

AMERICAN COUNCIL FOR VOLUNTARY INTERNATIONAL ACTION
(INTERACTION)

200 PARK AVENUE SOUTH NEW YORK, N.Y. 10003

DATE: 08APR93 FILE ID NO. V077703 PRESENT LOCATION: THAILAND

ETA OR ESL COMPLETION DATE:

THE FOLLOWING PERSONS:

NAME	A NUMBER	DATE OF BIRTH	SEX	POB	NL/D
NGUYEN VAN THIN	73268385	25APR40	M	VTNM	VTNM
NGUYEN THI NGOC CHAU	73268386	05OCT45	F	VTNM	VTNM
NGUYEN DUY LINH	73268387	02SEP67	M	VTNM	VTNM
NGUYEN DUY SON	73268388	03MAY70	M	VTNM	VTNM
NGUYEN DUY TU	73268389	11MAR72	M	VTNM	VTNM
NGUYEN NGOC THU THU	73268390	26MAY74	F	VTNM	VTNM
NGUYEN THI NGOC BICH	73268391	17MAR76	F	VTNM	VTNM

HAVE BEEN ACCEPTED FOR RESETTLEMENT UNDER THE AUSPICES OF:

VOLUNTARY AGENCY

USCC
902 BROADWAY
NEW YORK, NEW YORK 10010
(212) 460-8077

LOCAL SPONSOR

TRAVELERS AID SOCIETY OF
WASHINGTON D C
512 C ST NE
WASHINGTON DC 20002
(202)546-3120

AIRPORT OF FINAL DESTINATION: DCA

LOCAL RELATIVE

DAM TAN LOI

PLACE OF LANDING: FALL CHURCH VA

SPECIAL INSTRUCTIONS:

THIS AGENCY AGREES TO ASSIST THE PRINCIPAL REFUGEE NAMED ABOVE
TO OBTAIN EMPLOYMENT AND HOUSING FOR HIM/HERSELF AND FAMILY ~~IF ANY~~

SIGNATURE
AUTHORIZED VOLAG REPRESENTATIVE

11-G Apartments

P. O. DRAWER 1217

MCLEAN, VA. 22101

THIS DEED OF LEASE, made this 15 day of April in the year 1923, between M-G APARTMENTS, lessor and Thi Van Nguyen hereinafter called the lessee.

WITNESSETH:

That in consideration of the rent herein reserved and of the covenants herein contained and by the said Lessee to be performed, the said Lessor does hereby lease to said Lessee the premises in the State of Virginia, known as 6132 Millstone Drive #102 Falls Church 22044 for the term of 1 year, commencing on the 1st day of the month following the signing hereof for the monthly rental of Six hundred ninety five (\$ 595.00) Dollars, payable in advance without deduction or demand, at the office of the Lessor, or at such other place designated by the Lessor, on the FIRST day of each and every month during the said term, the first payment of which is to be made upon the signing hereof as rent in advance for the first month of said term.

COVENANTS OF LEASE

(1) And the Lessee for himself, his heirs, executors and administrators, does hereby covenant to and with the said Lessor, its successors and assigns, that the Lessee shall and will during the said term pay unto the Lessor the rent hereby reserved in the manner hereinbefore mentioned without any deduction whatsoever and without any obligation on the part of the Lessor to make any demand for same: and further that the Lessee will not use said premises for any unlawful purposes or in any manner which will disturb neighbors, but will occupy the same only as a dwelling and will not sublet said premises or any part thereof, nor assign this lease, nor transfer possession thereof, to any person, persons or corporation, nor carry on any business (herein); and further that the Lessee will, at the end of the said term, deliver up the said premises to the Lessor in the like good order in which they now are, ordinary wear and tear excepted. Lessee further agrees not to keep or maintain any dog, cat or other pet in the demised premises without the written consent of Lessor first had and obtained, which consent, if given either verbally or in writing may be revoked by Lessor at any time.

