

# RESIDENTIAL LEASE AGREEMENT

This agreement, dated June 9, 2023, is between Buckhead Stratford Investors LLC and Samuel Barfield and Morgan Myers.

## 1. LANDLORD:

The Landlord(s) and/or agent(s) is/are:  
Buckhead Stratford Investors LLC (Owner)  
and will be referred to in this Lease Agreement as "Landlord."

## 2. TENANT:

The Tenant(s) is/are:  
Samuel Barfield  
Morgan Myers  
and will be referred to in this Lease Agreement as "Tenant."

## 3. RENTAL PROPERTY:

The Landlord agrees to rent to the Tenant the property described as a(n) house located at 3660 N. Stratford Rd., Atlanta, GA, 30342, which will be referred to in this Lease as the "Leased Premises."

## 4. TERM OF LEASE AGREEMENT:

The Lease Agreement will begin on June 23, 2023 and will end on July 31, 2024.

## 5. USE & OCCUPANCY OF PROPERTY:

- A. The only person(s) living in the Leased Premises is/are: Samuel Barfield, Morgan Myers
- B. Any change in occupancy will require written consent of the Landlord and may be subject to an adjustment in the amount of rent.
- C. Tenant may also operate a home based business with Landlord's written permission. The Tenant is responsible for all permits and licenses relating to this home-based business and the Tenant indemnifies the Landlord of all liability, costs, and fees associated with this business.

## 6. RENT:

- A. The amount of the Rent is \$4,000.00 to be paid monthly.
- B. The rent is due in advance on or before the 1st day of each month. The rent due date is the date the Landlord must receive the Tenant's payment.
- C. Tenant(s) agree to pay the rent and all additional rent when due on time, without demand. All additional charges, costs and fees set forth throughout this Lease Agreement, are considered to be additional rent. Upon the non-payment of additional rent, Landlord will have the same rights to proceed against the Tenant(s) for the collection or eviction as if Tenant(s) defaulted on the rental payment.
- D. Rental payments are made payable to: Buckhead Stratford Investors LLC
- E. Rental payments paid by Certified Check, Personal Check, and/or Money Order shall be delivered to the Landlord at:  
Buckhead Stratford Investors LLC, 4845 Woodvale Dr, Atlanta, GA 30327

## 7. FUNDS COLLECTED ON OR BEFORE LEASE SIGNING:

The following funds are due on or before the signing of this Lease Agreement unless otherwise agreed to in writing:

First Month's Rent	\$4,000.00
Security Deposit	\$4,000.00 (R)
<b>TOTAL DUE</b>	<b>\$8,000.00</b>

Funds marked with (R) are refundable in accordance with the terms and conditions of this Lease and all applicable laws, while funds marked with (NR) are non-refundable fees.

**8. LATE FEE:**

- A. If the rent or any other charges are not received by the Landlord on or before 5 days after the rent due date, Tenant must pay a late fee of \$150.00 in addition to the rent.
- B. Payments received by Landlord when there are arrearages, shall be credited first, to any outstanding balance, and then applied to the current amount due.

**9. RETURNED PAYMENTS:**

- A. A returned payment fee of \$40 will be added for all returned payments. A personal check will not be accepted as payment to replace a returned payment.
- B. If your financial institution returns your rental payment and causes the rental payment to be late, a late charge will apply.

**10. SECURITY DEPOSIT:**

- A. The Tenant(s) have paid to the Landlord a Security Deposit of \$4,000.00.
- B. Tenant agrees that this security deposit is intended to secure the faithful performance by the Tenant of all terms, covenants and conditions of this Lease Agreement including but not limited to the cost of damages beyond normal wear and tear, unreturned keys, unpaid rent and any other amount due and legally allowable under the terms of this Lease Agreement and in accordance with state and local laws and regulations.
- C. Tenant may be responsible for any unpaid charges or attorney fees, suffered by the Landlord by reason of Tenant's default of this Lease in accordance with state and local laws and regulations.
- D. Under no circumstance can the Security Deposit be used as payment for rent and/or other charges due during the term of this Lease Agreement.
- E. Landlord's recovery of damages will not be limited to the amount of the Security Deposit.

**11. ENDING THE LEASE:**

- A. At the end of this Lease Agreement or any renewal thereof, Tenant must vacate and shall immediately and peacefully surrender and return to the Landlord the possession of the Leased Premises in as good condition as when Tenant took possession less normal wear and tear. The Leased Premises shall be cleared out of all occupants, furniture, personal articles, and effects of any kind.

