

TURNKEY BUILDING RULES AND REGULATIONS

TURNKEY LEASE EXHIBIT A – BUILDING RULES!

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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.

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10. The Tenant shall keep all windows closed whenever it rains or snows. Screens furnished for the Leased Promises 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

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

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.