APARTMENT LEASE AGREEMENT

1. DATE:
The date of this Apartment Lease Agreement is _____.

2. LANDLORD:
The Landlord is: Landmark Communities, Four City Center, OP, LP; also known as STRATA Flats

3. TENANT:
The Tenant(s) is/are: _____ _____
_____ _____
_____ _____

The Cosigner(s) is/are: _____ _____ _____

Each Cosigner is individually responsible for all obligations of this Apartment Lease Agreement, including rent, late fees, damages, and other costs. Cosigners do not have a right to occupy the Apartment as a Tenant without Landlord's written permission.

4. APARTMENT:
The Landlord agrees to rent to the Tenant the property known as _____
located at STRATA Flats at Four City Center.

5. USE:
The Tenant will use the Apartment only as a private residence. The Tenant shall not allow anyone to use the Apartment for any business, professional or commercial purpose.

6. OCCUPANCY OF APARTMENT:
The number of Tenant(s) signing this Apartment Lease Agreement and occupying the Apartment is/are: ___ Tenant(s).

Name(s) and age(s) of all occupants not signing the Apartment Lease Agreement:

a. Name: _____ Age: _____;
b. Name: _____ Age: _____;
c. Name: _____ Age: _____;
d. Name: _____ Age: _____;
e. Name: _____ Age: _____.

No more than two people shall occupy a One-Bedroom Apartment. No more than four people shall occupy a Two-Bedroom Apartment. No more than six people shall occupy a Three-Bedroom Apartment. Only the Tenant(s) signing this Apartment Lease Agreement and those listed as occupants above may live in the Apartment, either permanently or temporarily. The Tenant must list all persons living in the Apartment, either permanently or temporarily, as occupants of the Apartment, including any minor children of any Tenant.

7. TERM OF APARTMENT LEASE AGREEMENT:

The Lease will begin on _____ and the Lease will end on _____.

8. AMOUNT OF RENT:
The base Monthly Rent is **$ _____**

Extra monthly fees/charges): **$ _____**
(as reflected in Addenda listed in Paragraph 44 of this Apartment Lease Agreement)

Total Monthly Rent: **$ _____**

9. DATE RENT IS DUE:
The rent is due on or before the FIRST DAY of each month.

10. SECURITY DEPOSIT:
The Tenant must deposit with the Landlord a Security Deposit of **$_____.** The Tenant agrees to pay the Security Deposit according to the schedule listed on the Apartment Reservation Agreement and section 18 of the Lease. The Security Deposit must be paid in full ninety (90) days prior to the Lease begin date, per section 7 of the Lease Agreement. The Landlord will place the Security Deposit in an escrow account. No later than thirty (30) days after Tenant moves out (returns apartment keys to Landlord) of the Apartment, Landlord will mail Tenant a Security Deposit refund (minus any lawful deductions) as well as an itemized accounting of any deductions, to a forwarding address given by Tenant. Tenant may not use the Security Deposit to pay Rent.

11. LATE CHARGES:
If the Landlord does not receive the Rent plus any applicable charges by the fifth day of each month, the Tenant must pay Landlord, without further demand, a Late Charge of $50.00. If the Tenant does not pay in full and send the Landlord or Agent the water & sewer payment or gas payment for any billing period within thirty (30) days after the due date, Tenant shall pay Landlord, without further demand, a Late Charge for Twenty Five ($25.00) Dollars for each utility bill not paid. The Late Charges shall be collectible as Additional Rent as explained in Paragraph 26.

