charge of fifteen percent (15%), and Lessor's cost for labor. If a contractor other than Lessor makes the repairs, Lessee shall pay the full cost thereof.

**HAYES VALLEY
RESIDENTIAL LEASE**

1. PARTIES

THIS LEASE is made and entered into this 27th day of October, 2007, by and between McCormack Baron Management Services, Inc. as agent for Hayes Valley Limited Partnership hereinafter referred to as "Lessor", whose address is 401 Rose Street, San Francisco, California 94102 and Sharon Bridgewater who is (are) jointly and severally responsible under this Lease, hereinafter referred to as "Lessee".

2. LEASED PREMISES In consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of Lessee to be observed and performed, the Lessor leases to the Lessee, and Lessee rents from Lessor, those certain improvements and premises (being hereinafter referred to as the "Leased Premises" or the "dwelling unit") located at:

Address: 427 Page Street No. N/A Unit No.: N/A

City: San Francisco, State: CA ZIP: 94102

All of the dwelling units and common areas covered by the Ground Lease between Lessor and San Francisco Housing Authority shall collectively be termed, which includes the Leased Premises shall be collectively termed the "Property."

3. TERM OF LEASE

The term of this Lease shall begin on October 24, 2007 and end on December 31, 2007, both dates inclusive, unless sooner terminated as hereinafter provided. After the initial Lease term ends, the Lease shall be extended automatically for successive terms of one (1) month each unless terminated according to the conditions set forth in Sections 22 and 23 of this Lease. All provisions hereof shall remain the same during any such extension, except that Lessor reserves the right to increase the amount of rent upon delivery of written notice to Lessee thirty (30) days prior to the effective date of such increase.

4. PAYMENTS DUE UNDER THE LEASE

A. Monthly Rent: The rental for the Leased Premises will be \$ One Thousand Six Hundred Dollars (\$ 1,600) payable monthly, in advance, at the office of Lessor, in the City of San Francisco, State of California, or at such other place designated by Lessor. The monthly rent will remain the same for the entire term of the Lease, however, if the Lease is extended beyond the initial term, the monthly rent may be increased upon delivery of written notice to Lessee thirty (30) days prior to the effective date of such increase. Rent is due on the first (1st) day of each month.

B. Payments On Lease Commencement: At the time of the signing of this Lease, Lessee shall pay the following:

1. First Month's Rent: Lessee shall pay the first month's rent. However, if the term of this Lease begins on any day except the first day of the month, Lessee shall pay a full month's rent in advance and will receive a Zero Dollars (\$00.00) credit for rent due on the first of the following month.
2. Security Deposit: Lessee shall also deposit the additional sum of One Thousand Five Hundred ~~Five~~ Dollars (\$ 1,527) (hereafter the "Security Deposit"), receipt of which is acknowledged by Lessor, as security for the full and faithful performance by Lessee of this Lease. Upon Lessee's vacating the Leased Premises on termination of the Lease, Lessor will return to Lessee the portion of such deposit remaining after all lawful deductions have been made by Lessor, as described more fully in Section 6 of this Lease.
3. Total Due At Lease Signing: The total due and collected at Lease signing is Zero Dollars (\$ 00.00).

C. Manner of Payments: All payments due under this Lease must be made by personal check, cashier's check, money order, approved electronic cash transfer system or other method of payment approved in writing by Lessor or its agents. Cash will not be accepted. Lessor's refusal to accept payment by means other than those stipulated within this Lease shall not constitute a waiver of any claims or actions Lessor may have against Lessee.

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B. Late Payments: If Lessee's rent is not received by the close of the fifth (5th) day of any month, Lessee shall pay as additional rent an amount of TWENTY FIVE Dollars (\$25.00), as a reasonable pre-estimate of, and as liquidated damages for, the administrative cost and expense of Lessor in handling late payments, and not as a penalty. This provision will be strictly enforced unless Lessee receives written permission by Lessor or Lessor's agent to pay rent at a date later than the fifth (5th) day. Such permission must be obtained prior to the first (1st) day of the month in which the rent is due.

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29. MORTGAGE ON PROPERTY:

This Lease and the estate of Lessee shall be subject and subordinate to any present or future deeds of trust, deeds to secure debt, and mortgages on the real estate (or any part of it) upon which the Leased Premises is situated and to all advances upon the security of such deeds of trust and mortgages.

