

EXHIBIT "F"

**Casa del Maestro
SECURITY DEPOSIT REFUND POLICY**

Upon termination of the Lease, Landlord may deduct from Tenant's security deposit fees for the cleaning, painting, carpeting and repair of the Leased Premises necessary to return the Leased Premises to the same level of cleanliness it was in at the inception of the Lease. The amount deducted from the Security Deposit varies dependent upon the year of Termination.

CLEANING

All cleaning costs will be assessed against Tenant's security deposit.

PAINTING

Tenant shall not be liable for painting costs resulting from ordinary wear and tear.

Charges assessed against Tenant's security deposit are structured as follows:

First (1st) Year: Tenant shall be charged One Hundred percent (100%) for painting.

Second (2nd) or Third (3rd) Year: Tenant shall be charged Fifty percent (50%) for painting.

Fourth (4th) through Seventh (7th) Year: Tenant shall be charged Zero percent (0%) for painting.

CARPETING

Tenant shall not be liable for carpeting costs resulting from ordinary wear and tear. Carpet replacement or cleaning expenses shall be pro-rated based upon a carpet's life expectancy of Five (5) years.

Charges assessed against Tenant's security deposit are structured as follows:

First (1st) Year: Tenant shall be charged One Hundred percent (100%) for replacement or cleaning expenses.

Second (2nd) Year: Tenant shall be charged Seventy-Five percent (75%) for replacement or cleaning expenses.

Third (3rd) Year: Tenant shall be charged Fifty percent (50%) for replacement or cleaning expenses.

Fourth (4th) Year: Tenant shall be charged Twenty-Five percent (25%) for replacement or cleaning expenses.

Fifth (5th) through 7th Year: Tenant shall be charged Zero percent (0%) for replacement or cleaning expenses.

MISCELLANEOUS DAMAGE

Tenant shall be charged for damages to the Leased Premises caused by Tenant or by a guest or licensee of Tenant or by any animal that Tenant brings on the Leased Premises pursuant to Section 8 of the Lease, including but not limited to damages to the following: doors, screens, windows, window coverings, appliances, fixtures and fittings, and flooring. Tenant shall not be charged for the repair of any damages to the Leased Premises caused by ordinary wear and tear.

Landlord's Initial _____

Tenant's Initial _____

RENT AND MISCELLANEOUS FEES

Landlord shall assess Tenant for any unpaid rent, late fees and any other miscellaneous fees and may deduct such from Tenant's security deposit.

Tenant agrees to the terms and receipt of a copy hereof:

Tenant

Tenant

Date: _____

Date: _____

Landlord's Initial _____

Tenant's Initial _____