**12. UTILITIES & SERVICES:**

- A. Tenant is responsible for the following utilities and services: Electricity, Water, and Gas and is required to register the utilities and services in Tenant's name. Tenant understands and agrees that essential services are to be maintained and operational at all times.

**13. APPLIANCES:**

- A. Landlord will supply and maintain: Air Conditioner, Refrigerator, Dishwasher, and Stove.
  - I. Tenant will keep appliances provided by Landlord in good working order and shall report any malfunction to the Landlord. Any damage sustained due to the neglect or misuse by Tenant will become the full responsibility of the Tenant, either in the appliance repair or replacement.
  - II. Tenant agrees that the items specified above are the property of the Landlord and will remain with the Leased Premises at the end of this lease term.
- B. Tenant must have written approval before installing any appliance. Landlord accepts no responsibility for the maintenance, repair or upkeep of any appliance supplied by the Tenant. Tenant agrees he/she is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Tenant.

**14. MAINTENANCE AND REPAIRS:**

Landlord shall be responsible for repairs in or about the Leased Premises unless caused by the negligence of the Tenant. Tenant will be responsible for any repairs caused by his/her negligence.

- A. It is the responsibility of the Tenant to promptly notify the Landlord of the need for any repair of which the Tenant becomes aware.
- B. If any required repair is caused by the negligence of the Tenant and/or Tenant's guests, the Tenant will be fully responsible for the cost of the repair and/or replacement that may be needed.

- C. The Tenant must keep the Leased Premises clean and sanitary at all times and remove all rubbish, garbage, and other waste, in a clean, tidy and sanitary manner.
- D. Tenant must abide by all local recycling regulations.
- E. The Tenant shall properly use and operate all electrical, cooking and plumbing fixtures and keep them clean and sanitary.
- F. The Tenant is not permitted to paint, make any alterations, improvements or additions to the Leased Premises without first obtaining the written permission of the Landlord. The Landlord's permission to a particular painting, alteration, improvement, or addition shall not be deemed as consent to future painting, alterations, improvements, or additions.
- G. The Tenant is responsible for removing snow and ice from stairs and walkways.
- H. Tenant must replace and/or clean the filters for the heater and/or air conditioner on a regular basis.

#### 15. CONDITION OF PROPERTY:

- A. The Tenant acknowledges that the Tenant has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior and exterior of the Leased Premises, as well as all equipment and any appliances are found to be in an acceptable condition and in good working order.
- B. The Tenant agrees that neither the Landlord nor his agent have made promises regarding the condition of the Leased Premises.
- C. The Tenant agrees to return the Leased Premises to Landlord at end of the Lease Agreement in the same condition it was at the beginning of the Lease Agreement.

#### 16. PETS:

- A. Pets are allowed.

#### 17. RULES AND REGULATIONS:

- A. Late fees are strictly enforced and any unpaid fees will not be waived.
- B. The Tenant may not interfere with the peaceful enjoyment of the neighbors.
- C. Garbage/Trash must be taken to the curb on the scheduled day(s) of trash removal and not before.
- D. The Tenant will be responsible for any fine and/or violation that is imposed on the Landlord due to the Tenant's negligence.
- E. The Tenant shall abide by all Federal, State, and Local laws.
- F. The Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Leased Premises.
- G. The Tenant agrees not to use the Leased Premises for any unlawful purpose including but not limited to the sale, use or possession of illegal drugs on or around the Leased Premises.
- H. The Tenant agrees to test smoke detector(s) periodically as well as maintain operational batteries at all times.
- I. The Tenant must report any malfunction with smoke detector(s) immediately to Landlord. The Tenant agrees not to remove, dismantle or take any action to interfere with the operation of any smoke detector(s) installed on the Leased Premises.
- J. Absolutely no hazardous materials are permitted to be in or around the Leased Premises at any time.
- K. The Tenant may not use or store Kerosene or space heaters at any time in or around the Leased Premises.
- L. Under no circumstance may a stove, oven or range be used as a source for heat.
- M. Charcoal and Gas Barbecue grills may not be used inside the Leased Premises.
- N. The Tenant shall use ventilating fans at all times when bathing and cooking.
- O. All windows and doors must remain closed during inclement weather.
- P. The Tenant shall notify Landlord of any pest control problems.
- Q. The Tenant must notify Landlord of any changes in employment.
- R. The basement and/or attic may not be modified for the use as living quarters without written permission of the Landlord.
- S. The Tenant may not store or park a recreational vehicle, commercial vehicle, or watercraft on Leased Premises without Landlord's written permission.

