

LEASE with Brad Engel & Russ Hiltermann dba BRoS Properties

THIS AGREEMENT, Made this 1st day of _____ in the year 2008,
BY AND BETWEEN Brad Engel & Russ Hiltermann dba BRoS Properties; hereinafter
known and referred to as the "Owner", or "Landlord", and representative Shawn
P. Engel, of Engel Properties Management Co., hereinafter known as "Management
Company", and "Authorized Agent," and

Signed:

hereinafter known and referred to as the "Tenant(s)".

WITNESSETH, That the said Owner has agreed to let, and does hereby grant, demise
and lease unto the said Tenant, and the said Tenant has agreed to take, and
hereby doth take the following described premises, to-wit:

_____, Buffalo, NY 14214

for the term of 12 months, to commence on the first day of June, 2008 and to
end on the twenty third day of May, 2009, at eight o'clock AM in the morning.

The Tenant agrees to pay Brad Engel & Russ Hiltermann at 5140 Main St, Unit 303
Box 337, Williamsville, NY 14221 the rent of One Thousand Dollars (\$1,000.00) per
month in the payments of One Thousand Dollars (\$1,000.00) per month in advance on
the first day of each and every month during the term of the lease. Tenant
agrees to identify what the rent address location is on each check.

* IF THE TOTAL \$1,000.00 RENT IS NOT RECEIVED BY THE 4TH DAY OF THE MONTH, THERE
WILL BE A \$50.00 LATE CHARGE.

* IN THE EVENT THAT THE LANDLORD MUST ENFORCE HIS RIGHTS UNDER THIS LEASE AGAINST
ANY, OR ALL OF THE TENANTS, IT IS HEREBY AGREED THAT THE LANDLORD SHALL RECOVER
THE AMOUNT OF ATTORNEY'S FEES AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.
IN ADDITION, IF THE LANDLORD MUST EVICT ANY OR ALL OF THE TENANTS, TENANTS AGREES
THAT ALL OUT OF POCKET EXPENSES, COURT FEES, MANAGEMENT FEES, ETC., ARE DUE AND
WILL BE PAID TO THE LANDLORD. IF OWNER MUST ENFORCE THEIR RIGHTS, THEN EACH
TENANT AGREES THAT OWNER IS ENTITLED TO RECEIVE A \$200 FEE PER EACH TENANT
RESIDING IN THE PREMISES TO COVER ALL COSTS INCURRED BY OWNERS, THIS \$200.00 FEE
REPRESENTS COSTS INCURRED BY OWNERS TO PAY THE MANAGEMENT CO. FOR TIME INVESTED
IN CONDUCTING THE EVICTION PROCESS. SUCH FEES ARE OVER AND ABOVE PAST DUE RENT
AND LATE PAYMENTS DUE FROM TENANTS.

* IN THE EVENT THAT THE LANDLORD MUST ENFORCE HIS RIGHTS UNDER THIS LEASE AGAINST
ANY, OR ALL OF THE TENANTS, BY PLACING THE ACCOUNT WITH A COLLECTION AGENCY, IT
IS HEREBY AGREED THAT THE TENANT SHALL BE LIABLE FOR ALL COLLECTION COSTS
INCURRED BY LANDLORD TO COLLECT ANY OUTSTANDING BALANCE DUE UNDER THE TERMS OF
THIS LEASE.

* ALL UNPAID RENT, LATE FEES, USER FEES, WATER BILL FEES, COURT COSTS, MANAGEMENT
FEES, COLLECTION COSTS, CHARGES, AND ATTORNEY FEES ARE DEEMED UNPAID RENT.
LANDLORD MAY UTILIZE THE SECURITY/ DAMAGE DEPOSIT PROCEEDS TOWARD ANY UNPAID
RENT, LATE FEES, COLLECTION FEES, CITY OF BUFFALO GARBAGE TICKETS, OTHER CHARGES
FOR LEASE COVENANT VIOLATIONS, AS WELL AS LEGAL FEES.

* TENANTS ARE NOT PERMITTED TO HAVE MORE THAN TWO GUESTS PER TENANT ON THE
PREMISES AT ANY ONE TIME.

* TENANTS PAY FOR ALL OF THEIR OWN UTILITIES, WITH THE EXCEPTION OF THE GARBAGE BILL. THE WATER BILL MUST BE REIMBURSED TO THE LANDLORD BY THE TENANTS.

