

Rules and Regulations

- **Tenant may:**
 1. Paint interior walls of the Premises (1) only if no further cleanup is required and no spills or damages are caused and (2) only if walls are restored to their original paint colors at the end of the Term.
- **Tenant shall:**

MAINTENANCE, REPAIRS, & ALTERATIONS

1. Maintain the Property in good and tenantable repair, except for fair wear and tear.
2. Repair and replace where necessary damaged doors, windows, blinds, appliances or fixtures,
3. Cleanse and repair the drains;
4. Repaint the interior and exterior of the Premises when required, leaving no paint spills or damages;
5. Eradicate any insects, including but not limited to fruit flies, brown ants, cockroaches, bedbugs, etc.,
6. Permit the Landlord and his agents with or without workmen and others and with all necessary equipment to enter and examine the condition of and work on the Premises including the private and common areas, the building, grounds, gardens, driveways, garages and outbuildings and upon notice by the Landlord forthwith to repair in accordance with the notice. A service technician if not granted access may incur a visit charge which shall be paid by Tenant.
7. Get pre-approval from the landlord for any changes in window coverings; no sheets or paper will be allowed.
8. Maintain any common areas servicing Tenant's apartment (clean floor, stairs, handrail, wipe walls, clean windows, vacuum rugs), which are to be clean at all times. This means that if the Landlord feels as though the area needs to be cleaned, the Tenant(s) must clean it. If the landlord has to clean it, Tenant will be charged for a cleaning per the "Fees" above.
9. Keep garbage in designated places only. No trash, ashes, debris, refuse, garbage or other loose or objectionable material to accumulate in or around the Premises or property.
10. Take all reasonable precautions to prevent the presence of bed bugs. Tenant declares that all furnishings and other personal items being brought in to the unit during any time of the tenancy are and will be free of bed bugs.
11. Tenant is responsible for all costs of extermination and fumigation for infestation caused by Tenant;
12. In the event that the Tenant requests an unsubstantiated service request, or the condition is caused by the Tenant, the Tenant must pay for all related service calls and repairs;
13. Be responsible for any damage resulting from windows or doors left open;
14. Protect against freezing of water and waste pipes and stoppage of same in and about the premises. Maintain the temperature of the premises at such a level to prevent breakage of pipes or other damage to the Premises. Tenant shall at Tenant's expense relieve stoppage of drains, and repair all damage caused thereby, whether through freezing or other obstruction, unless resulting from a condition existing on the start date of this Lease;
15. Not make any alterations, additions, painting or improvements to the premises, nor to change or add additional locks, nor change or add telephone or cable TV jacks, nor to install any wires, cables or aerials for radio or television purposes on the roof or other parts of the Premises without the prior written approval of Landlord. In the event such consent is given, all such alterations or additions shall be made at the sole expense of Tenant and shall become the property of Landlord and remain in and be surrendered with the premises upon vacancy, unless the consent given

requires the removal of the improvement and restoration of the Premises. Tenant is responsible for any damage caused by the use of tacks, nails, or adhesives on walls or woodwork.

16. Not disconnect or relocate within the dwelling any owner-supplied appliance without Landlord's written consent;

CLEANLINESS AND TRASH

17. Use and maintain receptacles for garbage and recyclables. The Premises must be kept clean, sanitary and free from objectionable odors. Properly dispose of all rubbish, garbage, and other waste at reasonable and regular intervals and follow all recycling procedures.
18. Not store any toxic or hazardous material including but not limited to asbestos, petroleum and petroleum byproducts, old batteries, or paint on the Premises, building, or land;
19. Save the plantings, lawn, and common areas from damage. Keep the sidewalks or paths surrounding the premises free and clear of all obstructions;
20. Not display signs or placards on or about the Premises except as otherwise permitted by law;
21. Landlord is not obligated to provide window or door screens. If any are presently installed, Landlord has no obligation to maintain or replace them;
22. Not install a waterbed without the prior written approval of Landlord. If permission is granted to use a waterbed, Tenant shall obtain an insurance policy to protect Landlord from any damage which may be caused thereby. No aquariums, pianos, organs, libraries, or other unusually heavy objects are permitted on the premises without Landlord's written consent;
23. Tenant understands that this tenancy shall terminate at 1:00pm on the last day of the Lease. It is Tenant's obligation to have the Premises vacant and thoroughly clean by that hour.
24. Tenant agrees not to engage in any illegal gang activity and that any incident meeting the definition of domestic violence causing physical harm will result in termination of Tenancy of the perpetrator.
25. **Mold.** Tenant acknowledges that mold can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the Premises, mildew and mold can grow. It is important for the Tenant to keep these areas clean and to promptly notify the Landlord of any leaks, moisture problems, and/or mold growth. Tenant agrees to maintain the premises in a manner that prevents the occurrence of an infestation of mold or mildew in the premises. Accordingly, **Tenant shall:**
 - keep the apartment free of dirt and debris that can harbor mold, and to prevent damp material staying for long periods in contact with wood floor or carpets such as a futon bed or mattress without supporting frame.
 - immediately report to the Landlord any water intrusion, such as plumbing or ceiling leaks or drips, or "sweating" pipes.
 - immediately notify Landlord of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
 - immediately notify the Landlord in writing of any significant mildew or mold growth on surfaces in the apartment.
 - allow the Landlord to enter the unit to inspect for mold and make necessary repairs.
 - use bathroom exhaust fans if available, or to open the bathroom window otherwise, while showering or bathing and to use available exhaust fans whenever cooking, dishwashing, or cleaning. If equipped with an automatic apartment ventilation fan, Tenant agrees to not disable or otherwise adjust the fan settings. Tenant also agrees to report to the Landlord any non-working fans.

- clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible, understanding that mold can grow on damp surfaces within 24 to 48 hours.
- notify the Landlord of any problems with the heating or plumbing systems.

- **Landlord shall:**

1. Maintain the boiler and water heater.
2. Furnish a trash and a recycle container to be stored in a designated trash area. The trash container is only to be used for regular household trash. Additional household items such as furniture, televisions, monitors, dressers, night tables, air conditioners, desks, etc., are not considered household trash, must not be left in the trash area, and will not be taken by the trash company without added fees, which shall be the responsibility of the Tenant. Typical costs by the trash company are \$35.00 to \$65.00 per item.

- **Parking.** The property that includes the Premises has five permanent, off-street, parking spaces allocated for all the tenants of the property, located at 1005 S Webster (Rear) (2 spaces) and at 1013 S Webster (Rear) (3 spaces). All the occupants of a single apartment unit together are allocated a single one of these spaces, and the fifth space is reserved for Guests. Landlord will agree to any fair parking rules agreed among all the tenants on the property such as a periodic rotation, a double-parking arrangement, or first-come first-served rules. No vehicle shall be left in a parking space unmoved, unlicensed, uninsured, or not in operating condition, for more than one week (7 days), nor shall repairs be done in the parking areas that last longer than one day or that cause spills of oil or other fluids. Tenants shall park elsewhere during paving, repair, maintenance, or snow removal operations.
- **No Antenna.** If Landlord's written consent has not been given, Tenant will not install on or near the Premises any antenna or dish receiver, and will immediately remove the same upon request of the Landlord, repairing any damage at Tenant's expense.