INT. _____ INT. _____
L.L. INT._____

12. NOTICE TO END APARTMENT LEASE AGREEMENT:

At least sixty (60) days written notice is required to end this Apartment Lease Agreement. Written notice must be given in whole months (for example, if Landlord is given written notice on July 20th, the (60) day notice period will start on August 1st). To end this Apartment Lease Agreement at the end of the term stated in Paragraph 7 above, the Landlord or the Tenant must give the other party at least sixty (60) days written notice before the date the Apartment Lease Agreement ends. If Tenant gives Landlord sixty (60) days written notice to end the Lease before the expiration of the Lease term and Tenant fails to leave the Apartment at the end of the Lease term, then Tenant will be responsible to Landlord for any expenses and damages spent by Landlord for Tenant's failure to leave the Apartment at the end of the lease term. Tenant must deliver written notice to end the Apartment Lease Agreement to Landlord by personal hand delivery or by certified first class mail, return receipt requested.

13. CONTINUING THE APARTMENT LEASE AGREEMENT:

If the Landlord or the Tenant does not give any written notice to the other party to end this Apartment Lease Agreement, it will automatically continue on an annual basis with an automatic increase in monthly rent. The automatic increase in monthly rent ranges from an increase of zero percent (0%) a month to a maximum increase of ten percent (10%) a month. Landlord, in its discretion, has the option of requiring any Tenant who refuses to enter into a Lease for a one (1) year Term, and who wishes to remain a Tenant, to enter into a written month-to-month Lease, short-term Lease or otherwise, which may have different conditions than an annual Lease, including a different Monthly Rent.

14. ENDING THE APARTMENT LEASE AGREEMENT EARLY:

Should Tenant wish to end the Apartment Lease Agreement before the end of the term, Tenant must give Landlord sixty (60) days written notice before the suggested date of the early Lease end. The written notice must be given in whole months (for example, if the written notice of early Lease end is given on July 20th, the (60) day notice period will begin on August 1st). Tenant is obligated to pay rent through this sixty (60) day period. Should Tenant tell Landlord that Tenant wishes to end the Apartment Lease Agreement before the end of the term, a lease break fee equal to three and one-half (3-1/2) times the monthly rent is due at move-out if the Tenant ends the Apartment Lease Agreement during the first six (6) months of the original Apartment Lease Agreement. A lease break fee equal to two and one-half (2-1/2) times the monthly rent is due at move-out if the Tenant ends the Apartment Lease Agreement after six (6) months of the original lease term or during any renewal lease term after that. Tenant is required to return the leased Apartment to Landlord in the same condition that existed when the Tenant originally leased the Apartment and agrees to be responsible for any additional charges that the Security Deposit does not cover.

15. CHANGE IN RENT OR OTHER TERMS OF THE APARTMENT LEASE AGREEMENT:

At least seventy-five (75) days before the Apartment Lease Agreement is over, the Landlord may notify the Tenant in writing of any changes in Rent and/or or changes of any other terms of the Apartment Lease Agreement. Should Tenant reject the changes in rent and/or other terms, Tenant must respond to Landlord within fifteen days of the date of Landlord's notification to let the Landlord know that Tenant desires to end the Lease. Otherwise, the changes in rent and/or other terms will automatically take effect.

16. REDECORATING FEE:

The Landlord will charge the Tenant a redecorating fee of $175.00 if the Tenant occupies the apartment for less than one year. The Landlord will keep the $175.00 from the Security Deposit. If the Apartment Lease Agreement continues beyond one year, the Landlord will waive the redecorating fee.

17. CONDITION OF THE APARTMENT:

Neither the Landlord nor anyone representing the Landlord has made any promises as to the condition of the Apartment. All parties assume that when the Tenant moves in, the Apartment is in good and satisfactory condition.

18. WHAT TENANT AGREES TO:

A. PAYMENTS:

Tenant agrees to pay the Rent and any other charges when due. Tenant agrees to pay the Security Deposit in full ninety (90) days prior to the Lease Start Date. The $100.00 previously deposited for the Priority Reservation List will be applied to the Security Deposit, as well as the $150.00 deposited at Apartment Selection. A balance of $_____ for the Security Deposit is due by _____.

