

## Rules & Regulations

1. For the comfort, convenience and benefit of all residents, and to insure proper use and care of the premises, Lessee shall comply with all Rules and Regulations and shall not be permitted to:
  - A. Keep cats, dogs, fowl or other animals or birds on the premises, without Lessor's prior written notice.
  - B. Allow any sign, placard, advertisement or notice to be displayed either inside or outside the building without Lessor's prior written notice.
  - C. Allow any item to be thrown or dropped from windows or balconies, or to throw or sweep dirt out of the building, beat or shake rugs upon or from any window, balcony, door or any other opening.
  - D. Cover or obstruct any window, door or transom with any items not approved in writing by Lessor.
  - E. Do laundry work except in rooms provided for that purpose under conditions designated by Lessor, or allow water to run except in actual use.
  - F. Use balconies for any purpose other than a place to sit or stand, or store thereon objects or equipment other than normal balcony furniture. They may not be used to hang clothing, rugs or wash items. They are not to be used as a storage depository of any kind. No coverings shall be installed.
  - G. Do not drive nails, screws, tacks or apply any fasteners to flooring, ceilings or any of the woodwork on the said premises. You may decorate the walls within reason using the smallest nails possible.
  - H. Premises should not be used for the operation of any business.
  - I. No loitering in the common areas of the property.
  - J. No mechanical repairs may be done on any motorized vehicle or bike in or around any part of the building or premises.
  - K. Grills or the use of any are not allowed on balconies or porches.
  - L. No live Christmas trees.
2. Lessee, Lessee's guests and occupants shall not become intoxicated, disorderly, harass or solicit residents or their guests. Lessee shall not create or cause any unnecessary, unreasonable, or improper noise, odor or disturbance in or about the premises.
3. Lessee shall be responsible for any snow removal on balconies or porches.
4. All keys are for Lessee's sole use. Lessee may not duplicate any keys. All additional keys shall be obtained from the Lessor. In the event that the Lessee fails to return all keys within 24 hours of the last day of occupancy, all costs of re-keying or replacing said locks shall be paid by Lessee upon billing and may be deducted from Lessee's security deposit.
5. The streets, sidewalks and entrances shall not be obstructed in any way, or used for any purpose other than ingress or egress.
6. Absolutely nothing should be stored or left in common hallways, doorways or landings of the building. All damage caused to these areas by moving or carrying items shall be paid by the Lessee. Riding of bicycles, tricycles, etc. inside the building is not permitted.
7. All waste and garbage shall be routinely and frequently removed from the premises, deposited in proper trash containers and taken to the dumpsters provided.
8. Lessee shall keep the glass and/or screens in the windows and doors in good condition and shall pay for the cost of replacing any broken glass or screens with equal quality and size. Lessee will pay for the cost to replace all electric bulbs, shades, or fixtures with the same quality and design. Lessee will also pay for all damage to doors, sills, walls, counters, or other parts of the premises imposed by Lessee.
9. In the event that Lessee fails to pay any utility charges when due and Lessor opts to pay the past due charges, Lessee shall pay Lessor upon billing. This shall include any utilities paid through the last day of lease term or extension thereof.
10. The washers and dryers in the building are furnished gratuitously by the landlord and are not part of your leased premises. Lessee, in making use of such spaces, does so at their own risk. This also applies to the use of any landscaped areas, drives, walks, or other common areas.
11. Lessor is not liable to Lessee or other occupants or invitees for damage or loss of personal property. It is the responsibility of Lessee to provide insurance for personal property.
12. Lessee shall not meddle or interfere with any part of the heating, air conditioning, electrical, smoke/fire detection, refrigerating or laundry apparatus. Nor shall Lessee install any said apparatus without written Lessor's written consent.
13. No radio or television wires, aerial or connection shall be installed, placed on, or attached to the premises without the prior written consent of the Lessor. The Lessor is allowed to remove, at Lessee's expense, any such apparatus installed without such written consent.
14. The water closets and water apparatus shall not be used for any purpose other than for that which they were constructed. No rubbish, papers, or other substances or objects shall be thrown or stored therein. Any damage caused by misuse shall be paid by Lessee.
15. Lessor may, at any time authorized by law, enter the premises for the purpose of inspecting, making repairs, showing the premises to prospective tenants or purchasers, or for other purposes provided by law.
16. Lessor shall not be held responsible for any non-observance of Rules and Regulations on the part of other tenants.
17. Lessor reserves the right to amend any Rules and Regulations at any time upon 28 days written notice to Lessee. Any violation of Rules and Regulations shall be deemed to be breach of this Lease.
18. No water beds or other water furniture are permitted without prior written consent from Lessor.
19. Painting shall be done only when necessary and only by Lessor. If it shall become necessary to paint the premises because of the misuse by the Lessee or Lessee's guests, the cost of painting shall be charged to the Lessee.
20. The Lessee agrees to notify the Lessor immediately in writing if any smoke detector is not operating properly. Lessee understands that tampering with or disconnecting smoke detector in any manner is illegal and shall constitute a breach of lease and Lessee is subject to maximum penalty by law.

I have read the foregoing Rules and Regulations and agree to abide by them as part of the Lease.

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Signature of Lessee

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Signature of Lessee