

RULES FORMING PART OF LEASE CONT'D FROM PAGE 7 FOR APARTMENT IN YONKERS, N.Y. 10704

12. PETS/ANIMALS VISITORS NO PETS (unless so written on the first page of this lease), OR VISITOR'S/RELATIVES' PETS/ANIMALS are allowed at any time on the grounds or in the building without WRITTEN PERMISSION of the Owner.
- 13a VISITOR'S PARKING Visitor Parking on street only.
NO MOTORCYCLE/MOTORBIKES ALLOWED ON PREMISES.
- 13b DRIVEWAY, NO STORAGE No storage either indoors/outdoors or in apt/attic/closets/laundry/terrace of any kind of tools/machinery, or any large, heavy, oily or leaking items etc. including: cars/vans/trucks/cycles/boats/trailers etc. or any equipment used in any business, etc., in driveway/on street/in front or on side of house/adjacent-to, in backyard or anywhere on property. NO STORAGE IN BOILER & FURNACE ROOMS/ATTICS WITH HEAT DUCTS/ADDT'L FURNACE. (FIRE LAW) These rooms are for utilities only. FIRE HAZARD.
- 13c NO CAR WASH No washing cars in driveway using metered water.
- 13d CITY STREET SWEEPER City Street-sweeping is on _____ from ____ a.m. to ____ a.m.
Parked cars on that side of the street are ticketed.
14. STANDARD ESCALATION CLAUSE During the term of this lease or any extension thereto, if Owner receives any unusually high increases in Taxes, Water, Sewer, Gas, Electric, Fuel, Insurances, etc. or building is re-assessed substantially affecting cost of any of the above, Tenant's rent for this apt. will be immediately increased proportionately and will be due on the date it went into effect upon written notice by Owner.
15. HEAT AND HOT WATER Tenants' apartment has its own separate Air Conditioning/Heat/Hot Water/Humidifying Systems. Utilities for same is at the cost of the Tenant.
16. HEAT TEMPERATURE It is mutually understood that Tenant will abide by all mandatory day/night heating temperatures (65 degrees night temp. 68 degress day temp.) requested by any gov't agency to conserve fuel. IN CASE OF FUEL EMERGENCY, it is suggested you have ELECTRIC MATTRESS COVERS (not BLANKETS) which are cheaper, more efficient. Owner is not responsible for lack of heat/hot water or any energy because of fuel shortage, rationing, strikes, power failure, etc.
- 16a HEAT LAW: Oct. 1 to April 30.
- 17a HEAT THERMOSTATS Tenants' apartment may be equipped with several thermostats to control several air conditioning/heating zones enabling Tenant to choose which areas are to be cooled/heated.
- 17b NO OPEN DOORS OR WINDOWS DURING COOLING OR HEATING SEASONS FOR MOST EFFICIENT HEATING, THE FOLLOWING SUGGESTIONS SHOULD BE FOLLOWED:

SET THERMOSTAT DAY TEMPERATURE BETWEEN 68 and 72 DEGREES, AND APPROX. 5 DEGREES LOWER FOR NIGHT. THERMOSTAT SHOULD BE PROGRAMMED WITH CONSERVATION IN MIND.

DURING HEATING SEASON: BEFORE YOU GO ON VACATION, AND WHEN NOT AT HOME FOR LONG PERIODS OF TIME: NEVER TURN OFF HEATING SYSTEM COMPLETELY OR A L L W A T E R P I P E S I N A P A R T M E N T W I L L F R E E Z E A N D B U R S T ! A L L T H E R M O S T A T S M U S T N E V E R B E S E T L O W E R T H A N 5 0 D E G R E E S F A H R E N H E I T .

Please do not run bath or kitchen EXHAUST FANS for more than 10 min. during air cond/heat seasons as it will draw out considerable amounts of cooled/heated air from the apt. DO NOT OPEN STORM WINDOWS/DOORS OR RUN EXHAUST FANS FOR "AIRING OUT THE APT" FOR MORE THAN 10 MIN. AS THE THERMOSTAT WILL IMMEDIATELY CALL FOR MUCH MORE AIR CONDITIONING/HEAT AND WILL MAKE THE ROOM/ZONE/APT UNBEARABLY COLD/HOT WASTING A CONSIDERABLE AMOUNT OF ENERGY.