B. WAIVER OF NOTICE:

If the Landlord desires to start a court action to recover possession of the Apartment from the Tenant for nonpayment of rent or for any other reason, Tenant specifically waives the right to the required sixty (60) day notice to end the Apartment Lease Agreement and /or the right to the applicable 10, 15 or 30 day notice to move out required by the Landlord and Tenant Act of 1951, and agrees that **NO NOTICE IS REQUIRED. THIS MEANS THAT LANDLORD MAY FILE SUIT AGAINST TENANT WITHOUT NOTICE IF TENANT BREACHES THIS APARTMENT LEASE AGREEMENT, AND TENANT AGREES THAT NO NOTICE IS REQUIRED.**

C. CLEANLINESS:

The Tenant will keep the Apartment and common areas clean and free of trash, garbage, rodents, insects, and vermin. Storage is to be only in storage rooms. Tenant must keep bicycles in the Apartment or designated areas.

D. NO DISTURBANCE TO OTHERS:

The Tenant will not do anything to disturb other Tenants such as causing too much noise, vibration, bad or noxious smells (including but not limited to excessive smoking and/or cooking odors) or electronic interference with radios and television sets.

E. NO INSTALLATIONS:

The Tenant shall not install or use any washer/dryer, dishwashing machine, air conditioning, ventilation equipment, other mechanical equipment or appliances, a television satellite and/or radio antenna in the

INT. _____ INT. _____
L.L. INT._____

Apartment or outside the Apartment without the Landlord's permission.

F. NO TRANSFER (ASSIGNMENT) OR SUB-LEASE:

Tenant agrees not to transfer, assign, or sub-lease the Apartment.

G. REPAIRS:

Tenant shall take good care of the Apartment and shall not cause any damage to the Apartment. Tenant will be responsible for costs of repair or any damage caused by the Tenant or its guests. Tenant shall immediately report any needed repairs to Landlord.

H. HAZARDOUS MATERIALS

Tenant agrees not to keep or store hazardous or combustible materials at the Apartment or on the property.

I. NO CHANGES:

The Tenant agrees not to make any changes or alterations either to the inside or outside of the building or to any part of the property including, but not limited to, common areas.

J. NO PAINTING BY TENANT:

The Tenant agrees not to paint or paper the walls, ceilings, floor, or fixtures without the Landlord's written permission. If the Landlord gives written permission, the Tenant agrees to restore the Apartment to its original condition before moving out of the Apartment.

K. PERMISSION TO HANG SHELVES, BLINDS, DRAPES, AND OTHER THINGS:

The Tenant can hang shelves, pictures, curtain rods, drapery rods and decorations on the walls of Apartment as long as they do not weaken the walls. Tenant shall use only white-backed vertical blinds and/or drapes on the patio doors and windows. Tenant shall not replace the window blinds that Landlord has supplied.

L. WATERBEDS:

The Tenant agrees not to use any waterbeds in the Apartment without the Landlord’s written permission.

M. PETS:

Tenants may have pets subject to the terms and conditions contained in the Pet Addendum (Dog) and/or Pet Addendum (Cat). Tenants may not have pets without the written permission of Landlord.

N. NO ILLEGAL ACTIVITY:

Tenant agrees not to conduct any illegal activity on the property or at the Apartment, including, but not limited to, the sale, possession, and/or manufacture of illegal drugs and drug paraphernalia.

O. PARKING

One (1) unassigned parking space in the Linden Street Parking Deck is included with your apartment, according to the Parking Addendum. Additional parking spaces, based upon availability, are available for an additional fee. If Tenant wants to give up their parking space in the Linden Street Parking Deck for an unassigned underground parking space below STRATA, they must sign the necessary addendum and pay an additional monthly fee. The parking areas are solely for parking vehicles used for transportation by the Tenants. For information regarding guest parking, the Leasing Office can provide a list of locations. Tenant may park in designated areas only. Tenant may not park infrequently used vehicles in prime parking spaces located closest to the entrance. No one may park large commercial vehicles, box trucks, or trailers on the property. No one may park motorcycles, ATVs, boats, jet-skis, or trailered vehicles in the parking lot without the permission of Landlord. No one shall perform mechanical work or maintenance of any kind on their vehicle(s) in the parking deck or underground parking. The Landlord shall tow away and store any vehicle that the vehicle owner has illegally parked, or abandoned, or is inoperable, at the vehicle owner’s expense. No one may park vehicles that are out of inspection in the parking deck or underground parking. Tenant must maintain current insurance on all vehicles. Tenant is responsible for warning guests and others Tenant invites to the Apartment of these parking rules that Tenant has agreed to follow. Tenant must give up all parking spaces at the end of the Lease.

