

TURNKEY BUILDING RULES AND REGULATIONS

Tenant agrees that the rules and regulations set forth in Exhibit A attached to this Lease and any reasonable modifications thereto or reasonable additional rules and regulations as may be made by Landlord/Agent from time to time and of which Tenant is given notice shall be considered a material part of this Lease and failure by Tenant, members of Tenant's family, or Tenant's guests to comply with same shall be a default under this Lease and grounds for termination of this Lease. In addition to the rules and regulations set forth in Exhibit A (below) and any other rules and regulations published by Landlord/Agent, Tenant agrees:

- a) That Tenant shall keep the Premises in a clean, sanitary and safe condition.
- b) That Tenant shall remove from the Premises all trash, rubbish, garbage, and any other organic or flammable waste in a clean and sanitary manner at all times.
- c) That Tenant shall keep all plumbing fixtures clean and sanitary at all times.
- d) That Tenant shall properly use and operate all electrical and plumbing fixtures at all times.
- e) That Tenant shall not permit any person on the Premises with Tenant's permission to willfully and wantonly destroy, deface, damage, impair, or remove any part of the structure or Premises or the facilities, equipment or appurtenances thereto, nor himself do any such things.
- f) That Tenant shall comply with all covenants, rules, and requirements and the like which are brought to Tenant's attention. Tenant hereby acknowledges that Tenant has received a copy of the rules and regulations applicable to Tenant's tenancy and the use and enjoyment of the facilities provided therewith and Tenant hereby consents to said rules and regulations.
- g) In the event that Landlord/Agent must take legal action against Tenant due to a violation of a covenant and/or rule or regulation of this Lease Agreement, Tenant agrees to pay for the administrative costs actually incurred by Landlord/Agent unless the legal action resolves with a judgment in Tenant's favor. In addition, Tenant agrees to pay any court costs and reasonable attorney's fees which may be assessed by the Court.
- h) That any abandoned property left in, on, or about the Premises shall, at Landlord/Agent's option, become Landlord/Agent's property, or Landlord/Agent may dispose of any such property without liability to Tenant or the owner of the property. Tenant shall bear any and all costs of removal of any such abandoned items.
- i) Tenant shall provide Landlord/Agent with access to the Premises for inspection and repairs.

In addition to the foregoing, the Tenant agrees that he shall comply with all applicable laws, rules, regulations, ordinances and orders of the Federal, State, and Local authorities in connection with tenant's occupancy of the Premises.

TURNKEY LEASE EXHIBIT A – BUILDING RULES

1. The sidewalks, entranceways, passages and stairways shall not be obstructed nor used for any purpose other than ingress and egress to Tenant's apartment. Stairways and halls shall be kept clean.
2. The doors, floors, skylights and windows that reflect or admit light into passageways or into other public parts in the apartment building shall not be covered or obstructed by the Tenant.
3. The Tenant shall use carefully, and only for the purpose for which they are constructed, all water closets, utility rooms, all plumbing, electrical and other fixtures and shall pay for all damage thereto caused by his negligence whether active or passive excepting only reasonable wear and tear. No foreign material shall be kept in water closets. No sweepings, rubbish, rags, flammable items or other substances shall be placed or kept in the utility rooms or apparatus. Nothing shall be thrown out of skylights, windows, doors, or into passageways.
4. No cats, dogs, birds, chickens, livestock, animals, or pets of any kind, whether domestic or wild, shall be taken into, or kept in or about the Leased Premises or the building of which the Leased Premises is a part without the prior written consent of the Landlord, and any such written consent shall be revocable by the Landlord at will.
5. Musical instruments, stereos, etc. shall not be played between the hours of 11 p.m. and 8 a.m., and all unnecessary or disturbing noises shall at all times be avoided.
6. The halls and other public parts of the apartment building shall not be used under any circumstances as playing grounds for children, and bicycles, baby carriages, sleds and similar items shall not be allowed or stored therein.
7. The Leased Premises shall be kept by the Tenant in a sanitary condition, neither clothing, curtains, rugs nor other articles shall be shaken or cleaned in any of the halls, from any of the windows, doors or landings nor shall any be placed outside the window sills, nor thrown from the windows or doors nor down any airshafts or into yards or courts of the apartments.
8. The Landlord shall have the right to prescribe the weight and proper position of extra heavy articles placed in the Leased Premises and the manner of locating such an item therein; and the Tenant shall be liable for all damage to the apartment building caused by placing, moving or removing the same without the permission or in the manner prescribed by the Landlord. Waterbeds will not be permitted upon or within Leased Premises at any time without written consent.
9. The Tenant shall not use or keep in the Leased Premises explosives, cotton samples, burning fluid, camphene, kerosene, fuel of any kind or other easily flammable material and shall not otherwise permit anything to be done in the Leased Premises which will in any way increase the rate of fire insurance in the apartment building or in any way conflict with any ordinance, rule or regulation of any government authority having jurisdiction over the apartment. Tenant understands that use of a barbecue grill of any type, other than those that may be provided by the Landlord, shall be prohibited.

10. The Tenant shall keep all windows closed whenever it rains or snows. Screens furnished for the Leased Premises must be kept in windows at all times.

11. Water fixtures shall not be left running when not in actual use by the Tenant. The Tenant agrees to pay the estimated cost of any unnecessary consumption. Tenant shall promptly report any leaking plumbing fixtures, including running toilets, to Landlord.