DO NOT LEAVE ANY WINDOWS OPEN "A CRACK" OF 1 inch or so, ESPECIALLY WHEN GOING TO WORK, WHETHER IT IS DAY OR NIGHT AS IT MAY RAIN SEVERELY AND RUIN THE OAK FLOORS. Also, leaving windows open calls for excessive cooling/heating and IS THE SAME AS HAVING A 12 SQ. IN. HOLE IN THE WALL WHERE COOL AIR/HEAT ESCAPES. WINDOWS LEFT OPEN ESPECIALLY WHEN GOING TO WORK OR ON VACATION IS VERY WASTEFUL OF ENERGY. ALSO, WEARING SCANT THIN SUMMER-TYPE CLOTHING DURING THE HEATING SEASON (shorts, sleeveless/ short-sleeved undershirts/thin tops) AND RAISING THE HEAT, IS ALSO VERY WASTEFUL.
18. REPAIRS AND LEAKS Because we are not a big real estate corp., we try to do all repairs by ourselves as speedily as possible. Please be assured that all repairs will be made, however, if it is not an emergency and because circumstances sometimes do not permit, we might not be able to make a repair immediately or on a particular weekend. Please try to bear with us under these conditions. IMMEDIATELY REPORT ALL DRIPPING/LEAKING FAUCETS. ANY RUNNING WATER (ESPECIALLY INSIDE TOILET TANKS) AND IN PIPES HEARD FOR MORE THAN 10 MIN. IS CONSIDERED AN EMERGENCY AND SHOULD BE REPORTED TO OWNER IMMEDIATELY AT ANY TIME OF DAY OR NIGHT.
19. BABYSITTING All babysitting for others is to be done OFF THE PROPERTY.

20a SECURITY OF
1½ MONTHS/PET
SECURITY
IS NOT FOR
TENANT'S USE!

Upon signing of the lease, Tenant is required to give to Owner 1½ months Security to ensure full and faithful performance of TENANT'S REQUIREMENTS of the lease. UNDER NO CIRCUMSTANCES WILL SECURITY BE USED BY OWNER IN LIEU OF PAYMENT OF ANY MONTH'S RENT WHILE TENANT DOES/DOES NOT OCCUPY APT! DO NOT ASK!

As per N.Y. STATE LAW SECTION 7-103, Security on deposit DOES NOT earn interest which is required for bldgs of MORE THAN 6 APTS. SEE ATTORNEY GENERAL'S BOOKLET. SECURITY check will be cashed and deposited into a SAFE DEPOSIT BOX in a bank of Owner's choice so that it does not co-mingle with Owner's money OR EARN INTEREST FOR OWNER, EVEN THOUGH THIS IS NOT REQUIRED BY THE ATTORNEY GENERAL.

In the event of increase of monthly rent, Tenant must increase WITHIN 30 DAYS, SECURITY/DEPOSIT and any other mutually agreed to deposits, with Owner, accordingly, together with new monthly rent. This also applies to the LAST MONTH'S RENT and any additional rent.

20b SECURITY

If Tenant is in default of his responsibilities or any clause/rule/regulation/rider/addition/extensions to lease/causes damage or BREAKS LEASE and fails to pay for ADVERTISING FOR NEW SUITABLE TENANT/painting/repairs, or fails to pay any month's rent WITHIN 5 DAYS OF DUE DATE during this lease or any extensions thereto, ENTIRE AMOUNT OF SECURITY/LAST MONTH'S RENT/ANY ADDITIONAL MONTHS DEPOSITS ARE IMMEDIATELY FORFEITED FOR LIQUIDATED DAMAGES TO OWNER AND LEASE WILL END AND TENANT MUST MOVE IMMEDIATELY UPON WRITTEN NOTICE FROM OWNER.

If Tenant fails to repair an item that was ruined by his misuse, negligence, or improper conduct or that of his Visitors/Family/Friends/ Relatives/their Pets/Agents/Employees, during the term/extensions of this lease then Owner will deduct from Security: the cost of the item(s), PLUS Owner's transportation costs, time and any other expense incurred in repairing same. MAKE REPAIRS BEFORE LEASE EXPIRES.

20c APT GIVEN & TO
BE RETURNED IN
READY-TO MOVE-IN
CONDITION, ALL
APPLIANCES, BATHS,
FIXTURES, ETC. IN
PERFECT WORKING
ORDER, SPOTLESSLY
CLEAN

ALL FIXTURES/APPLIANCES, PLUMBING/DRAINS ELECTRICAL/TV RECEPTACLES/ CABLES, ETC. HAVE BEEN INSPECTED PRIOR TO YOUR MOVING IN AND ARE CONSIDERED IN PERFECT WORKING ORDER UNLESS NOTIFIED IN WRITING TO THE CONTRARY. TENANT AGREES TO ACCOMPANY OWNER ON A WALK-THROUGH WRITTEN INSPECTION AFTER SIGNING OF THIS LEASE PRIOR TO MOVING-IN SO THAT ALL EQUIPMENT IS INDEED IN PERFECT WORKING ORDER & ARE SPOTLESSLY CLEAN. BY SIGNING THIS LEASE, TENANT AGREES TO RETURN ENTIRE APT IN SAME CONDITION "READY TO MOVE-IN, CLEAN VACUUMED/BROOM SWEEPED, ALL EQUIPMENT IN PERFECT WORKING ORDER, SPOTLESSLY CLEAN" B E F O R E EXPIRATION OF THE LEASE AND MUST RETURN ALL KEYS OR PAY FOR REPLACEMENT LOCK/KEY PARTS, LABOR AND REPAIRS PLUS \$980.00 ADDITIONAL CLEANING FEE TO BE DEDUCTED FROM SECURITY.