(2) If the Lessee shall not immediately surrender said premises on the day of the end of said term, the Lessee shall by virtue of this agreement, at the option of the Lessor, become a tenant by the month at the rental per month of the monthly installments of rent to be paid as aforesaid, commencing said monthly tenancy with the first day next after the end of the term above demised: said Lessee, as a monthly tenant shall be subject to all conditions and covenants of the said lease as though the same had originally been a monthly tenancy and the Lessee shall give the Lessor at least thirty (30) days' written notice of any intention to remove from said premises, said notice to expire on the day of the month from which the tenancy commenced to run, and Lessee shall be entitled to thirty (30) days' written notice to quit said premises, except in the event of non-payment of rent in advance, in which event the Lessee shall not be entitled to any notice to quit, the usual thirty (30) days' notice being hereby expressly waived.

(3) The storage spaces in the basement of said building, if provided by Lessor, are provided by Lessor only as an accommodation to the tenants for the storage of trunks, lockers, and luggage only subject to the rules and regulations governing such use as imposed by the Lessor, with the express understanding by Lessee that the said storage spaces are provided gratuitously by the Lessor; the tenants using the same for any purpose do so at their own risk and upon the express stipulation and agreement that the Lessor shall not be liable for any loss of property therein, or for any damage or injury whatsoever, whether such loss or damage is incurred in said storage space, or any portion of the building or any part appurtenant thereto. It is also further agreed and understood that employees of the Lessor are prohibited as such from in any way storing, moving or handling articles or for such storage or any laundry room, and if any such employee does, at the request of the Lessee take part in storing, moving, handling, opening or removing anything in, to, or from such laundry or storage room, he or she so doing shall be the agent of the Lessee and not an agent of the Lessor.

(4) If Lessor shall set apart outside parking space for the parking of automobiles, the Lessee may, at his own risk, use for the purpose of parking reasonable space therein, if available, provided, however, that if any employee or Lessor shall, at the request of Lessee, member of his family or household, take part in moving, handling or removing anything in, or from such parking space, including the driving or operating of such automobile, such employee in so doing, shall be the agent of the Lessee, and not the agent of Lessor. And Lessee further agrees that if any goods, merchandise, property of automobiles of any kind shall be given, entrusted or placed in the hands or custody of any of the employees of the Lessor for safekeeping, or for delivery to Lessee, or to any person for Lessee, then such employee shall be deemed the agent of Lessee, and Lessor is hereby expressly released from any and all loss, damage, or expense in connection therewith.

(5) Lessee agrees that no more than FOUR persons shall be permitted to occupy the aforementioned premises as living quarters nor shall the Lessee utilize the demised premises as a location to provide for the care of those who do not physically reside at the demised premises; failure to comply with this limitation shall constitute a breach of covenant by the Lessee herein.

(6) Garage accommodations are not included in the rental, nor are garage accommodations to be furnished to the Lessee unless a separate express agreement in writing with respect thereto is made between Lessee and Lessor.

(7) If during the continuance of said term, or if after the commencement of said monthly tenancy, if any arise as aforementioned, Lessee shall fail to pay any of said monthly installments of rent reserved as aforesaid when and as the same shall respectively become due and payable, although no demand may have been made for the same, or if Lessee shall in any other manner or respect fail to keep or shall violate any one of the covenants and agreements herein made by the said Lessee, then it shall be lawful for the Lessor, or its assigns, at its or their election and option, to re-enter and take possession of said premises forthwith, without process, or by any legal processes in force in State of Virginia governing proceedings between Landlords and Tenants, and without any previous demand for possession or notice, the said Lessee hereby expressly waiving all right to claim a thirty (30) days' notice or other notice to remove from the said premises, in the event it should become necessary for Lessor to proceed legally to collect the rent, get possession or enforce any other terms and conditions of this lease; the Lessee hereby agrees to pay a service charge of fifty dollars (\$50.00), plus Attorney fees, if any. Lessee agrees to pay a service charge of \$10.00 each on any installment of rent that should not be paid within five (5) days from the rental due date and in the event that any such installment remains unpaid for ten (10) days after the rental due date, an additional service charge of ten dollars (\$10.00).

