

## RULES AND REGULATIONS

Lessee shall observe and abide by the Rules and Regulations set for in this Lease, and agrees to be bound by and comply with any further reasonable rules and regulations hereafter established by Lessor. Lessee further agrees to inform guests, invitees, party crashers and others on the Premises of all lease provisions, Rules and Regulations and to be responsible for any violation thereof. Lessee shall pay all fines and damages resulting from non-compliance.

1. Basement and attic areas of single-unit houses may not be used for sleeping or as bedrooms per City Code. Lessee in violation of this rule agrees to remove beds, bedding and personal belongings immediately upon Lessor's request.
2. Lessee shall not change or add locks or other similar devices without prior written consent of Lessor.
3. Lessee shall at all times maintain the temperature at a minimum of 60 degrees and shall be responsible for all damage resulting from failure to do so (eg, frozen pipes).
4. Hallways and stairways shall not be obstructed or used for any purpose other than ingress and egress from the Building. Lessee shall not place or store any items on porches, in hallways or in common areas.
5. Lessee will not put stickers, adhesive labels, tape, gum, etc. on any surface anywhere in the premises, including but not limited to doors, windows, appliances, ceilings, porches, etc. Lessee may use "Bulldog" type picture hangers.
6. **Lessee shall not flush down toilet feminine hygiene products, bar soap, rags, rubbish or items which may clog or interfere with proper functioning of plumbing. Lessee shall not use Drano or similar products to unclog pipes.**
7. Lessee shall promptly place garbage in the garbage container. Lessee of a single unit house is responsible for taking garbage to curb for pick-up and bringing cans back in after pick-up per city ordinance. Lessee is responsible for cleaning up their litter, bottles and other debris in the common areas.
8. Lessee shall not interfere in any manner with the heating or lighting or other fixtures in the building or run extension cords or electrical appliances in violation of Building Code.
9. Lessee shall put only soap specifically for dishwashing machines into the dishwasher.
10. Lessor shall equip Premises with light bulbs upon commencement of the Lease term. Thereafter, Lessee is responsible for replacing light bulbs throughout the Lease term as necessary so that upon surrendering possession to the Lessor, all fixtures are properly equipped.
11. Lessee shall not prop open or cause to be unlocked entry or fire doors to the Building.
12. Lessee shall not go out onto or store furniture, grills or any other items on roof or fire escape.
13. Lessee agrees not to abuse or mistreat laundry areas. Laundry equipment, if any, is supplied by an outside contractor other Lessor. Lessee should contact Coinmach Laundry directly at 1-800-852-9274 for service and repairs.
14. No lofts, waterbeds, jacuzzis or sofas are allowed in the Premises at any time. Lessee will pay all costs of violation as determined by Lessor.
15. Lessee will practice good housekeeping to prevent insects, pests and vermin and will reimburse Lessor for exterminator services required because of Lessee's housekeeping practices.
16. Lessee will not disarm or remove batteries from smoke detectors. Lessee will inform Lessor of malfunction and will replace batteries as necessary so that the unit is equipped with an operable smoke detector throughout the Lease term.
17. Lessee is responsible for maintaining the carpet, including vacuuming as necessary.
18. Parking is not allowed on the lawn at any time.
19. Lessee is responsible for the care of all furniture supplied by Lessor and will not store the furniture in basement or take it outside. Lessees of a single-unit house agree to supply their own beds so that they may select the size and quality they wish.
20. Lessees shall not place personal property, trash, furniture or any other items within 5 feet of hot water heater or furnace.
21. No portable air conditioners are to be used in the premises at any time.
22. Tenants are responsible for plunging their own toilets. There will be a minimum charge of \$65.00 if maintenance is called to plunge out a toilet.
23. Lessee will pay a \$100.00 minimum lockout fee for any lockouts that occur between the hours of 5:00 P. M. and midnight Monday through Friday, and between the hours of 9:00 A. M., and midnight on Saturdays and Sundays. No lockout service is offered between the hours of midnight and 9:00 A. M.
24. No barbecue grills of any kind may be used on any balconies, porches, or common areas without prior written permission of Lessor.
25. Lessee is required to have any and all cable and telephone service discontinued by lease termination date. Failure to do so will result in a \$200.00 per line fee.

**A reminder about Section 21 of your lease: NO PETS.** No pets are allowed on the Premises at any time. Lessee will not keep, allow about, feed or groom inside or outside the Premises any animal or pet, including fish and birds, even on a temporary basis.