20d RETURN OF
SECURITY

SECURITY will be returned to Tenant AS PER CLAUSE 5 HEREIN BY CERTIFIED MAIL ONLY, to Tenant's NEW ADDRESS ONLY. AFTER APT IS COMPLETELY VACATED, TENANT AGREES TO ACCOMPANY OWNER ON A WALKTHROUGH-WRITTEN-INSPECTION AND AGREES TO REPAY OWNER FROM SECURITY/OTHER SOURCES FOR ANY PARTS DAMAGED BY NEGLIGENCE/CARELESSNESS. During the process of repainting, as per Clause 5, Owner requires at least 60 days to obtain & reinstall any required new parts and to adequately test/inspect the proper functioning of each fixture/appliance & all pertinent parts thereto after any necessary repairs. In addition, Security will be returned as per Clause 5 only after all of the above has been verified by Owner that the apt. has indeed been left in "READY TO MOVE-IN, VACUUMED, BROOM-SWEEPED CONDITION", baths, all appliances, electric, plumbing and other fixtures SPOTLESSLY CLEAN and in "READY TO MOVE-IN" PERFECT WORKING ORDER, AS WAS GIVEN TO YOU WHEN YOU MOVED IN.

21a PAINTING

Owner will not be required to paint or decorate during the term of this lease or upon any renewal thereof. Tenants may paint all walls/ceilings ONLY with color "DOVE WHITE" BY BENJAMIN MOORE MATTE FINISH PAINT (NOT FLAT, NOT EGGSHELL). NO METAL FIXTURES, ELECTRIC COVERS/SWITCHES OR WOOD CABINETS, WOOD TRIM/DOORS MAY BE PAINTED. Remove receptacle covers before painting.

21b NO WALLPAPER

No wallpaper may be installed anywhere without written consent of Owner, with the understanding that Tenant must remove all paper and sand down to original smooth surface and REPAINT WALL TO THE ORIGINAL COLOR TO SATISFACTION OF OWNER.

22a PLUMBING

KITCHEN SINK STRAINER MUST BE KEPT IN POSITION AT ALL TIMES. Its purpose is to prevent clogged plumbing. Empty the strainer INTO GARBAGE, NOT DOWN DRAIN. SCRUB STRAINER AND DRAIN WITH SCOURING POWDER AS IT IS PART OF THE SINK AND SHOULD NOT BE BROWN. PLEASE DO NOT DISPOSE OF GREASE/FATS/COFFEE GROUNDS/SANITARY NAPKINS/RAGS/CLOTH/ETC. INTO ANY DRAINS/TOILETS.

22b CLOGGED DRAINS

WHEN YOU CLOG IT, UNCLOGGING IS AT YOUR OWN EXPENSE. CLOGS DO NOT JUST "OCCUR BY THEMSELVES". DRAIN/TOILET CLOGGING CAN ONLY OCCUR IF YOU ABUSE THE DRAINAGE SYSTEM WITH FOREIGN MATTER/OBJECTS. ALL DRAINS/TOILETS HAVE BEEN INSPECTED AND ARE IN PERFECT WORKING ORDER BEFORE YOU MOVED IN, UNLESS OWNER IS NOTIFIED TO THE CONTRARY IN WRITING WITHIN ONE WEEK OF MOVING IN.

ALL CLOGGED PLUMBING IS AT EXPENSE OF TENANT. DO NOT CALL OWNER.