#### 18. ADDENDA:

The following Addenda, attached to this Lease Agreement, shall become part of this Lease Agreement:

- A. Move-In/Move-Out Walk-Through Checklist

**19. INSURANCE:**

Tenant is solely responsible for any damage or loss of the Tenant's personal property to the extent that the law permits. Accordingly, the Tenant is required to obtain personal property/renter's insurance with an insurance company properly licensed to do business in the state. This policy must become effective on or before the beginning date of this Lease Agreement. If Tenant fails to obtain personal property/renters insurance, it is a breach of this Lease Agreement. Tenant must provide proof of insurance required by this Lease Agreement. It is a breach of this Lease Agreement if Tenant fails to provide proof of insurance upon Landlord's request.

**20. SECURITY NOT PROMISED:**

The Tenant has inspected and acknowledges that all locks and smoke detectors are in working order. Any provided fire extinguishers, security alarm systems, and/or carbon monoxide detectors have also been inspected by the Tenant and are in sound working order. Tenant understands that although the Landlord makes every effort to make the Leased Premises safe and secure, this in no way creates a promise of security.

**21. RIGHT OF ENTRY:**

- A. Landlord and/or his agents, with 24 hours written notice have the right during the term of this Lease Agreement to enter during reasonable hours to inspect the premises, make repairs or improvements or show prospective buyers and/or Tenant(s) the property.
- B. In the event of an emergency, Landlord reserves the right to enter Leased Premises without notice. It is required that Landlord have a working set of keys and/or security codes to gain access to the Leased Premises.
  - I. Tenants will not change, or install additional locks, bolts or security systems without the written permission of the Landlord.
  - II. Unauthorized installation or changing of any locks will be replaced at the Tenant's expense.
  - III. Tenant shall be responsible for any and all damages that may occur as a result of forcible entry during an emergency where there is an unauthorized placement of a lock.

**22. LEASE RENEWAL:**

- A. At the end of this Lease Agreement, this lease will continue in full force and effect on a month to month basis unless Tenant or Landlord provides written notice to the other party at least 60 days before the end of the term (Term of Lease Agreement) to terminate the Lease (including any exercised renewal or extension thereof).

**23. NOTICES:**

- A. Any notice, required by the terms of this Lease Agreement shall be in writing.
- B. Notices sent to the Landlord may be sent to the following:
  - I. 4845 Woodvale Dr, Atlanta, GA, 30327
  - II. Email: vrealtor@comcast.net
- C. Notices may be given by either party to the other in any of the following ways, or any other manner provided for by law:
  - I. Regular mail
  - II. Personal delivery
  - III. Certified or registered mail, return receipt requested
  - IV. Email

**24. ABANDONMENT:**

If Tenant vacates the Leased Premises before the end of the Lease term or renewal thereof without written permission from the Landlord, Landlord may, at Landlord's sole discretion, hold Tenant in default of this Lease Agreement. If the Tenant fails to follow proper move out procedures, Tenant will be responsible for any and all damages and losses allowed by federal, state and local regulations as well as this Lease.

**25. LANDLORD'S REMEDIES:**

If Tenant violates any part of this Lease Agreement including non-payment of rent, the Tenant is in default of this Lease Agreement. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Leased Premises as well as seek judgment against Tenant for any monies owed to Landlord as a result of Tenant's default.

- A. All rent for the balance of the term of this Lease Agreement is immediately due to the Landlord and the Landlord may sue for the entire balance as well as any damages, expenses, legal fees and costs.

**26. SUBORDINATION:**

This Lease Agreement is subject and subordinate to any lease, financing, loans, other arrangements, or right to possession with regards to the building or land that the Landlord is obligated to now or in the future including existing and future financing, and/or loans or leases on the building and land.

**27. CONDEMNATION:**

If the whole or any part of the Leased Premises is taken by any authority having power of condemnation, this Lease Agreement will end. Tenant shall peaceably vacate the Leased Premises and remove all personal property and the lease terms will no longer apply. The Tenant, however is responsible for all rent and charges until such time that Tenant vacates the Leased Premises.

**28. ASSIGNMENT OR SUBLEASE:**

Tenant agrees not to transfer, assign or sub-lease the Leased Premises without the Landlord's written permission.