(8) And it is further provided that if under the provisions of this lease summary proceedings or any proceedings are taken by the Lessor seeking to recover possession of said premises, and a compromise or settlement should be made either before or after judgment, whereby the said Lessee shall be allowed to retain said premises, such proceedings shall not constitute a waiver of any covenant herein contained, or the lease itself, or the monthly tenancy if that be in force at such time or times; and it is further understood and agreed that the covenants and agreements contained in the within agreement to be performed by the respective parties are binding on the said parties and the successors and the legal representative or representatives of the said Lessor and Lessee, respectively, and that no waiver of, nor any breach of any covenant herein shall be construed to be a waiver of the covenant itself or of any subsequent breach thereof, or of this agreement.

(4) If at any time during the tenancy hereby created any repairs or services shall become necessary to the premises hereby leased, or in any other part of the building, which shall necessitate entering the premises hereby leased for the purpose of making repairs or services, permission for such purposes is hereby given by Lessee; and the Lessor shall not be liable for any damage by reason of such entry or the making of such repairs, nor for any damage to any property in, upon or about the demised premises at any time, however caused, whether through the carelessness or negligence of the agent of the Lessor or otherwise; and all claims for such damage are hereby released to the Lessor or its assigns who may plead this release in bar thereof in any and every suit, demand and claim for the same. It is further agreed that during the last thirty days that this lease is in effect, the Lessor or its agents shall have free access to the Apartment at all reasonable hours for the purpose of displaying Apartment for reassignment to other Parties, or inspecting same.

(10) The Lessee will not place anything in or upon the balconies or windows of the premises hereby leased without written permission from the Lessor first had and obtained.

(11) If Lessee shall desire to remove from the premises at the expiration of the term hereof, he shall give Lessor notice in writing of his intention to remove at least thirty (30) days prior to the expiration of the term hereof.

(12) Lessee will not keep gasoline or any other explosives or highly inflammable material in the building which will increase the rate of fire insurance beyond the ordinary risk, or do any act or thing upon the premises or in or about the building which may make void or voidable any insurance on the said premises or building against fire, or that may be contrary to the management's ruling.

(13) Said Lessee will give said Lessor prompt notice of any defects in or accidents to the water or steam pipes, electric wiring, heating apparatus, or any other part of said demised premises, in order that the same may be repaired with due diligence, but the said Lessor shall not be liable in any manner for any interruption to any services, such as heat, water, or the like, nor shall the said Lessor be liable for any loss or damage to the person or property of said Lessee, or of any person using or occupying said demised premises arising from any cause in or about said building or said demised premises, unless caused by willful negligence of the Lessor.

(14) Lessee agrees that, in the event of the failure of the Lessor to deliver possession of said demised premises at the time herein agrees as the date of commencement of the term hereof, then neither the Lessor or its agent shall be liable for any damage thereby nor shall this lease be void or voidable, but in this event the Lessee shall not be liable for rent until such time as the Lessor delivers possession.

(15) In the event Lessee is adjudicated a bankrupt, or makes an assignment for the benefit of creditors this agreement shall, at the option of the Lessor, cease and determine, and said premises shall be surrendered to Lessor, who hereby reserves the right in either of said events, to forthwith re-enter and repossess said premises.

(16) All goods and personal property of every kind in and upon the said leased premises shall be at the sole risk and hazard of the Lessee or those claiming by, through or under him, or the owner thereof.

(17) Lessee will not make any structural changes or alterations in the premises hereby let, nor paint the interior of the premises without express written permission from Lessor nor will the Lessee install any washing or drying machines, air-conditioning machines, mangle, ironers (other than small hand irons) or any other equipment or machinery of any kind or nature whatsoever that will or may necessitate any change or additions to, or require the use of, the water system, heating system, or the electric system of the premises hereby let, or the building in which said premises are located, other than such small household appliances normally used in an apartment of this character.

(18) No radio or television aerials or lead-in wires shall be strung or erected upon or about the roof or windows of the leased premises, or the building of which the leased premises is a part. Radios or television sets are to be operated only between 7:30 A.M. and 12:00 midnight, but under no circumstances shall they be operated in a loud manner so as to disturb other tenants.

(19) Lessee will not drive nails, except approved picture hooks, into the walls of said demised premises, attach drapery or curtain fixtures, except in the manner approved by the Lessor, nor in any manner deface or injure the walls, windows, or woodwork; and should defacement or injury occur by accident, or otherwise, within the demised premises, the Lessee agrees to immediately repair the damage at his own expense. All picture hooks to remain attached to walls.