30. MILITARY ACTIVATION:

If Lessee is called to active military duty during the term of this Lease, Lessee shall present to Lessor official orders activating Lessee; then and in that event, this Lease shall be controlled by the Soldiers and Sailors Relief Act of 1940, as amended, 50 U.S.C.A. 50591. If Lessee is active military and presents to Lessor a copy of official orders of transfer to another military location, then and in that event, any liability of Lessee for future rents hereunder shall not exceed one (1) month's rent.

31. ENTIRE AGREEMENT AND PARTIAL INVALIDITY:

- A. The terms and conditions set forth in this Lease and any Attachments hereto specifically referenced herein constitute the entire agreement between the Lessee and Lessor. No modification, waiver or amendment of this Lease shall be binding upon either the Lessor or Lessee unless made in writing and executed by both parties. However, Lessor may amend the Rules and Regulations referred to in Section 8 above, without prior notice to or consent of Lessee and Lessee hereby acknowledges that Lessor shall at all times have and may exercise the authority to regulate reasonably the use of the Property and the Leased Premises.
- B. This Lease and its Attachments make up the entire agreement between the Lessee and the Lessor regarding the Leased Premises. If any Court declares a particular provision of this Lease to be invalid or illegal, all other terms and conditions of the Lease will remain in effect and both the Lessor and the Lessee will continue to be bound by them.

32. LEASE BINDING ON HEIRS:

All the covenants and the agreement of this Lease shall be binding upon and benefit the heirs, executors, administrators, successors, and assigns of Lessor and Lessee. Lessee agrees, upon request and at any time and from time to time throughout the Lease term, to attorney to Lessor, its successors and assigns, to any mortgagee-in-possession or purchaser of Lessor's estate at any foreclosure sale or pursuant to a deed in lieu thereof, and/or to any other successor to Lessor's interest hereunder, however title is acquired, as being Lessor's successor "Lessor" hereunder for all purposes of this Lease.

33. DEFINITIONS; HEADINGS:

- A. Definitions: "Lessor" as used in this Lease shall include its representatives, heirs, agents, assigns and successors in title to the Leased Premises. "Lessee" shall include his heirs, executors, administrators, and representatives. The terms "Lessor" and "Lessee" include singular and plural, corporation, partnership or individual, and masculine or feminine genders, as may fit the particular parties. "Lease" as used in this Lease shall refer to this agreement between Lessee and Lessor, which is, in substance, a sublease, in that Lessor's interest in the Leased Premises is that of a ground Lessee pursuant to a certain ground Lease dated November 25, 1996, between Lessor, as Lessee and, the owner of the Property on which the Leased Premises are located (the "Ground Lease"). Notwithstanding the foregoing, nothing in the Ground Lease is inconsistent with the terms of this Lease, and the rights and obligations of Lessor and Lessee with respect to the Leased Premises are fully set forth herein.
- B. Headings: All headings used in this Lease and in the accompanying attachments hereto are inserted only for convenience and ease of reference, and are not to be considered in the construction or interpretation of any provision of this Lease.

34. NOTICE: The California of Justice, sheriff's departments, police department serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a data base of the locations of persons required to register pursuant to paragraphs (1) of the subdivision (a) of section 290.4 of the Penal Code. The database is updated on a quarterly basis and is a source of neighborhood. The Department of Justice maintains a Sex Offenders Identification Line through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available through the "900" telephone service.

35. ATTACHMENTS:

- Rental Application	_____ Lessee Initials
- Move-in Inspection Form	_____ Lessee Initials
- List of Charges	_____ Lessee Initials
- Income Certification (if applicable)	_____ Lessee Initials
- Grievance Procedures	_____ Lessee Initials
- House Rules	_____ Lessee Initials
- Other, specify	_____ Lessee Initials

36. SIGNATURES:

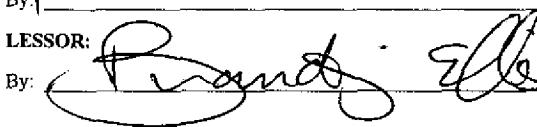
IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

LESSEE(S):

By:  Date: 5-23-06

By: _____ Date: _____

LESSOR:

By:  Date: 5/23/2006