12. The Tenant shall not display signs on the windows or elsewhere nor erect awnings without the written consent of the Landlord. The Tenant will replace at his own cost any storm or screen door damaged by his active or passive negligence including without limitation any failure to latch it during a storm provided such storm or screen door was supplied or authorized by Landlord.

13. All keys to the Leased Premises shall be delivered to the Landlord upon the Tenant's removal from the Leased Premises. No additional lock may be installed without prior written approval of Landlord. Tenant must provide a key to the Landlord to any additional lock which may be installed with the permission of the Landlord. Tenant shall be responsible for the payment of a fee of Ten Dollars (\$10.00) to Landlord for all unreturned keys and keys lost during the term of the lease,

14. No mini bikes, go*carts or other motorized vehicles shall be allowed on the grounds of the apartment complex, the patio, the hallway or inside the Leased Premises at any time.

15. No fences or any other alteration of the grounds or landscaping around the apartment building shall be made without written consent from the landlord. Any approved alteration will become the property of Landlord and shall not be removed.

16. The Tenant shall not tip or otherwise give any kind of gratuity or commission to any employee of the Landlord.

17. Boats, trucks and trailers shall not be permitted on the property at any time.

18. Tenant shall not use the parking area or any other portion of the property upon which the apartment buildings are situated for repairing or working on automobiles, trucks, trailers or other motorized vehicles without the express written authorization of the landlord. Automobiles, trucks and all other motorized vehicles shall be kept off the lawn at all times. Washing of vehicles shall not be allowed unless a designated car wash area is provided.

19. No additional appliances, heating, or cooling systems shall be kept or used in the Leased Premises without the written authorization of the Landlord.

20. Patio shall be kept in a neat and orderly manner at all times, and shall never be used for the purpose of storage. No clotheslines or hanging apparatus shall be affixed to privacy or patio enclosures. No furniture, vehicle tires, boxes, or any other items deemed inappropriate by management, will be permitted on patios, balconies, or in common areas.

21. If Tenant becomes locked out at any time, a fee of \$35.00 will be charged for entry to Leased Premises. Lock out fee payment is due at the time the lock out service is provided.

22. If Tenant is required to furnish Tenant's own drapes, they must be white or lined with white material. There can be no deviation from this policy without Landlord/Agent's written consent

23. Only white light bulbs will be allowed in all exterior light fixtures,

24. Tenant may not keep any guns, firearms or explosive devices in the Leased Premises except a weapon that the Tenant has a current permit to keep. Tenant may not use the weapon in the Leased Premises or anywhere in the Apartment Community.

25. Tenant may not possess, use, sell or distribute illegal drugs in the Leased Premises or anywhere In the Apartment Community.

26. Tenant may not commit any act of physical violence or any illegal or felonious act in the Leased Premises or anywhere in the Apartment Community.

27. Residents may install satellite dishes in their apartments in accordance with the rules set forth by the Landlord. Dishes must be installed within Tenant's apartment or on a patio or balcony that is part of the apartment and cannot be larger than one meter In diameter. Satellite dishes may not be installed on the roof or in any other common area of the building. Dishes must be securely mounted and may not extend beyond the edge of the apartment including the patio or balcony railing. Tenants may not hang a dish out of the window. Dishes must be professionally Installed and must be done in a manner that does not require drilling of holes In railings, exterior walls, windows or any other location where holes might impair the building's weatherproofing or risks striking electrical, gas or water lines. Tenant must have their installation plan approved by the Management Office prior to commencing with the Installation of a satellite dish. Tenants are liable for any injury or damage lo persons or property caused by their satellite dish and must maintain liability insurance coverage covering any such injury or damage. When Tenant vacates the apartment, Tenant is responsible for removing the satellite dish, any mounting apparatus and all cables.

28. Landlord, as a convenience for Tenants, will accept package deliveries for Tenants. Tenant understands and agrees that Landlord may refuse to accept bulky and/or oversized items and may discontinue the service of accepting packages for Tenants at any time without further notice. Tenant understands and agrees that Landlord shall not be liable for the contents of any package, or any other claims, including any and all consequential damages associated with Landlord's gratuitous acceptance of packages for Tenant. If Tenant is expecting delivery of a package containing valuable items and/or Tenant does not agree with Landlord's package acceptance policies as set forth herein, then Tenant shall make other arrangements with a shipper so that the package can only be delivered directly to the Tenant. In such a case, the shipper shall be solely responsible for notifying Tenant of delivery of their package.

29. Move-ins and move-outs shall only be done by Tenant during normal business hours of the Apartment Community and only using such elevators, loading docks and/or other means as dictated by Landlord. Moving is not permitted on holidays. Tenant shall remove all boxes, packing materials, cases, tape and the like immediately after their move-out or move in is complete. Tenant shall contact the management office no less than one week prior to moving to reserve the freight elevator and loading areas.

30. All requests made to the Landlord for non-emergency maintenance of the apartment units must be done in writing and sent to the management office. In the event of a maintenance emergency after hours, you may call the management office's answering service to alert Maintenance of your problem, Emergencies may include: smoke, gas odor, flooding/major leaks, toilet, sink shower drain back-up, apartment doors that will not open or will not lock, no heat in the winter, no hot water, locked out of apartment, no air conditioning when exterior temperature exceeds 85 degrees. ALL OTHER MATTERS WILL BE ADDRESSED BY LANDLORD DURING REGULAR BUSINESS HOURS.