**29. JOINT AND SEVERAL LIABILITY:**

The Tenant understands and agrees that if there is more than one Tenant that has signed the Lease Agreement, each Tenant is individually and completely responsible for all obligations under the terms of the Lease Agreement.

**30. MISREPRESENTATION:**

If any information provided by Tenant in application for this Lease is found to be knowingly incorrect, untruthful and/or misleading, it is a breach of this Lease.

**31. BINDING OF HEIRS AND ASSIGNS:**

All provisions, terms and conditions of this Lease Agreement shall be binding to Tenant, Landlord, their Heirs, Assignees and Legal Successors.

**32. SEVERABILITY:**

If any part of this Lease Agreement is not valid, enforceable, binding or legal, it will not cancel or void the rest of this Lease Agreement. The remainder of the Lease Agreement will continue to be valid and enforceable by the Landlord, to the maximum extent of the laws and regulations set forth by local, state and federal governments.

**33. GOVERNING LAW:**

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Georgia.

**34. PARAGRAPH HEADINGS:**

Paragraph headings in this Lease Agreement are for convenient reference only and do not represent the rights or obligations of the Landlord or Tenant.

**35. ENTIRE AGREEMENT:**

- A. Landlord and Tenant agree that this Lease Agreement and any attached Addenda, Rules and Regulations, and/or Special Terms and Conditions accurately represent all terms and agreements between the Landlord and Tenant regarding the Leased Premises.
- B. Tenant acknowledges the receipt of any disclosures required by the State of Georgia as well as any disclosures required by federal, state, and local jurisdictions.

**NOTICE:** This is an important LEGAL document.

- You may have an attorney review the Lease Agreement prior to signing it.
- If the Landlord fails to enforce any provision of this Lease Agreement, it will not constitute a waiver of any default, future default or default of the remaining provisions.
- Time is of the essence in this Lease Agreement.

By signing this Lease Agreement, the Tenant certifies that he/she has read, understood and agrees to comply with all of the terms, conditions, Rules and Regulations of this Lease Agreement including any addenda and that he/she has received the following:

1. Copies of all Addenda, Rules and Regulations, Special Terms and Conditions, and Applications.
2. All necessary Key(s), Garage Door Opener(s), Security Card(s), and/or Auto Sticker(s) to the Leased Premises.

Tenant's Signature:		Date:	06 / 06 / 2023
Tenant's Signature:		Date:	06 / 07 / 2023
Landlord/Agent Signature:		Date:	06 / 05 / 2023

# Move-In/Move-Out Walk-Through Checklist

Tenants: Samuel Barfield, Morgan Myers

Landlord: Buckhead Stratford Investors LLC

Property: 3660 N. Stratford Rd., Atlanta, GA 30342

Lease Starting Date: June 9, 2023

Move-In Inspection Date: \_\_\_\_\_

Move-Out Inspection Date: \_\_\_\_\_

Item	Move-in Condition	Move-out Condition	Additional Items
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<b>Living Room Area</b>			
Doors and Locks			
Windows and Screens			
Carpets / Floors			
Walls			
Ceiling Fans			
Lights and Switches			
Additional Items			

<b>Dining Room Area</b>			
Doors and Locks			
Windows and Screens			
Carpets / Floors			
Walls			
Ceiling Fans			
Lights and Switches			
Additional Items			

<b>Hallway</b>			
Carpets / Floors			
Walls			
Ceiling Fans			
Lights and Switches			
Additional Items			

**Kitchen**

Stove / Range			
Refrigerator			
Dishwasher			
Sink			
Cabinets / Countertops			
Windows and Screens			
Carpets / Flooring			
Walls			
Ceiling Fans			
Lights / Switches			
Additional Items			

**Bathroom:** *Describe - ie. Master, Hallways, Downstairs, Powder*

Doors and Locks			
Windows and Screens			
Carpet / Flooring			
Walls			
Ceiling			
Sink			
Tub and/or Shower			
Toilet			
Cabinet / Shelves / Closet			
Towel Bar / Paper Holder			
Lights and Switches			
Additional Items			

**Bathroom:** *Describe - ie. Master, Hallways, Downstairs, Powder*

Doors and Locks			
Windows and Screens			
Carpet / Flooring			
Walls			
Ceiling			
Sink			
Tub and/or Shower			
Toilet			
Cabinet / Shelves / Closet			
Towel Bar / Paper Holder			
Lights and Switches			
Additional Items			