(20) Lessee will conform to all rules and regulations from time to time made by Lessor for the use, government and management of said building and its appurtenances.

(21) It is agreed that the Lessor tenders and the Lessee accepts this agreement on the basis of representations contained in the application submitted to Lessor by Lessee for the purpose of inducing Lessor to enter into this agreement with Lessee. The Lessor reserves the right to cancel this agreement and repossess the said premises should any of the said representations be misleading, inaccurate or untrue.

(22) To assure the performance by Lessee of all his covenants and agreements herein contained, Lessee herewith deposits with the Lessor the sum of \$100.00 and hereby waives CHILLY homestead exemption as to their obligation. Lessor shall have forty-five (45) days to inspect premises and return deposit following termination of this lease, less any expense caused by the breach of any covenant or agreement of this lease; less any damages to the property other than ordinary wear and tear; plus any sums due from the Lessee; when Lessee has fulfilled his obligation to this lease and thoroughly cleaned the stove, refrigerator, kitchen, bath room, venetian blinds, all floors and windows in these premises. If the Lessee fails to do so, Lessor shall have the right to retain said deposit as fixed and liquidated damages for the breach of this agreement by the Lessee. It is understood and agreed by the Lessee that this Security Deposit cannot be used or applied by the Lessee as a substitute for rent.

(23) Lessee to furnish the following utilities: None except air conditioning

(23a) No water beds allowed in this apartment.

(24) Military Clause: In the event the Lessee is or hereafter becomes a member of the United States Armed Forces, Lessee may terminate this lease upon the occurrence of any of the following events in the manner set forth below: 1. Receipt of orders to report to active duty at a station located more than fifty miles from the leased premises. 2. Receipt of permanent change of station orders to a station located more than fifty miles from the leased premises. 3. Receipt of orders discharging Lessee from active duty. Manner of Termination: Lessee may terminate this lease by written notice accompanied by a copy of the Lessee's orders delivered to the Lessor. Said termination shall become effective thirty (30) days after the receipt of said notice by the Lessor.

(25) The failure of the Lessor to exercise any of the rights granted to it herein or to enforce any of the restrictions imposed upon the Lessee herein shall not be deemed to be a waiver on the part of the Lessor so as to preclude it from exercising said rights in the future or to preclude it from subsequent enforcement of the restrictions contained herein.

IN WITNESS WHEREOF, the Lessor and Lessee have signed and sealed this lease the day and year first above written.

M-G APARTMENTS
Lessor

By: M. Wilson

Make checks payable to: 'M-G Apartments'

Mail to: M-G Apartments
P. O. Drawer 1217
McLean, Va. 22101

Lessee

Lessee

11-G Apartments

P. O. DRAWER 1217

MCLEAN, VA. 22101

THIS DEED OF LEASE, made this 15 day of August in the year 1923, between M-G APARTMENTS, lessor and John Van Myron hereinafter called the lessee.

WITNESSETH:

That in consideration of the rent herein reserved and of the covenants herein contained and by the said Lessee to be performed, the said Lessor does hereby lease to said Lessee the premises in the State of Virginia, known as 5102 Wilkinson Drive 7102 Falls Church 22044 for the term of 1 year, commencing on the 1st day of the month following the signing hereof for the monthly rental of Six hundred ninety five (\$ 595.00) Dollars, payable in advance without deduction or demand, at the office of the Lessor, or at such other place designated by the Lessor, on the FIRST day of each and every month during the said term, the first payment of which is to be made upon the signing hereof as rent in advance for the first month of said term.

COVENANTS OF LEASE

(1) And the Lessee for himself, his heirs, executors and administrators, does hereby covenant to and with the said Lessor, its successors and assigns, that the Lessee shall and will during the said term pay unto the Lessor the rent hereby reserved in the manner hereinbefore mentioned without any deduction whatsoever and without any obligation on the part of the Lessor to make any demand for same: and further that the Lessee will not use said premises for any unlawful purposes or in any manner which will disturb neighbors, but will occupy the same only as a dwelling and will not sublet said premises or any part thereof, nor assign this lease, nor transfer possession thereof, to any person, persons or corporation, nor carry on any business therein; and further that the Lessee will, at the end of the said term, deliver up the said premises to the Lessor in the like good order in which they now are, ordinary wear and tear excepted. Lessee further agrees not to keep or maintain any dog, cat or other pet in the demised premises without the written consent of Lessor first had and obtained, which consent, if given either verbally or in writing may be revoked by Lessor at any time.