- USE "PEQUA"
(NO DRAIN-O!)
NO CHEMICALS
- Use a product called "PEQUA" (organic) to clear sink drain OR CALL A DRAIN SERVICE FOR MECHANICAL (NOT CHEMICAL) UNCLOGGING OF DRAIN listed in phone book. DO NOT USE "DRAIN-O" OR ANY CHEMICALS WHICH MAY DISSOLVE PIPES! Replacing pipes in the walls/ceiling/floors will be at tenant's expense!
- 22c TOILET BOWLS
- Please do not use Toilets as wastebaskets, i.e. flushing 3 gals. Of water to dispose of one tissue. WE DO NOT UNCLOG TOILETS - DO NOT CALL OWNER.
- 23a WASHER/DRYER
LAUNDRY ROOM
DRAINS/VENTS
- BE VERY CAREFUL THAT EXCESSIVE LINT/PLASTIC BAGS/SOCKS/SMALL CLOTHS DO NOT SOMEHOW FIND THEIR WAY DOWN THE WASHER/DRYER/SINK-DRAINS/DRYER-VENTS (flammable). UNCLOGGING OF LAUNDRY DRAINS/VENTS IS AT THE EXPENSE OF TENANT. LG WASHER/DRYER ARE DIRECT DRIVE (BELTLESS).
- 23b NO CLOTHESLINE
- NO CLOTHESLINE MAY BE INSTALLED ANYWHERE IN APARTMENT/TERRACE/PORCH/PATIO/LAUNDRY ROOM/STORAGE-SHED/ATTIC/OR IN ANY YARD.
- 23c WASHER/DRYER
REPAIRS
- After Warranty expires, repair of Washer and Dryer is at Tenant's expense unless Tenant purchases extended Warranty when Owner receives notification.
- 23d FILTERS
STRAINERS IN
PLUMBING &
APPLIANCES
- ALL APPLIANCES/FIXTURES USED BY TENANTS HAVING FILTERS/STRAINERS: Kitchen/Bathroom/Laundry-Sinks/Tubs/Showers/Dishwasher/Washer/Dryer/Air Conditioners, etc., having strainers and/or filters should be cleaned by hand either after EACH use or periodically as it costs YOU more money for clogged drains/vents and/or electricity if not maintained properly.
- 23e NO INSTALLING OF
APPLIANCES
- NO MAJOR APPLIANCES/ELECTRONICS (12+ Amps)/DISHWASHERS/WASHERS/DRYERS/AIR CONDITIONERS/ REFRIGERATORS, ETC. MAY BE INSTALLED AT ANY TIME without Owner's WRITTEN permission.
- 24a RADIOS, STEREOS,
PHONO/TV
SPEAKERS
- NO LOUD INDOOR/OUTDOOR SPEAKERS OR LOUD OUTDOOR AUTOMOBILE MUSIC. NO NOISE AFTER 10 P.M. Please do not place speakers directly on wood floors which resonate the bass. Place on shelves/tables or pads. Bass/Volume should be kept to a minimum. Please do not impose your musical tastes on others by playing your music preference loudly.
- 24b INDOOR/OUTDOOR
TERRACE PARTY
OR GATHERINGS
- NO LOUD OUTDOOR CELLPHONE TALKING ESPECIALLY AT NIGHT. Parties are to be kept to a minimum and absolutely no indoor/outdoor loud music/talking/laughter after 10 PM. Notify Tenants/Owner of any indoor/outdoor/patio parties or gatherings at least one week in advance.
- 24c TELEPHONE/TV
INTERNET
- Only wiring is provided in all rooms for Telephone/TV/Internet. You must obtain and pay for your own Providers. Please consult with Owner BEFORE any installation by Satellite TV/Telephone/Cable/Companies possibly lowering installation cost if any, and to insure proper installation.
- 25 SNOW/ICE
REMOVAL
- ONLY CHEMICAL NON-DAMAGING (to cement) SNOW/ICE MELTERS may be used on pavements/stairs. NO CEMENT-DAMAGING SALT OR ROCKSALT.
- 26 AIR COND AND
REFRIGERATOR-
FREEZER
- Please see instructions on unit or for Cent'l Air Conditioning/Heat operation. USE A/C WISELY! Owner is not liable for failure of air conditioning or refrigerator/freezer and its contents due to voltage drop by power company causing mechanical failure.
- 27a CARPETING,
OAK FLOORS
GRANITE BATH/
KITCHEN FLOORS
- WE REQUIRE either WALL-TO-WALL or AREA CARPETING AND RUNNERS in ALL MAIN WALKING AREAS and from room to room if outdoor shoes are habitually worn in the apt. ALL FLOORS/STAIRS EXCEPT KITCHEN/BATHS ARE PREMIUM OAK WOOD and should NEVER be washed with water/get wet with any liquid in any way as oak wood turns black! Wipe up spills IMMEDIATELY. No washing rugs on OAK floor. Dry rug shampooing is required and is at Tenant's expense. ALL OAK/GRANITE FLOORS/SCRAPING/HOLES/PET/RUST AND OTHER STAIN REMOVAL/REPAIRS of oak or granite kitchen/bath floors/walls or of carpeting is at Tenant's expense.
- 27b ALL FLOORS AND
STAIRS
- Women should not wear SHARP high heels in apt. If floors/stairs are damaged, scratched/gouged by high heels/moving furniture-appliances/stains (granite is unrepairable), floor repair/replacement is completely at Tenant's cost.
- 27c FLOODING
- Excessive use of water on Kitchen/Bathroom floors or any floods from showers/sinks/toilets or any other source caused by Tenant resulting in damage in the building is at Tenant's expense.
- 28 BROILER/OVEN/
STOVE/HOOD &
FAN/MICROWAVE
(IF SUPPLIED)
- PLEASE USE "REYNOLDS OVEN COOKINGS BAGS" IN THE OVEN/MICROWAVE AS NOT ONLY WILL ROASTS BE MOIST/JUICY, BUT THERE WILL BE NO NEED TO CLEAN THE OVEN. OVEN MUST NOT BE CLEANED WITH HARSH CHEMICALS, AS TENANT IS LIABLE FOR DAMAGE TO WOOD KITCHEN CABINETS/APPLIANCES/FIXTURES/PLUMBING/PAINTED SURFACES AND/OR FLOOR BY DRIPPING/LEAKING CHEMICALS. Also, please keep BROILER/OVEN/STOVE/FAN & HOOD grease-free as it is a fire hazard. This includes UNDER HOOD, UNDER ALL BURNERS, UNDER THE STOVE-TOP (clean by removing grates/grill/burners and lifting top of stove if necessary).