**Bedroom:** *Describe - ie. Master, Hallways, Downstairs, Powder*

Doors and Locks			
Windows and Screens			
Carpet / Flooring			
Walls			
Ceiling Fan			
Closet			
Lights and Switches			
Additional Items			

**Bedroom:** *Describe - ie. Master, Hallways, Downstairs, Powder*

Doors and Locks			
Windows and Screens			
Carpet / Flooring			
Walls			
Ceiling Fan			
Closet			
Lights and Switches			
Additional Items			

**Bedroom:** *Describe - ie. Master, Hallways, Downstairs, Powder*

Doors and Locks			
Windows and Screens			
Carpet / Flooring			
Walls			
Ceiling Fan			
Closet			
Lights and Switches			
Additional Items			

**Exterior**

Doors and Locks			
Windows and Screens			
Siding / Exterior			
Fencing			
Front Yard			
Backyard			
Garage or Shed			
Additional Items			

<b>Other Room: <i>Name / Describe Room</i></b>			
Doors and Locks			
Windows and Screens			
Carpets / Flooring			
Walls			
Ceilings fans			
Lights and Switches			
Additional Items			

<b>Other Room: <i>Name / Describe Room</i></b>			
Doors and Locks			
Windows and Screens			
Carpets / Flooring			
Walls			
Ceilings fans			
Lights and Switches			
Additional Items			

Tenant accepts the entire Leased Premises in good condition with the exception of the item(s) listed above. Tenant understands that he/she is responsible for any damage to the Leased Premises caused by the Tenant, all occupants, and/or guests during the occupancy.

Landlord's Signature: *DL Crawford Associates* \_\_\_\_\_  
 Date: 06 / 05 / 2023

Tenant's Signature: *[Signature]* \_\_\_\_\_  
 Date: 06 / 06 / 2023

Tenant's Signature: *Morgan Myers* \_\_\_\_\_  
 Date: 06 / 07 / 2023

Tenant's Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

Title	lease-7792056-full
File name	lease-7792056-full.pdf
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## Document History



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**06 / 05 / 2023**

19:59:29 UTC

Sent for signature to DL Crawford Associates (vrealtor@comcast.net), Samuel Barfield (sammyblack@thirdeyecollective.com) and Morgan Myers (thebarfieldfamilyatl@gmail.com) from support@ezlandlordforms.com  
IP: 35.171.82.9



VIEWED

**06 / 05 / 2023**

19:59:40 UTC

Viewed by DL Crawford Associates (vrealtor@comcast.net)  
IP: 96.59.235.25



SIGNED

**06 / 05 / 2023**

20:00:01 UTC

Signed by DL Crawford Associates (vrealtor@comcast.net)  
IP: 96.59.235.25



VIEWED

**06 / 06 / 2023**

15:16:25 UTC

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## Document History



**06 / 06 / 2023**  
15:38:04 UTC

Signed by Samuel Barfield  
(sammyblack@thirdeyecollective.com)  
IP: 104.28.55.234



**06 / 07 / 2023**  
16:43:35 UTC

Viewed by Morgan Myers (thebarfieldfamilyatl@gmail.com)  
IP: 108.204.244.210



**06 / 07 / 2023**  
16:44:58 UTC

Signed by Morgan Myers (thebarfieldfamilyatl@gmail.com)  
IP: 108.204.244.210



**06 / 07 / 2023**  
16:44:58 UTC

The document has been completed.



# AMENDMENT TO LEASE AGREEMENT

## AMENDMENT # 2



Date: 8/2/2025

2025 Printing

**Whereas**, the undersigned parties have entered into a certain Agreement between ATL Stratford SFH LLC ("Landlord") and Samuel Barfield, Morgan Myers ("Tenant"), with a Binding Agreement Date of \_\_\_\_\_ for the lease of real property located at: 3660 N STRATFORD RD NE, ATLANTA, Georgia 30342; and

Whereas, the undersigned parties desire to amend the aforementioned Agreement, it being to the mutual benefit of all parties to do so;

Now therefore, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid by each to the other, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree to modify and amend the aforementioned Agreement as follows: *[Note: The following language is furnished by the parties and is particular to this transaction.]*

- ☐ The Rent is hereby amended to be \$ \_\_\_\_\_ per month beginning \_\_\_\_\_.
- ☐ The Lease End Date is hereby amended to be \_\_\_\_\_.
- ☐ The Lease shall continue on in \_\_\_\_\_ calendar month increments. All parties understand that the Notice Not to Renew Lease clause is still in effect and applicable regardless of the length of the Renewal Term.
- ☐ The Lease shall continue on a month to month basis.
- ☒ Other: #1) The lease shall continue on week to week basis and may be terminated by either party upon providing no less than 14 days written notice of Intent Not to Renew. #2) Weekly rent is \$750.00/week, due at the beginning of each week - every Sunday at 11:59 PM starting on August 3rd, 2025.