19. LANDLORD'S RIGHTS:

A. PARKING:

The Landlord has the right to tow away anything parked on the property, including but not limited to trucks, vans, house trailers, boats, campers, boat trailers, motor homes, or illegally parked, abandoned, non-working or unregistered cars at the owner's expense.

B. DAMAGE:

If the Tenant does any damage to any part of the Apartment and/or property, including but not limited to common areas and parking lots, the Tenant must pay the Landlord for the cost of repairs or replacements.

C. ACCESS TO APARTMENT:

The Tenant agrees to permit Landlord to have access to the Apartment for:

(a) Enforcing the terms of this Lease;
(b) Inspecting the Apartment;
(c) Making repairs, alterations, performing seasonal maintenance; and
(d) Examination of Apartment by potential purchasers, clients/guests, and/or potential residents.

20. LANDLORD’S REMEDIES:

If the Tenant:

(a) Does not pay rent; or
(b) Violates the terms of the Lease; or

INT. _____ INT. _____
L.L. INT._____

(c) Refuses to accept reasonable changes to the Lease; or
(d) Moves before the end of the Lease without permission of the Landlord, then:
(i) The Landlord reserves the right not to renew the Lease.
(ii) The Landlord may charge the Tenant sixty (60 day notice) and Lease Break Fee, per section 14 of this Lease Agreement, if applicable.
iii) The Landlord may start a court action to evict the Tenant; and
(iv) The Landlord may exercise any other rights it may have under the law.

21. WHAT TENANT OWES IF TENANT VIOLATES LEASE:

If the Tenant violates this Lease, the Tenant will owe:

(a) All rent and additional charges permitted by this Lease;
(b) All legal fees, court costs, collection agency fees, sheriff's or constable's fees, moving and storage costs and other expenses of the Landlord in evicting the Tenant and collecting the money the Tenant owes; and
(c) The cost of repairing or replacing any damage to the Apartment and property for which the Tenant is legally responsible.

22. IF THE TENANT PAYS RENT OR OTHER CHARGES LATE:

If Tenant does not pay rent or other charges when due three (3) times within a twelve (12) month period, Landlord shall have the right to end this Apartment Lease Agreement.

23. ANY ONE TENANT CANNOT CANCEL THE LEASE:

If two or more persons are on the Apartment Lease Agreement, the fact that one person leaves the Apartment does not relieve any Tenant or Tenants from the full responsibilities under this lease.

24. STORAGE SPACE:

The Tenant understands that the Landlord is not responsible for any damage to any of the Tenant's property located in the storage space. The Tenant must give up the storage space at the end of the Lease.

25. TRUTHFUL APPLICATION:

If the Landlord finds out that the Tenant did not truthfully complete the Application for Rental, the Landlord may end this Apartment Lease Agreement immediately and start court action to evict the Tenant.

26. ADDITIONAL RENT:

In addition to the Rent, Tenant shall pay, as Additional Rent, the following:

A. Any and all money which becomes due because the Tenant failed to comply with the conditions of this Lease, including but not limited to water and sewer costs;
B. Any and all damages, costs and expenses, including collection, legal and court costs, which the Landlord may have to spend due to Tenant's failure to comply with the obligations of this lease;
C: Any and all damages to the Apartment caused by the act or neglect of the Tenant and/or the Tenant's guests;
D. Any late charges;
E: Interest at the rate of six percent (6%) per year on any payments required under this Lease that are late;
G. Any other charges/fees covered by this Lease and/or any Lease Addenda.