- 29 ELECTRIC & GAS,
CIRCUIT
BREAKERS Owners do not supply any type of REPLACEMENT LIGHTBULBS/STARTERS/SHADES/BLINDS etc. for fixtures/appliances/windows. There are an abundance of electrical receptacles in each room. Do not overload wiring. Circuit Breakers (fuses) are located in the HALLWAY of each apt. Notify Owner immediately if circuit breaker disconnects. Apartment is supplied by its own electric and/or gas meters read monthly by power company.
- 30a BURGLAR ALARM
SYSTEM Tenant is to reimburse the annual central station Burglar/Fire Alarm fee to Owner upon receipt of bill. (Currently approx. \$240.00 yearly).
- 30b SMOKE ALARMS
FIRE ALARMS
GAS SNIFFERS Smoke, Fire alarms and Gas Sniffers are located in the attic/basement/boiler rooms and in each apartment, and is connected directly to a Central Station. No batteries are needed for this system. FIRE TRUCKS COME IMMEDIATELY WHEN SUFFICIENT SMOKE IS DETECTED, EVEN FROM BURNING FOOD.
- 30c CARBON
MONOXIDE
DETECTORS BY LAW, CARBON MONOXIDE DETECTORS MUST BE BATTERY OPERATED (9 VOLT BATTERY) AND KEPT PLUGGED IN THEIR PRESENT OUTLET LOCATION AND NOT MOVED ANYWHERE ELSE. BEEPING SOUND INDICATES BATTERY MUST BE REPLACED. IT IS THE TENANT'S RESPONSIBILITY TO PROVIDE & CHANGE BATTERIES AS NEEDED. BE CAREFUL NOT TO DAMAGE WIRES CONNECTED TO BATTERY WHEN REMOVING/INSTALLING BATTERY. IF WIRES ARE DAMAGED, TENANT MUST PURCHASE NEW IDENTICAL APPROVED DETECTOR AT OWN EXPENSE.
- 30d RENTER'S
INSURANCE TENANT SHOULD HAVE THEIR OWN FIRE EXTINGUISHER IN THE KITCHEN AND RENTER'S INSURANCE FOR HAZARDS FOR THEIR FURNITURE/BELONGINGS.
- 30e ROCKS &
WALLS/FENCES To prevent accidents do not allow ANYONE (especially children) to climb rocks, planter walls, fences etc. Keep children under constant supervision.
- 31 CARE OF OUTDOOR
AREAS, FRONT/
SIDE/REAR Please do not spill any soda/alcoholic drinks chemicals, paints, waxes or petroleum products, etc. especially in hot weather as in just 15 min. the shrubs, cement/stone surfaces will be permanently ruined. Tenants may not block or sit in front of house accessways or block front/rear/side stairs/steps at any time. Please broom sweep outdoor apt entry/stairs periodically Please do not leave objects on sidewalk/front stairs/steps as it is a safety hazard. In winter months, snow/ice must also be removed. Backyard privileges are to be used/shared only by Tenant on that floor or only in their designated areas and may be revoked at any time by written notice of Owner.
- 32 WOOD DOORS
WOOD TRIM,
ETC.,
COUNTERS PLEASE DO NOT NAIL OBJECTS INTO WOOD. IT CAN NEVER BE REPAIRED, ONLY REPLACED AT EXPENSE OF TENANT. You may nail into plasterboard walls which are easily repaired. Ask for assistance in hanging heavy items. NEVER CUT FOOD DIRECTLY ON GRANITE COUNTERS-USE A CUTTING BOARD. DO NOT SLAM DOORS/CLOSETS.
- 33a GARBAGE AND
RECYCLABLES
TUES/WED/FRI
6-7 A.M. City garbage collection is on TUESDAY/WED/FRIDAYS from 7-9 am except on holidays. GARBAGE CANS ARE CLEARLY MARKED "PAPER ONLY", "TIN/PLASTIC/GLASS ONLY". Please obey all new rules imposed by the city which is punishable by fine to ALL Tenants. Do not leave garbage bags uncovered next to garbage cans. Rubbish must be PUT INTO GARBAGE CANS AND COVERED TIGHTLY as skunks/raccoons (which may be Rabid) may be attracted to the garbage.
- 33b OLD FURNITURE,
MATTRESSES,
CARPETING,
LARGE ITEMS BEFORE disposing of old mattresses, furniture, etc. PLEASE CALL: YONKERS PUBLIC WORKS for an appointment for pickup (maximum 3 OBJECTS OUT ONLY ON THE NIGHT BEFORE PICKUP, AS YOU MAY BE FINED.
- 34 INSECTS/PESTS Building is free of Roaches/Rodents. CAREFULLY CHECK ALL FURNITURE CARDBOARD BOXES AND BELONGINGS BEFORE MOVING THEM INTO APT. ALWAYS CHECK ALL SUPERMARKET GROCERY BAGS WHEN STORING GOODS IN CABINETS. The use of "Shell Pest Strips" (not sticky) is great for flea problems.
- 35 TERRACES/PATIOS
PORCH/STAIRS/STEPS/
ENTRANCES/GARAGE PLEASE SWEEP/VACUUM PERIODICALLY AS IT IS PART OF THE PREMISES LEASED. FIRE LAWS FORBID SITTING/PLACING CHAIRS ON FRONT STEP BLOCKING EXITS/DOORS. CLOSE DOORS & WALK ON STAIRS/FLOORS QUIETLY IN CONSIDERATION OF OTHERS WHO MAY BE SLEEPING.
- 36a 3 MONTHS
WRITTEN NOTICE
OF INTENTIONS
IS REQUIRED UNDER NO CIRCUMSTANCES WILL ANY VERBAL NOTICE OR PHONE CALL FROM TENANT BE ACCEPTED AS PROPER 3 MONTH WRITTEN NOTIFICATION CONCERNING: RENEWING THE LEASE; MOVING AT EXPIRATION OF THIS LEASE; BREAKING THIS LEASE, OR ANY MATTER RELATING TO THE LEASE AS WELL AS PARAGRAPHS 36b, 36c, 36d, 36e and 36f below:
- 36b RENEWAL OF
LEASE IF OWNER WISHES TO RENEW YOUR LEASE, 3 MONTHS PRIOR TO EXPIRATION OF LEASE, PLEASE RETURN THE WRITTEN NOTICE SENT TO YOU BY OWNER OF YOUR DESIRE TO RENEW/NOT RENEW THE LEASE. If you do not give a written reply to Owner's written inquiry within 2 weeks of receipt, OPTION FOR RENEWAL WILL BE FORFEITED AND OWNER WILL PROCEED TO LOOK FOR NEW TENANTS ASSUMING YOU NO LONGER NEED THE APARTMENT. Because operating costs constantly go up, a