☐ Additional pages (F801) are attached.

It is agreed by the parties hereto that all of the other terms and conditions of the aforementioned Agreement shall remain in full force and effect other than as modified herein. Upon execution by all parties, this Amendment shall be attached to and form a part of said Agreement.

**By signing this Amendment, Tenant and Landlord acknowledge that they have each read and understood this Amendment and agree to its terms.**

Samuel Barfield  
1 Tenant's Signature

[Signature]  
1 Landlord's Signature

Morgan Myers  
2 Tenant's Signature

2 Landlord's Signature

☐ Additional Signature Page (F931) is attached.

☐ Additional Signature Page (F931) is attached.

\_\_\_\_\_  
Leasing Brokerage Firm

Trans World Real Estate Service, LLC  
Listing Brokerage Firm

\_\_\_\_\_  
Broker/Affiliated Licensee Signature

Menxin Yan  
Broker/Affiliated Licensee Signature

\_\_\_\_\_  
REALTOR® Membership

ARA  
REALTOR® Membership

**Acceptance Date.** The above Amendment is hereby accepted, 7:00 o'clock p.m. on the date of 8/4/2025 ("Acceptance Date"). This Amendment will become binding upon the parties when notice of the acceptance of the Amendment has been received by offeror. The offeror shall promptly notify offeree when acceptance has been received.





# AMENDMENT TO LEASE AGREEMENT

## AMENDMENT # 1



Date: 8/1/2024

2024 Printing

**Whereas**, the undersigned parties have entered into a certain Agreement between ATL Stratford SFH LLC ("Landlord") and Samuel Barfield, Morgan Myers ("Tenant"), with a Binding Agreement Date of 6/9/2023 for the lease of real property located at: 3660 STRATFORD RD NE, ATLANTA, Georgia 30342; and

Whereas, the undersigned parties desire to amend the aforementioned Agreement, it being to the mutual benefit of all parties to do so;

Now therefore, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid by each to the other, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree to modify and amend the aforementioned Agreement as follows: *[Note: The following language is furnished by the parties and is particular to this transaction.]*

- ☐ The Rent is hereby amended to be \$\_\_\_\_\_ per month beginning \_\_\_\_\_.
- ☐ The Lease End Date is hereby amended to be \_\_\_\_\_.
- ☐ The Lease shall continue on in \_\_\_\_\_ calendar month increments. All parties understand that the Notice Not to Renew Lease clause is still in effect and applicable regardless of the length of the Renewal Term.
- ☐ The Lease shall continue on a month to month basis.
- ☒ Other: The property landlord is ATL Stratford SFH LLC now, and the lease end date will be extended to July 31, 2025. All other terms will remain unchanged.

☐ Additional pages (F801) are attached.

It is agreed by the parties hereto that all of the other terms and conditions of the aforementioned Agreement shall remain in full force and effect other than as modified herein. Upon execution by all parties, this Amendment shall be attached to and form a part of said Agreement.

**By signing this Amendment, Tenant and Landlord acknowledge that they have each read and understood this Amendment and agree to its terms.**

Samuel Barfield  
1 Tenant's Signature

[Signature]  
1 Landlord's Signature

Morgan Myers  
2 Tenant's Signature

2 Landlord's Signature

☐ Additional Signature Page (F931) is attached.

☐ Additional Signature Page (F931) is attached.

\_\_\_\_\_  
Leasing Brokerage Firm

Trans World Real Estate Service, LLC  
Listing Brokerage Firm

\_\_\_\_\_  
Broker/Affiliated Licensee Signature

Menxin Yan  
Broker/Affiliated Licensee Signature

\_\_\_\_\_  
REALTOR® Membership

ARA  
REALTOR® Membership

**Acceptance Date.** The above Amendment is hereby accepted, 3:00 o'clock p.m. on the date of 8/6/2024. ("Acceptance Date"). This Amendment will become binding upon the parties when notice of the acceptance of the Amendment has been received by offeror. The offeror shall promptly notify offeree when acceptance has been received.