27. WAYS TENANT CAN MAKE PAYMENTS AND PLACE OF PAYMENT:

Tenant must make all payments electronically by credit card, Money Gram, or electronic check for rent, gas, water & sewer, and all fees using the Resident Portal on www.landmarkcommunities.com. Tenant may make payments in the Management Office without charge. Landlord will not accept cash, paper checks or paper money orders.

The Landlord reserves the right to specify in writing, any change in the place of payment or the ways Tenant can make payments that may, from time to time, become necessary.

28. APPLICATION OF PAYMENTS:

Landlord will apply all payments to the oldest balances of Tenant's account first.

29. BAD CHECKS, REJECTED ELECTRONIC PAYMENTS, AND INSUFFICIENT FUNDS:

If the Tenant makes an electronic payment that is not honored by the bank (bounces) and/or makes an electronic payment that is rejected, refused, failed and/or returned for an invalid account number, insufficient funds and/or is not honored for any other reason, the Tenant must repay the bounced check/electronic payment and pay to the Landlord, by cashier's check or money order, **$40.00** per occurrence for the expenses connected with the bad check/rejected electronic payment/insufficient funds, in addition to any applicable late fee(s). If Tenant gives the Landlord a check that is not honored by the bank (bounces) and/or makes an electronic payment that is rejected, refused, failed and/or returned for an invalid account number, insufficient funds and/or is not honored for any other reason three (3) times, Landlord reserves the right to require all rental payments after that to be made by cashier's check or money order.

30. LEGAL AND COURT COSTS:

If the Tenant does not pay rent or follow the conditions of the Apartment Lease Agreement and the Landlord takes legal action, the Tenant is responsible for any and all Attorney's Fees and Court Costs.

31. UTILITIES:

Landlord will pay for the following: (a) trash removal, and; (b) common area electric costs.

Tenant will pay for the following: (a) water; (b) sewer; (c) gas; (d) electric; (e) cable television; (f) internet; and (g) telephone.
(Tenant must keep Apartment at a temperature sufficient to prevent damage to all water, plumbing, and sprinkler pipes and/or in order to prevent mold).

INT. _____ INT. _____
L.L. INT._____

32. INSURANCE:

Before moving in and/or on move-in day, the Tenant **must** provide the Landlord with proof of insurance coverage (a "Declaration page" of insurance policy) with Landlord named as an "Additional Insured" or "Interested Party" in the policy. The insurance policy must cover the Tenant's belongings and personal property in and about the Apartment as well as include comprehensive liability insurance to protect the Tenant against claims of Tenant's guests.

33. LANDLORD IS NOT RESPONSIBLE TO TENANT AND/OR TENANT'S GUESTS:

The Landlord is in no way responsible to the Tenant and/or the Tenant's guests for any damage to any property of any person and/or any injury to any person which is caused by the carelessness and/or neglect of the Tenant and/or the Tenant's guests. Tenant is responsible for Tenant's guests at all times.

34. LANDLORD IS NOT RESPONSIBLE AFTER SALE:

If the Landlord sells the Apartment, the new owner shall have the right to end this Lease on 30 days notice to Tenant. If the new owner does not end this Lease, then the new owner shall take over the responsibility of the former Landlord. The former Landlord shall no longer be responsible to the Tenant after the sale of the Apartment or property.

35. IF THE CITY, STATE, OR GOVERNMENT TAKES OVER THE PROPERTY:

If the City, State or Government takes over any part of the property for public use, this Lease shall end on the date Title to the property is transferred to a City, State, or Government Agency.

36. DEATH DURING LEASE:

If the Tenant should die during the term of this lease, the following rights and rules shall apply:

(a) If there is more than one Tenant, the surviving person or persons becomes the Tenant and is responsible for the Lease.