* BY SIGNING THIS LEASE SAID TENANTS AGREE TO ALL SHARED METERING CONDITIONS. IF TENANTS TAKE EXCEPTION TO THE SHARED METERING CONDITION, THEN TENANTS MUST CONTACT LANDLORD IN WRITING TO REQUEST THAT THE WASHING MACHINE & DRYER BE REMOVED FROM THE PREMISES.

* THERE IS NO SMOKING PERMITTED ON THE PREMISES.

* TENANTS ARE REQUIRED TO OBTAIN RENTER'S INSURANCE. LANDLORD IS HELD HARMLESS FOR VERIFYING RENTER'S INSURANCE IS OBTAINED.

* TENANTS AGREE TO KEEP THE PREMISIS IN GOOD CONDITION. IF TENANT CREATES AN UNWANTED SITUATION FOR OTHER TENANTS OR FOR THE OWNER, THEREBY MAKING THE APARTMENT COMPLEX A LESS DESIREABLE PLACE TO LIVE, SUCH TENANT AGREES TO CHANGE THE UNWANTED ITEM WITHIN 5 DAYS OF VERBAL OR WRITTEN NOTICE BY THE OWNER. IF CORRECTIVE ACTION IS NOT TAKEN BY THE TENANT, TENANT WILL BE CHARGED \$50 FOR EACH INSTANCE, OR A DIFFERENT AMOUNT AS DETERMINED AT THE OWNER'S DISCRETION. TENANT AGREES TO PAY FOR SUCH CHARGES.

* TENANTS ACKNOWLEDGE AND AGREE THAT THE COST TO REPAIR ANY DAMAGES TO THE PREMISIS (WHETHER IT'S A RESULT OF THE TENANT'S ACTIONS OR ANOTHER PARTY) WILL BE ADDED TO THE RENT DUE, AND IS PAYABLE BY THE TENANT WITHIN 30 DAYS OF THE OCCURANCE. TENANTS AGREE TO NOTIFY OWNER OF ANY DAMAGE TO THE PREMISES WITHIN ONE DAY OF THE DAMAGE.

* ANY MODIFICATIONS TO THIS LEASE AT THE REQUEST OF THE TENANTS AFTER IT IS SIGNED WILL REQUIRE A \$100 CHARGE PER TENANT. ACCEPTANCE OF THE REQUESTED CHANGES WILL BE AT THE OWNER'S SOLE DISCRETION.

1. PROVIDED ALWAYS, and the Tenant hereby covenants as follows:

- (a) Not to use said premises, or any part thereof, for any purposes than residential, for the persons mentioned above. NO PETS. There will be a \$50 a day pet violation charge for each day that a pet is on the premises. NO WATERBEDS WITHOUT WATERBED INSURANCE, IN WHICH A COPY OF THE SIGNED POLICY IS TO BE GIVEN TO THE LANDLORD. SATISFACTION OF WATERBED INSURANCE IS SOLELY AT LANDLORD'S DISCRETION.
- (b) Not to let, sell, underlet or assign over the said premises, or any part thereof, for the whole or any part of said terms, without the written consent of the Owner. Tenant is responsible for payment of all rent payments for the entire lease term, regardless of whether the Tenant occupies the Premises, or not. Owner will not withhold reasonable consent to sublet.
- (c) To punctually pay said rent as the same accrues.
- (d) To allow the Owner, in person or by agent, to enter the said premises, and to allow the Owner, or his agent to enter upon or pass through and over said premises for the purpose of showing the premises to persons wishing to purchase or lease the premises.
- (e) To allow the Owner, in person, or any Employee of the Owner, to enter the said premises at any and all times for the purpose of repairing, or performing any type of modification or improvements to the Premises.
- (f) To obey and carry out all Federal, State, County and municipal laws,

regulations, rules and ordinances in regards to the premises (hereby leased) and their use and all walks adjacent thereto and their use, and keep said walks free of ice and snow, and to take such care of said premises as may be required by any and all Federal, State, County, and municipal authorities and departments, or any of them; and to obey all lawful requirements of the New York Fire Insurance Rating Organization, or any similar body, with the reference to the premises and the use thereof; and in the event that the insurance premium rate upon the building shall be increased, by reason of any act of omission or commission on the part of the Tenant or by reason of the nature of the occupancy of the premises the Tenant agrees to pay the amount of any such increase; and to save the Owner and hold the Owner harmless from any expense, loss or damage by reason of the violation of such laws, regulations; rules, ordinances and requirements, or by reason of any damage that might be sustained by reason of the Tenants negligence.

