

MOVE-IN INSPECTION:

Landlord will provide a written report to Tenant itemizing the condition of the Premises at occupancy. This report is for information only and does not constitute an agreement to decorate, alter, repair, or improve the Premises. Any request for repairs must be submitted separately in writing to the Landlord. This report shall be deemed correct unless Tenant submits additional items in writing to the Landlord within five (5) days after receipt of the report. If Tenant does not object to any item on Landlord's move-in inspection report, then Tenant thereby agrees that the Landlord's move-in inspection report is deemed to be correct, including, but not limited to, that there is no visible evidence of mold in the Premises.

TENANT OBLIGATIONS:

Throughout the Lease Term, Tenant must keep Landlord informed of Tenant's telephone number(s) and e-mail address(es). Tenants shall not destroy, deface, damage, impair, or remove any part of the Premises, nor permit any person to do so. Tenant shall pay for any repairs or replacements made necessary due to deliberate, accidental, or negligent acts or omissions of Tenant, Tenant's authorized occupants, guests or invitees, or pet(s).

Tenant shall be responsible for:

- A. Maintaining the Premises in a clean and sanitary condition and disposing of all trash, garbage, and waste in sealed containers.
- B. Using and operating all appliances, equipment, and systems in a safe and reasonable manner. Tenants shall not overload any system. Tenants must drain any outside water spigots each fall. In the event the Premises plumbing is frozen or obstructed due to the negligence of Tenant, Tenant's family or guests, Tenant shall pay immediately the cost of repairing frozen pipes or cleaning such obstruction and any additional costs associated with the repair (i.e. drywall, paint, carpets, etc.), which amounts shall constitute additional Rent due hereunder.
- C. Furnishing and replacing all light bulbs and fuses as needed and changing furnace and air conditioner filters at least every two (2) months.
- D. Clearing of all drains and toilets and maintaining caulking around tubs and showers; maintenance of all carpeting and flooring in a clean and good condition; replacement and payment for glass and screen breakage.
- E. Maintaining the Premises in such a manner as to prevent the accumulation of moisture and the growth of mold. Tenants shall promptly notify the Landlord in writing of any moisture accumulation or visible evidence of mold. Tenant does hereby release Landlord and Managing Agent from any and all claims or liability to Tenant, Tenant's

authorized occupants, or guests or invitees, and does hereby agree to indemnify and hold Landlord and Managing Agent harmless from and against any and all loss, damage, claim, suit, costs (including reasonable attorneys' fees and costs at all tribunal levels) or other liability whatsoever resulting from Tenant's failure to comply with the provisions of this subsection or any other provisions of law.

F. Cutting, watering and maintaining the lawn and pruning shrubbery; promptly removing ice and snow from all walks, steps and drives; maintaining exterior gutters, drains and grounds free of leaves and other debris.

G. Promptly reporting in writing to the Landlord any defect, damage, or breakage. Failure to report shall make the Tenant liable for the repair of any additional damage. This provision does not require the Landlord to repair or correct such defects, breakage, malfunction, or damage.

H. Paying the cost of any unnecessary service call and any costs incurred as a result of Tenant failing to keep appointments with service persons that require access in order to make scheduled repairs. Any request for repair is understood to mean that Tenant has given permission to enter the Premises to make the repair.

I. Making any repairs, alterations, or additions required by any governmental authority, the Association, insurance company, or the Managing Agent due to Tenant's use.

J. Controlling household pests including but not limited to fleas, ticks, roaches, silverfish, ants and rodents during occupancy. Tenant could be held responsible for the costs of the elimination of all such pests and vermin during occupancy and upon vacating the Premises if precautions were not taken to control them.

K. Providing notification to the Landlord if Tenant intends to be absent from the Premises for more than 14 days. If Tenant fails to notify Landlord, Landlord may consider the Premises abandoned.

L. Not placing or displaying any sign, advertisement, or notice on any part of the Premises.

M. Not creating or permitting any lien upon the Premises or Tenant's interest in the Lease. Lease shall not be recorded by the Tenant.

N. Providing a copy of the court order to Landlord if a Tenant is granted possession of the Premises by a court of competent jurisdiction to the exclusion of any other Tenant or occupant, or provide a key to any locks that are changed and/or security codes to any devices installed on the Premises.

LANDLORD CONSENT REQUIRED.

Tenant is required to submit a written request for any alteration of the Premises. The request must include plans to restore Premises to the original condition prior to the Tenant's alterations. Tenant must obtain Landlord's written consent for any of the

following: A. Remodeling, making any structural change, alteration, addition, or decoration, including without limitation, wallpapering and painting or otherwise disturbing any painted surfaces.

B. Installing, attaching, removing, or exchanging appliances or equipment, such as air conditioning, heating, refrigeration, TV antenna or satellite dish, wood burning stoves, fireplace inserts, or kerosene heaters.

C. Driving nails or other devices into walls, ceilings or woodwork (other than a reasonable number of picture hanger nails, which are permitted).

D. Affixing any object containing an adhesive backing to any surface or attaching plant hooks to the ceiling.

E. Re-keying locks, installing additional locks or security systems. Tenant must provide Landlord, and Association where required, with a duplicate of all keys and instructions on how to operate all locks and/or systems. F. Installing iron safes, water beds, aquariums over 20 gallons, or any extra-heavy objects as reasonably determined by the Landlord.

INSURANCE REQUIREMENTS.

Throughout the Lease Term, Tenant shall maintain an insurance policy which provides for liability coverage and protects Tenant's personal expense. Tenant must provide the Landlord with a certificate of such insurance prior to occupying the Premises. Tenant shall not do anything nor permit anything to be done on or about the Premises that may increase the cost of or cause the cancellation of any fire or other insurance policy covering the Premises. All of Tenant's personal property located or stored at the Premises shall be at Tenant's sole risk. Tenant shall indemnify and hold harmless the Landlord from any loss or damage to such personal property.

INSPECTIONS

Property inspections are done on a regular basis. Every quarter an inspection inside the unit will occur, and you will be given 3 days' notice of intention to enter. It is not required that you be present but encouraged. Please note that I also perform random outside inspections of the unit. This is not meant to interfere with life, but to ensure our properties are in good order.

****Your Property Manager is your landlord****