(2) If the Lessee shall not immediately surrender said premises on the day of the end of said term, the Lessee shall by virtue of this agreement, at the option of the Lessor, become a tenant by the month at the rental per month of the monthly installments of rent to be paid as aforesaid, commencing said monthly tenancy with the first day next after the end of the term above demised: said Lessee, as a monthly tenant shall be subject to all conditions and covenants of the said lease as though the same had originally been a monthly tenancy and the Lessee shall give the Lessor at least thirty (30) days' written notice of any intention to remove from said premises, said notice to expire on the day of the month from which the tenancy commenced to run, and Lessee shall be entitled to thirty (30) days' written notice to quit said premises, except in the event of non-payment of rent in advance, in which event the Lessee shall not be entitled to any notice to quit, the usual thirty (30) days' notice being hereby expressly waived.

(3) The storage spaces in the basement of said building, if provided by Lessor, are provided by Lessor only as an accommodation to the tenants for the storage of trunks, lockers, and luggage only subject to the rules and regulations governing such use as imposed by the Lessor, with the express understanding by Lessee that the said storage spaces are provided gratuitously by the Lessor; the tenants using the same for any purpose do so at their own risk and upon the express stipulation and agreement that the Lessor shall not be liable for any loss of property therein or for any damage or injury whatsoever, whether such loss or damage is incurred in said storage space or any portion of the building or any place appurtenant thereto. It is also further agreed and understood that employees of the Lessor are prohibited as such from in any way storing, moving or handling articles or for such storage or any laundry room, and if any such employee does, at the request of the Lessee take part in storing, moving, handling, opening or removing anything in, to, or from such laundry or storage room, he or she so doing shall be the agent of the Lessee and not an agent of the Lessor.

(4) If Lessor shall set apart outside parking space for the parking of automobiles, the Lessee may, at his own risk, use for the purpose of parking reasonable space therein, if available, provided, however, that if any employee or Lessor shall, at the request of Lessee, member of his family or household, take part in moving, handling or removing anything in, or from such parking space, including the driving or operating of such automobile, such employee in so doing, shall be the agent of the Lessee, and not the agent of Lessor. And Lessee further agrees that if any goods, merchandise, property of automobiles of any kind shall be given, entrusted or placed in the hands or custody of any of the employees of the Lessor for safekeeping, or for delivery to Lessee, or to any person for Lessee, then such employee shall be deemed the agent of Lessee, and Lessor is hereby expressly released from any and all loss, damage, or expense in connection therewith.

(5) Lessee agrees that no more than 5 persons shall be permitted to occupy the aforementioned premises as living quarters nor shall the Lessee utilize the demised premises as a location to provide for the care of those who do not physically reside at the demised premises: failure to comply with this limitation shall constitute a breach of covenant by the Lessee herein.

(6) Garage accommodations are not included in the rental, nor are garage accommodations to be furnished to the Lessee unless a separate express agreement in writing with respect thereto is made between Lessee and Lessor.

(7) If during the continuance of said term, or if after the commencement of said monthly tenancy, if any arise as aforementioned, Lessee shall fail to pay any of said monthly installments of rent reserved as aforesaid when and as the same shall respectively become due and payable, although no demand may have been made for the same, or if Lessee shall in any other manner or respect fail to keep or shall violate any one of the covenants and agreements herein made by the said Lessee, then it shall be lawful for the Lessor, or its assigns, at its or their election and option, to re-enter and take possession of said premises forthwith, without process, or by any legal processes in force in State of Virginia governing proceedings between Landlords and Tenants, and without any previous demand for possession or notice, the said Lessee hereby expressly waiving all right to claim a thirty (30) days' notice or other notice to remove from the said premises, in the event it should become necessary for Lessor to proceed legally to collect the rent, get possession or enforce any other terms and conditions of this lease; the Lessee hereby agrees to pay a service charge of fifty dollars (\$50.00), plus Attorney fees, if any, Lessee agrees to pay a service charge of \$10.00 each on any installment of rent that should not be paid within five (5) days from the rental due date and in the event that any such installment remains unpaid for ten (10) days after the rental due date, an additional service charge of ten dollars (\$10.00).