- (g) to take special care that no damage happens to the premises, or building, or any fixtures therein, in the use of electricity, water or gas, and be liable for all damages occasioned by the Tenants, their agents, servants, or guests, in the omission of any acts causing such damage; and to observe and keep all the rules and regulations of the electric, gas, water and use of sewer and promptly pay bills for the same. The Landlord acknowledges that the plumbing, electric, and all appliances are in good working order, and it is the Landlords responsibility to maintain the plumbing, electric, and all appliances.
- (h) To return the premises completely cleaned throughout including washing the floors and having the carpets shampooed 30-days prior to the expiration of the lease. The Premises is to be returned to the Owner at said date in the same condition, as when taken. A "Move in/ Move Out Property Condition report", and a "Cleaning checklist" will be provided to and must be completed by the Tenants as also described in number 6 below.
- (i) The Tenants agree that there are smoke alarms in good working order in each of the bedrooms and throughout the premises. It is the Tenants responsibility to check that the smoke alarms and smoke alarm batteries are functional on an on-going basis, tenants agree that it is the tenants responsibility to check to ensure that the batteries are functional regularly.
- (j) Tenants agree that any requested repairs are required to be made in writing via e-mail to broproperties@yahoo.com, or mailed to Brad Engel & Russ Hiltermann at 5140 Main St, Unit 303 Box 337, Williamsville, NY 14221.
- (k) Only the tenants from the Upper Apartment are permitted to utilize the upper attic for storage. Only the tenants from the Lower Apartment are permitted to utilize the basement for storage. At no time throughout the duration of said lease are the tenants herein allowed to use the attic or basement for ANYTHING other than storage of their belongings. Tenants are not allowed to reside in the attic, nor the basement at any time. The tenants on both floors will only have access to the basement for laundry only.
- (l) Tenants agree that they will not put a lock on any door throughout the premises. Failure to comply with this covenant will result in the tenants forfeiting their damage deposit. If the tenants wish to have a lock installed, such request must be made in writing and a \$50 key

deposit is required for each lock. The Management Company will install the lock and provide to the tenant(s) a key or keys. The additional \$50 key deposit will be returned provided that the tenant(s) return the key and leave the lock and the door in good working condition. If there is any damage to the door, or any damage to the lock made by the tenants or any other individual for any reason, the tenants signing this lease are responsible for all charges to repair the door and lock.

2. Every covenant herein contained shall be deemed and is hereby made a condition.
3. In the event of the violation by the Tenant of any covenant, agreement or condition contained in this lease, then, in either case, the Owner shall have the right at the Owner's election to terminate this lease, on the first giving to the Tenant three days' notice of such election, to be served personally or by posting a notice in some conspicuous place in or about the premises hereby let, and the above mentioned term shall thereupon cease at the expiration of the said three days, in the manner and to the same effect as if that were the expiration of the original term of this lease. It is further agreed that such election shall be in the discretion of the Owner and when exercised shall be conclusive upon the Tenant and in case the Tenant shall violate the covenant not to underlet or assign, or to use the premises only for the purpose aforesaid, then the Owner in addition to terminating the lease as heretofore provided, may also recover as damages for the violation of said covenants, or either of them, a sum equal to the amount of six months' rent of the premises as herein reserved, as stipulated and liquidated damages, and not as a penalty.
4. If the said premises shall at any time become vacant during the said term in consequence of the removal of the Tenant, for non-payment of rent, by legal process, or any other cause, the Owner may re-enter the same, and use such force for that purpose as the Owner shall think fit, without being liable to any prosecution therefore, and may thereupon treat the said lease as terminated, change the door locks, and re-let the said premises for his own use; or the Owner may re-let said premises as the agent of the Tenant applying avails there of; first, to the expenses that may accrue in re-entering and then to the payment of then to the payment of the rent due as herein provided, and the balance to pay over to the Tenant for any balance remaining due after so applying the proceeds, and the right to hold the Tenant for such balance shall survive the issuance of any warrant of disposes or re-entry by the Owner or other termination or cancellation of this lease.
5. In case the premises herein leased shall be partially damaged by fire, the same shall be repaired as speedily as possible by the Owner. In case the premises shall be totally destroyed by fire, or so much damaged as to render them untenable, either party hereto may serve personally, or by registered mail, upon the other party within ten days after such fire, a thirty-day written notice of the intention of such party to terminate this lease and the term therein provided for and at the end of such thirty days the Tenant shall pay all rent to the date of said fire and surrender up to the Owner said premises discharged of this lease.
6. The sum of **\$1,000.00 dollars** is to be deposited by the Tenants as a damage deposit, and may also be used towards past due rent and, late fees, and any other charges assessed by the Owner, in its entirety. The damage deposit check should be a separate check and be properly labeled on the check as a damage deposit and for which house the damage deposit is for. This deposit is not to be used as the last month's rent. Last months rent is due when the tenants first move into the premises along with the first month's rent. First month's