36c MOVING AT
EXPIRATION
OF THIS LEASE

NO TAG/GARAGE OR
MOVING SALES

36d NO SUBLETTING
NO ADVERTISING
FOR TENANT(S)
OR ROOMMATE(S)

36e OWNER'S REMEDIES
FOR NON-PAYMENT OF
RENT AND/OR BREAKING
OF LEASE

36f OWNER'S SOLE
EXCLUSIVE OPTIONS &
RIGHTS

37a OUTDOOR DAMAGE

37b QUALITY OF LIFE

37c DEFAULT

possible rent increase should be anticipated at the end of the lease. After we mutually agree on the same/new rate before expiration of this lease, a signed statement by both parties that we mutually agree to renew the lease at the same/new rate will be attached to the Original Lease. 3 MONTHS PRIOR TO EXPIRATION OF THIS LEASE, WRITTEN NOTICE BY EACH TENANT SIGNING THIS LEASE MUST BE SENT TO OWNER OF THEIR INTENDED DATE OF MOVING. NO EXTENSIONS, CHANGES IN LEASE EXPIRATION DATE OR APPROVAL OF GIVING A REFUND OF ANY KIND WILL BE GIVEN ORALLY, BUT ONLY IN WRITING/SIGNED BY OWNER. SHOWING OF APARTMENT/ROOM(S) WILL BEGIN 3 MONTHS BEFORE LEASE EXPIRES.

NO TAG/GARAGE/MOVING SALES ARE ALLOWED IN APT/ANYWHERE ON PROPERTY.

NO SUBLETTING/ADVERTISING OF PORTION/ROOM/WHOLE APT BY TENANT(S) ALLOWED AT ANY TIME. IF TENANT IS ONE MONTH OR MORE BEHIND IN RENT. OWNER WILL COMMENCE ADVERTISING IMMEDIATELY AT EXPENSE OF TENANT WHO WILL IMMEDIATELY BEGIN TO SHOW/RENT THE APARTMENT. IF LEASE IS BEING BROKEN, ALL ADVERTISING, ETC., IS AT THE EXPENSE OF THE TENANT BREAKING THE LEASE AS PER PAR. 36e) BELOW.

THREE MONTHS BEFORE EXPIRATION OF THE LEASE, EACH TENANT SIGNING THIS LEASE WILL RECEIVE WRITTEN "INTENTION" AND MUST RETURN THE SIGNED, WRITTEN NOTIFICATION OF THEIR INTENTION, LATER SIGNED BY OWNER, WHO WILL BEGIN ADVERTISING FOR A NEW SUITABLE TENANT IF APPLICABLE. IF NEW TENANT IS FOUND BY OLD TENANT, NEW TENANT MUST MEET ALL LAWS GOVERNING RENTAL OF A LESS-THAN-6 FAMILY-HOME, MEET FINANCIAL APPROVAL OF OWNER, MUST HAVE CHECKABLE REFERENCES/GOOD CREDIT/CHARACTER AND BE APPROVED BY OWNER IN WRITING.