(8) And it is further provided that if under the provisions of this lease summary proceedings or any proceedings are taken by the Lessor seeking to recover possession of said premises, and a compromise or settlement should be made either before or after judgment, whereby the said Lessee shall be allowed to retain said premises, such proceedings shall not constitute a waiver of any covenant herein contained, or the lease itself, or the monthly tenancy if that be in force at such time or times: and it is further understood and agreed that the covenants and agreements contained in the within agreement to be performed by the respective parties are binding on the said parties and the successors and the legal representative or representatives of the said Lessor and Lessee, respectively, and that no waiver of, nor any breach of any covenant herein shall be construed to be a waiver of the covenant itself or of any subsequent breach thereof, or of this agreement.

(4) If at any time during the tenancy hereby created any repairs or services shall become necessary to the premises hereby leased, or in any other part of the building, which shall necessitate entering the premises hereby leased for the purpose of making repairs or services, permission for such purposes is hereby given by Lessee; and the Lessor shall not be liable for any damage by reason of such entry or the making of such repairs, nor for any damage to any property in, upon or about the demised premises at any time, however caused, whether through the carelessness or negligence of the agent of the Lessor or otherwise; and all claims for such damage are hereby released to the Lessor or its assigns who may plead this release in bar thereof in any and every suit, demand and claim for the same. It is further agreed that during the last thirty days that this lease is in effect, the Lessor or its agents shall have free access to the Apartment at all reasonable hours for the purpose of displaying Apartment for reassignment to other Parties, or inspecting same.

(10) The Lessee will not place anything in or upon the balconies or windows of the premises hereby leased without written permission from the Lessor first had and obtained.

(11) If Lessee shall desire to remove from the premises at the expiration of the term hereof, he shall give Lessor notice in writing of his intention to remove at least thirty (30) days prior to the expiration of the term hereof.

(12) Lessee will not keep gasoline or any other explosives or highly inflammable material in the building which will increase the rate of fire insurance beyond the ordinary risk, or do any act or thing upon the premises or in or about the building which may make void or voidable any insurance on the said premises or building against fire, or that may be contrary to the management's ruling.

(13) Said Lessee will give said Lessor prompt notice of any defects in or accidents to the water or steam pipes, electric wiring, heating apparatus, or any other part of said demised premises, in order that the same may be repaired with due diligence, but the said Lessor shall not be liable in any manner for any interruption to any services, such as heat, water, or the like, nor shall the said Lessor be liable for any loss or damage to the person or property of said Lessee, or of any person using or occupying said demised premises arising from any cause in or about said building or said demised premises, unless caused by willful negligence of the Lessor.

(14) Lessee agrees that, in the event of the failure of the Lessor to deliver possession of said demised premises at the time herein agrees as the date of commencement of the term hereof, then neither the Lessor or its agent shall be liable for any damage thereby nor shall this lease be void or voidable, but in this event the Lessee shall not be liable for rent until such time as the Lessor delivers possession.

(15) In the event Lessee is adjudicated a bankrupt, or makes an assignment for the benefit of creditors this agreement shall, at the option of the Lessor, cease and determine, and said premises shall be surrendered to Lessor, who hereby reserves the right in either of said events, to forthwith re-enter and repossess said premises.

(16) All goods and personal property of every kind in and upon the said leased premises shall be at the sole risk and hazard of the Lessee or those claiming by, through or under him, or the owner thereof.

(17) Lessee will not make any structural changes or alterations in the premises hereby let, nor paint the interior of the premises without express written permission from Lessor nor will the Lessee install any washing or drying machines, air-conditioning machines, mangers, ironers (other than small hand irons) or any other equipment or machinery of any kind or nature whatsoever that will or may necessitate any change or additions to, or require the use of, the water system, heating system, or the electric system of the premises hereby let, or the building in which said premises are located, other than such small household appliances normally used in an apartment of this character.