rent and last month's rent should also be 2 separate checks and should be labeled correctly on the checks what month the check is for and for which property. The premises have been cleaned prior to your occupancy. It will be cleaned again after the tenant's departure and the cleaning charges will be deducted from the tenant's deposit if said tenants did not abide by paragraph (h) as governed by the "Move In/ Move Out Property Condition report", and the "cleaning checklist". The balance of the deposit will be returned 60 days after departure if there is no past due rent and there are no additional charges that exist, and all covenants have been met and no damage has occurred to the premises or its contents as governed by the "Move In/ Move Out Property Condition report", and the "cleaning checklist".

7. FRONT AND REAR LAWNS ARE TO BE KEPT FREE FROM DEBRIS, TRASH, OR GARBAGE AND MOTOR VEHICLES. TENANTS AGREE TO USE PLASTIC BAGS WITH TWIST TIES AND REMOVE ALL GARBAGE AND DEBRIS FROM PREMISES ON A WEEKLY BASIS. TENANTS AGREE TO PLACE ALL GARBAGE ITEMS AT THE CURB NO MORE THAN TWELVE HOURS PRIOR TO NORMAL CITY PICKUP. TENANTS ALSO AGREE TO REMOVE ANY AND ALL GARBAGE CANS AND RELATED ITEMS FROM THE CURB AND RETURN SUCH ITEMS TO THE BACK OF THE APARTMENT NO LATER THAN 7PM THAT SAME EVENING. IN THE EVENT THAT THE LANDLORD HAS TO REMOVE ANY DEBRIS, TRASH, OR GARBAGE, THE TENANTS WILL BE SUBJECT TO A FEE, THE AMOUNT OF WHICH IS AT THE DISCRETION OF THE LANDLORD. IN THE EVENT THAT OWNER IS GIVEN A GARBAGE CITATION BY THE CITY OF BUFFALO AS A RESULT OF THE TENANT NOT ABIDING BY THE CITY OF BUFFALO LAW, ALL CHARGES WILL BE BILLED TO AND PAID FOR BY THE TENANT WITHIN 30 DAYS OF THE CITATION DATE. IN THE EVENT THAT A CITATION IS DELIVERED TO THE APARTMENT, IT IS THE TENANT'S RESPONSIBILITY TO INFORM THE OWNER. IN THE EVENT THAT THE OWNER IS CHARGED LATE FEES RELATED TO ANY CITY OF BUFFALO GARBAGE CITATION, ALL CHARGES WILL BE BILLED TO AND PAID FOR BY THE TENANT.
8. TENANTS ARE FORBIDDEN TO USE THE FRONT PORCH AND BALCONY FOR ANY TYPE OF GRILLING OR BARBECUING. PORCH AND BALCONY RAILINGS ARE TO BE KEPT FREE OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO FURNITURE, TOWELS, AND CLOTHING. IN THE EVENT THAT THE LANDLORD HAS TO REMOVE ANY FURNITURE, DEBRIS, ITEMS, THE TENANTS WILL BE SUBJECT TO A FEE, THE AMOUNT OF WHICH IS AT THE DISCRETION OF THE LANDLORD. IN THE EVENT THAT OWNER IS GIVEN A CITATION BY THE CITY OF BUFFALO AS A RESULT OF THE TENANT NOT ABIDING BY THE CITY OF BUFFALO LAW, ALL CHARGES WILL BE BILLED TO AND PAID FOR BY THE TENANT WITHIN 30 DAYS OF THE CITATION DATE. IN THE EVENT THAT A CITATION IS DELIVERED TO THE APARTMENT, IT IS THE TENANT'S RESPONSIBILITY TO INFORM THE OWNER. IN THE EVENT THAT THE OWNER IS CHARGED LATE FEES RELATED TO ANY CITY OF BUFFALO CITATION, ALL CHARGES WILL BE BILLED TO AND PAID FOR BY THE TENANT.
9. THIS LEASE IS BEING SIGNED JOINTLY AND SEVERALLY. EACH TENANT IS RESPONSIBLE THAT THE TOTAL BALANCE IS PAID IN FULL EACH MONTH, NOT JUST THEIR PRO-RATA SHARE. IF ONE TENANT DOES NOT PAY THEIR PRO-RATA SHARE OF THE RENT, THE OTHER INDIVIDUALS ON THE LEASE ARE RESPONSIBLE TO PAY ANY UNPAID REMAINING BALANCE EACH MONTH OR A LATE FEE WILL APPLY AND BE PAID BY TENANT. IN ADDITION, THE TENANTS AGREE THAT LANDLORD MAY CONTACT EACH OF THE TENANT'S PARENTS IN AN ATTEMPT TO COLLECT THE DEBT IF TENANTS ARE DELINQUENT. IN ADDITION, TENANTS CONSENT AND AGREE THAT OWNER/LANDLORD CAN UTILIZE THE TENANT'S CONTACT INFORMATION AT THE OWNER'S SOLE DISCRETION IN COLLECTION EFFORTS FOR THE TENANT'S DEBT. TENANT FURTHER CONSENTS THAT OWNER MAY LEAVE MESSAGES ON VOICE MAILS AND ANSWERING MACHINES IN AN ATTEMPT TO COLLECT THE PAST DUE RENT.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seal the day and year first above mentioned.