Tenant will forfeit entire Security Deposit/Last Month's Rent/any additional deposits for liquidated damages to Owner. Tenant also understands that they are responsible for the full amount of the lease if it is broken. Tenant will be reported to all 3 major credit bureaus if defaulting on payment or breaking lease. Tenant will be referred to collection agencies and judgments will be referred to the City Marshall and/or Sheriff for seizure and judgment satisfaction. Tenant agrees that if they do not pay their rent on time, that solely the Owner may allow additional paying tenants with or without a signed lease, to occupy their apartment. By not paying your rent you agree to allow the apartment to be shared and agree that the Owner and his new tenants may co-occupy the apartment with you, including the bedrooms and/or any other spaces in the dwelling. Tenant agrees not to sue the Owner in court if evicted for non-payment and agree to limit any and all damages to \$1.00 in the event you do sue the Owner in Court.

Owner has the sole exclusive option and right without prejudice to other rights and remedies under the law to accept the following liquidated damages if he so chooses: Tenant forfeits all Security/Last month's rent/any additional months on deposit for liquidated damages to owner. Owner accepts from Tenant, only between the dates of Jan. 31st and May 31st (moving only between April 30th the soonest, and August 31st the latest), which is considered a minimum of 3 months advance written notice of Tenant's intention to break the lease (enabling Owner up to 3 months to find a new suitable Tenant), together with: 1) Tenant paying a painting fee of \$2,750.00, plus Owner's preparation costs, advertising costs and/or broker fees. However, for example, if Owner finds a new suitable Tenant who needs the apt. say by July 1st and Tenant gave 3 months advance notice on May 31st, then Tenant must still make the above payments and also move the latest by June 20th enabling Owner to have 10 days to paint and prepare apt for new occupant. Tenant would not receive any pro-rated refund of June's rent and must pay for the entire month of June.

Damage and/or injury to the premises, ALL APPLIANCES/PARTS, shrubbery/plants/flowers/trees/fences/fixtures/sheds/attic/laundry or any ap-purtenance anywhere on the property caused by misuse/negligence/careless-ness/UNCLEANLINESS OF APT. RENTED/improper conduct by Tenants/Visitors/Family/Friends/Relatives/their Pets/Agents/Employees shall be repaired IMMEDIATELY BY OWNER AT TENANT'S EXPENSE BEFORE EXPIRATION OF LEASE ALL AS PER CLAUSE 20.

As per ARTICLES 11/12, this lease will become null & void if the UNCLEANLINESS/behavior/attitude/mental condition/incompatibility/use of drugs/alcohol or other substances by undersigned Tenant(s) or their Visitors/Family/Friends/Relatives is to affect the quality of life of remaining Tenants, said Tenant will be in DEFAULT of this lease, losing entire amount of Security. If other Tenants are forced to move because of you, you will be liable for all rents lost.

If Tenant is in DEFAULT of this lease in any way, ENTIRE AMOUNT OF SECURITY/LAST MONTH'S RENT AND ANY ADDITIONAL MONTHS DEPOSITS WILL BE FORFEITED FOR LIQUIDATED DAMAGES TO OWNER AND LEASE WILL BE TERMINATED AS PER CLAUSE 20. TENANT WILL BE RESPONSIBLE FOR: ADVERTISING/PAINTING/REPAIRS/PREPARATION COSTS, TOGETHER WITH MONTHLY RENT UNTIL OWNER FINDS A NEW SUITABLE TENANT as per Clauses 36e and 36f.

- 38a

FIRST/LAST
MONTH'S RENT
SECURITY, ETC.
- Tenant has this day deposited with Owner upon signing of this lease, 1½ mos. Security & First & Last month's rent, plus any other deposits mutually agreed upon (for Pet). IF all IS NOT PAID IN FULL WITHIN 90 DAYS OF SIGNING THIS LEASE, TENANT WILL BE IN DEFAULT OF LEASE as per Par. 37c above.
- 38b

RENT DUE ON TIME
EVEN "WHEN AWAY"
OR "ON
VACATION"
- Monthly rent is to be delivered to wherever Owner advises, TO ARRIVE BY THE 1ST DAY OF EACH MONTH EVEN WHEN AWAY OR ON VACATION. Tenant must notify Owner in writing if Rent due will be a day or two late. If not done, Tenant is in Default of lease after 3 days & Late Fees & Interest Charges begin.
- 38c

DATES OF
INITIAL
PAYMENTS:
- FIRST MONTH'S RENT PAID \$

ON

CK#

1 1/2 MONTHS SECURITY PAID \$

ON

CK#

LAST MONTHS RENT PAID \$

ON

CK#

(PET SECURITY) OR REQ'D

ADDITIONAL MONTHS PAID \$

ON

CK#

DOOR

GARAGE OPENER DEPOSIT \$90.00

ON

CK#

BURGLAR/FIRE ALARM FEE \$

ON

CK#

WASHER/DRYER (BELTLESS)

