

Lease Rider

1. Lessee shall move into and out of the apartment only through the rear stairway. Lessee shall pay a fee of \$200 for each violation of this provision.
 2. NO PAINTING OF ANY TYPE WHATSOEVER IS ALLOWED AT ANY TIME DURING THE TERM OF THIS LEASE, WITHOUT LESSOR'S APPROVAL.
 3. Rubber tips or cups will be placed under furniture directly on the wood-floor. Waterproof containers must be used for all plants placed on any wood or carpeted surface. Any damage to the floor, woodwork or carpeting will be the Lessee's responsibility and any repair expense shall be charged to lessee. No nails, screws or staples are to be attached to any door, windowsill or woodwork.
 4. No additional lock devices may be installed. Tenant may not change the key without the written consent of the Lessor. Having obtained permission, Lessee will pay for changing the key and will provide two keys to Lessor, and must restore the original lock at the end of the Lease. All keys provided by Lessor must be returned at the end of the Lease or a fee of \$50 shall be paid by Lessee.
 5. Satellite dishes and exterior fixtures may not be attached to the face brick of the building, the roof of the building, nor in location that interferes with any entry or exit from the premises. Lessee must first secure Lessor's written permission for any such installation.
 6. The use of any charcoal cooking device on any wood deck or porch is strictly prohibited.
 7. Stereo speakers must be at least 6 inches off the floor or placed on vibration-absorbing material.
 8. Christmas trees shall be taken in and out of the building wrapped in plastic or a sheet and taken up and down the rears stairs only. Lessee shall be responsible for removing trees from the premises.
 9. Garbage must be placed inside the containers provided at the rear of the building, securely wrapped in plastic bags. No garbage bags or debris shall be left in rear porch areas. Rear porch areas and common hallways must remain free and clear of all debris.
 10. No tenant owned dishwashers, laundry machines, pool tables, dart boards, ping pong tables, pinball machines are permitted.
 11. Residents are entitled to the quiet enjoyment of their own dwelling and their neighbors are entitled to the same. Lessee agrees to refrain from making loud noises and disturbances at any time so as not to disturb other people's peace and quiet.
 12. Lessee is responsible for maintaining the operation of the smoke detectors in the apartment. The batteries are not to be removed. It is the Lessee's responsibility to replace a worn out battery. Lessor should be promptly notified of any smoke detector malfunction. Lessee is hereby notified that disabling a smoke detector not only endangers your life but that of others in the building as well.
 13. During the last 60 days of a Lease, Lessor or his agents may show apartment with 2 hours notice to prospective new tenants. During this period Lessee agrees to cooperate with the re-rental effort and to keep the apartment clean and presentable.
 14. At the termination of the Lease the lessee shall pay the sum of \$150 for NON-Compliance for any of following:
 - A. Cabinets, stove, refrigerator, shelves, wall tile and bathroom fixtures shall be empty and clean.
 - B. Carpeting/flooring shall be vacuumed, washed and free of spots.
 - C. All nails, tacks, hooks, tape etc. shall be removed from walls and ceilings.
 - D. The storage locker shall be empty, swept clean and the lock removed.
 - E. No debris, including hangers shall be left anywhere in the unit.
 15. Lessee may elect to sublease their apartment. Lessee may alternately reassign their lease to a replacement tenant in order to alleviate their ongoing liability after departure. Complete reassignment of the lease requires a fee equal to 1/2 month's rent if Lessee provides a suitable replacement tenant, or a fee of one month's rent if Lessor provides a replacement tenant. All sublessees and reassignments must be approved by Lessor.
 16. Lessee may assume occupancy of the apartment no earlier than 9:00 AM on the first day of lease term. Lessee shall vacate the premises no later than 11:00 AM on the final day of lease term.
 17. With the exception of cats, pets are not allowed within the premises or the curtilage surrounding the premises at any times whatsoever during the entire term of this Lease. Pets include, but not limited to, dogs, birds, snakes, rabbits and all other non-human creatures. This rule also applies to the tenant's guests and invitees. Lessee may keep a maximum of two cats.
 18. Lessee, any member of Lessee's household, visitor to, or guest at Lessee's premises, shall not engage in any criminal activity, including illegal narcotic substance criminal activity, on or near the premises, nor shall they engage in any act intended to facilitate such criminal activity, nor permit the dwelling unit to be used for or to facilitate criminal activity, nor engage in the manufacture, sale, use, or distribution of illegal narcotic substances at any location, whether on the premises or otherwise, nor engage in acts of violence, threats of violence, including but not limited to, the unlawful discharge of firearms on or near the premises. Violation of the provisions in this paragraph shall be a material violation of the lease and good cause for termination of tenancy. It is understood that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal arrest or conviction, but shall be by a preponderance of evidence.
 19. Any unpaid NSF fees, late fees, or other fees incurred as provided in the Lease shall be paid by no later than the first month after the charge is incurred and said charge shall be considered as additional rent.
 20. A rent delinquency at the termination of lease herein will be referred to collection and all such information will be provided to credit services.
 20. Lessor hereby acknowledges that no security deposit was requested by Lessor and none was paid by Lessee.
 21. In the event property herein is sold, the Lease herein may be terminated with 60-day notice, at the option of new owner.
- ACKNOWLEDGEMENT-----Lessee hereby acknowledges that he/she has read this agreement, understands it, agrees to be bound by it, and is hereby incorporated by reference herein as part of the Lease herein.

Lessee

Lessor

Lessee

Date