Tenants Signatures:

(L.S.)

(L.S.)

(L.S.)

(L.S.)

Owner or Representative

FOR AND IN CONSIDERATION, of the letting of the premises within described, and for the sum of One Dollar, receipt whereof being hereby acknowledged, I hereby become security for the punctual payment of the rent, and performance of the covenants in the within written agreements, mentioned to be paid and performed, and if any default shall be made therein I do hereby promise and agree to pay unto Brad Engel & Russ Hiltermann Inc. any deficiency and fully satisfy the conditions of the said agreement, without requiring any notice of non- payment of proof of demand made. GIVEN UNDER MY HAND AND SEAL, THE _____ day of _____ 2007
FINAL RECAP ADDRESSED TO: _____ BUFFALO, NY 14214

TENANTS Information Section:
Print: Must be Legible

1st Tenant's Full Name: _____

Tenant's Social Security # _____

Tenant's E-mail address: _____

Driver' License # _____ License Issued in state of: _____

Home Address: _____

City/State/Zip: _____

Home Phone: () _____ Tenants Cell Phone: () _____

Parent's Name: _____ Parent's Phone: () _____

Parent's E-mail address: _____

2nd Tenant's Full Name: _____

Tenant's Social Security # _____

Tenant's E-mail address: _____

Driver' License # _____ License Issued in state of: _____

Home Address: _____

City/State/Zip: _____

Home Phone: () _____ Tenants Cell Phone: () _____

Parent's Name: _____ Parent's Phone: () _____

Parent's E-mail address: _____

3rd Tenant's Full Name: _____

Tenant's Social Security # _____

Tenant's E-mail address: _____

Driver' License # _____ License Issued in state of: _____

Home Address: _____

City/State/Zip: _____

Home Phone: () _____ Tenants Cell Phone: () _____

Parent's Name: _____ Parent's Phone: () _____

Parent's E-mail address: _____

4th Tenant's Full Name: _____

Tenant's Social Security # _____

Tenant's E-mail address: _____

Driver' License # _____ License Issued in state of: _____

Home Address: _____

City/State/Zip: _____

Home Phone: () _____ Tenants Cell Phone: () _____

Parent's Name: _____ Parent's Phone: () _____

Parent's E-mail address: _____

5th Tenant's Full Name: _____

Tenant's Social Security # _____

Tenant's E-mail address: _____

Driver' License # _____ License Issued in state of: _____

Home Address: _____

City/State/Zip: _____

Home Phone: () _____ Tenants Cell Phone: () _____

Parent's Name: _____ Parent's Phone: () _____

Parent's E-mail address: _____

BroS Properties Move In and out Property Condition Report

Tenants need to complete this checklist, noting the condition of the rental property, and return it to the landlord on the day that your are obtaining possession of the rental unit, and on the day that you are vacating the rental unit.