(18) No radio or television aerials or lead-in wires shall be strung or erected upon or about the roof or windows of the leased premises, or the building of which the leased premises is a part. Radios or television sets are to be operated only between 7:30 A.M. and 12:00 midnight, but under no circumstances shall they be operated in a loud manner so as to disturb other tenants.

(19) Lessee will not drive nails, except approved picture hooks, into the walls of said demised premises, attach drapery or curtain fixtures, except in the manner approved by the Lessor, nor in any manner deface or injure the walls, windows, or woodwork; and should defacement or injury occur by accident, or otherwise, within the demised premises, the Lessee agrees to immediately repair the damage at his own expense. All picture hooks to remain attached to walls.

(20) Lessee will conform to all rules and regulations from time to time made by Lessor for the use, government and management of said building and its appurtenances.

(21) It is agreed that the Lessor tenders and the Lessee accepts this agreement on the basis of representations contained in the application submitted to Lessor by Lessee for the purpose of inducing Lessor to enter into this agreement with Lessee. The Lessor reserves the right to cancel this agreement and repossess the said premises should any of the said representations be misleading, inaccurate or untrue.

(22) To assure the performance by Lessee of all his covenants and agreements herein contained, Lessee herewith deposits with the Lessor the sum of \$100.00 and hereby waives homestead exemption as to their obligation. Lessor shall have forty-five (45) days to inspect premises and return deposit following termination of this lease, less any expense caused by the breach of any covenant or agreement of this lease; less any damages to the property other than ordinary wear and tear; plus any sums due from the Lessee; when Lessee has fulfilled his obligation to this lease and thoroughly cleaned the stove, refrigerator, kitchen, bath room, venetian blinds, all floors and windows in these premises. If the Lessee fails to do so, Lessor shall have the right to retain said deposit as fixed and liquidated damages for the breach of this agreement by the Lessee. It is understood and agreed by the Lessee that this Security Deposit cannot be used or applied by the Lessee as a substitute for rent.

(23) Lessee to furnish the following utilities: None except air conditioning

(23a) No water beds allowed in this apartment.

(24) Military Clause: In the event the Lessee is or hereafter becomes a member of the United States Armed Forces, Lessee may terminate this lease upon the occurrence of any of the following events in the manner set forth below: 1. Receipt of orders to report to active duty at a station located more than fifty miles from the leased premises. 2. Receipt of permanent change of station orders to a station located more than fifty miles from the leased premises. 3. Receipt of orders discharging Lessee from active duty. Manner of Termination: Lessee may terminate this lease by written notice accompanied by a copy of the Lessee's orders delivered to the Lessor. Said termination shall become effective thirty (30) days after the receipt of said notice by the Lessor.

(25) The failure of the Lessor to exercise any of the rights granted to it herein or to enforce any of the restrictions imposed upon the Lessee herein shall not be deemed to be a waiver on the part of the Lessor so as to preclude it from exercising said rights in the future or to preclude it from subsequent enforcement of the restrictions contained herein.

IN WITNESS WHEREOF, the Lessor and Lessee have signed and sealed this lease the day and year first above written.

M-G APARTMENTS

Lessor



By:

Lessee

Make checks payable to: 'M-G Apartments'

Mail to: M-G Apartments
P. O. Drawer 1217

McLean, Va. 22101

Lessee

Lessee

RECEIPT

Date

4/15

19 93

5421

Received From

Thia Van Nguyen

Address

For

Security deposit

Dollars \$

100-

ACCOUNT		HOW PAID		By
AMT. OF ACCOUNT		CASH		
AMT. PAID		CHECK		
BALANCE DUE		MONEY ORDER		

M. Wilson

RECEIPT

Date

4/15

1993

No

5421

Received From

Address

For

Thia Van Nguyen

Dollars \$

100

ACCOUNT

HOW PAID

AMT. OF
ACCOUNT

CASH

AMT. PAID

CHECK

BALANCE
DUEMONEY
ORDER

By

M. Wilson

OFFICE

WILLSTON GARDENS

MARGARET WILSON

MANAGER