EXTENDED WARRANTY \$

ON

CK#
- 38d

MOVED IN ON:

DAY:

DATE:

MOVED OUT ON:

DAY:

DATE:
- 39a

CURRENT
EMPLOYERS
- Owner must also have name, address and phone of all Employers/Owned Business of each Tenant signing this Lease. Please list on Owner's copy of this Lease. You will be asked to update as necessary or whenever LEASE IS EXTENDED or Employer is changed AS FOLLOWS:

MUTUALLY AGREED TO AND SIGNED BY TENANT #1 BELOW: (*x) SS#

DRIVER LICENSE ID#	STATE	ISSUE DATE	EXPIRES DATE
TENANT(print)	Pres Address		
Please sign INFO RELEASE HERE:	City/Zip		Apt
*x	CELL TEL ()		
DATE OF BIRTH	HOME TEL ()		
SMOKER? YES NO TYPE:	WORK TEL ()		
PRESENT RENT PAID \$	per month	No. of Pets:	Type:
PRESENT LANDLORD	Number of Autos:		
LANDLORD'S ADDRESS	Years/Makes ₁₎ ₂₎		
CITY/ZIP	Color/Model ₁₎ ₂₎		
LANDLORD'S TEL ()	Plate # ₁₎ ₂₎		St:
REASON FOR LEAVING	Weekly Income:		
PREV. LANDLORD	Other Income:		
ADDRESS	No. of children to occupy apt:		
CITY/ZIP	Children's Names:		
PREV. LANDLORD'S TEL ()	Children's Ages:		
REASON FOR LEAVING	Pers'l Ref:		
OCCUPATION	Ref Address:		
EMPLOYER	City/Zip		
EMPLOYER ADDRESS	Ref. Tel.		
CITY/ZIP	Checking Acct#		
EMPLOYER'S TEL ()	Bank/Branch		
CREDIT CARD NAME/#	Savings Acct#		
ISSUER/BANK	EXP	Bank/Branch	
*I HEREBY GIVE PERMISSION TO RELEASE THE ABOVE INFORMATION FOR VERIFICATION.			
X	DATE:		

ADDITIONAL RENTAL INFORMATION/UPDATES TO BE ATTACHED AS NECESSARY

39b EMERGENCY CONTACT TENANT #1: IN CASE OF EMERGENCY PLEASE CONTACT:

Name	Relationship
Address	Telephone

MUTUALLY AGREED TO AND SIGNED BY TENANT #2 BELOW: (*x) SS#

DRIVER LICENSE ID#	STATE	ISSUE DATE	EXPIRES DATE
TENANT(print)		Pres Address	
Please sign INFO RELEASE HERE:		City/Zip	Apt
*x		CELL TEL ()	
DATE OF BIRTH		HOME TEL ()	
SMOKER? YES NO TYPE:		WORK TEL ()	
PRESENT RENT PAID \$ per month		No. of Pets:	Type:
PRESENT LANDLORD		Number of Autos:	
LANDLORD'S ADDRESS		Years/Makes ₁₎	₂₎
CITY/ZIP		Color/Model ₁₎	₂₎
LANDLORD'S TEL ()		Plate # ₁₎	₂₎ St:
REASON FOR LEAVING		Weekly Income:	
PREV. LANDLORD		Other Income:	
ADDRESS		No. of children to occupy apt:	
CITY/ZIP		Children's Names:	
PREV. LANDLORD'S TEL ()		Children's Ages:	
REASON FOR LEAVING		Pers'l Ref:	
OCCUPATION		Ref Address:	
EMPLOYER		City/Zip	
EMPLOYER ADDRESS		Ref. Tel.	
CITY/ZIP		Checking Acct#	
EMPLOYER'S TEL ()		Bank/Branch	
CREDIT CARD NAME/#		Savings Acct#	
ISSUER/BANK		EXP	Bank/Branch
*I HEREBY GIVE PERMISSION TO RELEASE THE ABOVE INFORMATION FOR VERIFICATION.			
X		DATE:	

ADDITIONAL RENTAL INFORMATION/UPDATES TO BE ATTACHED AS NECESSARY

39b EMERGENCY CONTACT TENANT #2: IN CASE OF EMERGENCY PLEASE CONTACT:

Name	Relationship
Address	Telephone

LEASE MUTUALLY AGREED TO AND SIGNED BY:

Lessor- print, sign and date	Tenant#1-print, sign and date
	Tenant#2-print, sign and date

39c FURNITURE/EQUIPMENT ON LOAN FROM OWNER

ITEM 31	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 32	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 33	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 34	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 35	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 36	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 37	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 38	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 39	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 40	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 41	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 42	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 43	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 44	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 45	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 46	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 47	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 48	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 49	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 50	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 51	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 52	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 53	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 54	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 55	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 56	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 57	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 58	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 59	_____	CONDITION _____	DATE/CONDITION RETURNED _____
ITEM 60	_____	CONDITION _____	DATE/CONDITION RETURNED _____