Tenant's Names: _____

Tenant Address: _____

	Move-In Condition	Move-Out Condition
General	_____	_____
Walls:	_____	_____
Carpet: (Color)	_____	_____
Window Screens:	_____	_____
Lighting:	_____	_____
Doors:	_____	_____
Ceiling Fans (#/type)	_____	_____
Window Treatments:	_____	_____
Smoke Detector:	_____	_____
Balcony/Deck/Patio:	_____	_____
Heater/Air Conditioning:	_____	_____
Other:	_____	_____
Kitchen		
Stove		
Range: (Make/Color)	_____	_____
Rack:	_____	_____
Broiler Pan:	_____	_____
Oven:	_____	_____
Oven Door:	_____	_____
Burners:	_____	_____
Drip Pans:	_____	_____
Knobs:	_____	_____
Push Button:	_____	_____
Door Handle:	_____	_____
Windows:	_____	_____
Exhaust/Hood/Fan:	_____	_____

Refrigerator

Refrigerator:(Make/Color) _____
Drip Tray: _____
Crisper Pan: _____
Crisper Glass Shelf: _____
Ice Cube Tray: _____
Shelves: _____
Door: _____

Dishwasher

Dishwasher:(Make/Color) _____
Racks - 2 _____
Door: _____
Knobs: _____

Miscellaneous

Disposal: _____
Sink: _____
Microwave: (Make/Color) _____
Keys provided: _____
Other: _____

Bathroom

Light Fixtures: _____
Medicine Cabinet: _____
Mirror: _____
Towel Racks: _____
Wash Basin: _____
Bath Tub: _____
Bath Tub Fixtures: _____
Shower: _____
Toilet Bowl: _____
Toilet Tank: _____
Walls/Ceiling: _____
Flooring: _____
Sink: _____

Storage Area # _____

Comments: _____

MOVE IN SIGNATURES:

Signature of Tenants (for Move-In only)

Date of Move-In Inspection

Signature of Tenants (for Move-In only)

Date of Move-In Inspection

Signature of Tenants (for Move-In only)

Date of Move-In Inspection

Signature of Tenants (for Move-In only)

Date of Move-In Inspection

Signature of Manager (for Move-In only)

Date Keys Delivered to Tenant

MOVE OUT SIGNATURES:

Signature of Tenant (for Move-Out only)

Date of Move-Out Inspection

Signature of Tenant (for Move-Out only)

Date of Move-Out Inspection

Signature of Tenant (for Move-Out only)

Date of Move-Out Inspection

Signature of Tenant (for Move-Out only)

Date of Move-Out Inspection

Signature of Manager (for Move-Out only)

Date Keys Delivered to Manager

Both parties understand that they have the right at any time to obtain an independent attorney.

Brad Engel and Russ Hiltermann dba BRoS Properties
Welcome letter and contact information

Please find the following background information about our Company and our contact information:

- BRoS Properties began operating in 1995. The Company has two owners, which operate the Company as follows: Brad Engel, and Russ Hiltermann.
- Brad Engel is the President of BRoS Properties, Inc. Brad Engel lives out of state, but can be reached at bradley.engel@ge.com or by phone at 301-785-3773.
- Russ Hiltermann is the Chief Risk Officer, and is in charge of Billings, Collections, Evictions, and monitoring the Company's e-mail account: broproperties@yahoo.com, which tenants use to report any issues. Russ can be reached at broproperties@yahoo.com.
- Shawn Engel is the owner of Engel Properties/ Management, whom BEHG Properties, Inc. has hired to act on its behalf as the Management Company to complete apartment showings, lease signings, maintenance repairs, and is responsible for work order requests. Shawn lives locally in the Buffalo area and can be reached at 716-984-7813.
- Marco Ayala is the primary maintenance employee of Engel Properties/ Management. Mike Kuhn also works for BRoS Properties on a more limited basis. Please do NOT contact Marco or Mike with your maintenance requests, unless it is a heating, fire, or water-leak emergency. All work order requests should be either e-mailed to behgpropertiesinc@yahoo.com, or mailed to our rent payment address.
- Our rent payment mailing address is
BRoS Properties
5140 Main St, Unit 303, Box 337
Williamsville, NY 14221.

Please ensure that you do NOT write PO Box in the address. If you do, the mail will be returned. It is also best if you write the street address, unit #, and box # all on the same line. We have had numerous items returned when it is written incorrectly.

- Please be sure to mail the rent so that it is received by the 5th of the month.
- We hope you enjoy living in your new apartment.

Regards,

BEHG Properties, Inc.

Lease version 1-17-08