(b) The Tenant's Estate is responsible for all conditions of this Lease.

37. IF THE APARTMENT IS UNDER RENT CONTROL OR RENT FREEZE:

If the Apartment is under or becomes under any rent control or rent freeze law, the rent due under this lease will be the highest amount that the Landlord may legally charge for the Apartment.

38. MILITARY TRANSFER.

If Tenant is or becomes a member of the Armed Forces on extended active duty, a member of the National Guard serving on full-time duty, or a civil service technician with a National Guard unit, and receives change-of-duty orders to depart the "local area," or is relieved from such duty, Tenant may end this Lease by giving us thirty (30) days prior written notice, if Tenant is not otherwise in default. As a condition of ending this Lease, Tenant will furnish Landlord with a certified copy of the official orders, which warrants the end of this Lease. Military orders authorizing base housing in the local area in which the Community is located do not mean a change-of-duty for this Lease. In consideration of ending this Lease early, Tenant agrees to pay, as Other Charges, an early Lease end charge no greater than: (a) one month's Rent if Tenant has completed less than six (6) months of tenancy as of the effective date of the end, or (b) one-half of one month's Rent if Tenant have completed at least six (6) but less than twelve (12) months of tenancy as of the effective date of the end. The Landlord will refund Tenant's Security Deposit if Tenant fulfills the conditions of the Security Deposit Agreement.

39. ENDING THE LEASE BEFORE THE LEASE BEGIN DATE.

If, for any reason, Tenant is unable to occupy the Apartment after Tenant has signed this Lease the Landlord will hold Tenant to the terms of this Lease.

40. JOINT AND INDIVIDUAL RESPONSIBILITY:

If this Apartment Lease Agreement names more than one Tenant, all those named are jointly and individually responsible for the full amount owed as a result of any Tenant's failure to pay rent or other charges or for violation of the conditions of this Lease.

41. MUST GIVE NOTICE IN WRITING:

The Landlord can give required Notices to the Tenant by leaving the Notice on the Apartment door or by regular United States Mail. The Tenant **MUST PUT IN WRITING** all required Notices to the Landlord and **MUST SEND BY CERTIFIED MAIL.**

42. IF THE LANDLORD AND TENANT DISPUTE PARTS OF THIS LEASE:

If any part of this Lease is not legal, not binding, or not enforceable, it will not cancel or void the rest of the Lease.

43. PARAGRAPH HEADINGS:

The headings of the paragraphs in this Lease are for convenience only. They are not a legal part of the Lease and they are not complete descriptions of everything in each paragraph.

INT. _____ INT. _____
L.L. INT._____

44. SPECIAL TERMS AND CONDITIONS OF THE APARTMENT LEASE AGREEMENT (ADDENDA):

The Landlord and Tenant agree to the following extra services, charges, and/or special terms (if any) that the checked addenda represents below. This Lease includes the addenda listed below and the Addenda are a part of this Lease.

- ☒ Rules and Regulations Addendum
- ☒ Apartment Damage Charges Addendum
- ☒ Mold Addendum
- ☒ Package Acceptance Release Addendum
- ☒ Pennsylvania Bed Bug Addendum
- ☒ Abandoned Personal Property Addendum
- ☒ Smoke/ Carbon Monoxide Detector Addendum
- ☒ Satellite Dish/Antenna Addendum
- ☒ Parking Addendum

The Lease includes the addenda checked below, if applicable.

- ☐ Co-Signer Guaranty Addendum
- ☐ Concession Addendum
- ☐ Cleaning Service Addendum
- ☐ Pet Addendum (Dog)
- ☐ Pet Addendum (Cat)
- ☐ Storage Addendum

Tenant has received and reviewed the above checked addenda and understands that they are part of this Apartment Lease Agreement.

45. ENTIRE AGREEMENT:

Landlord and Tenant agree that this Lease and all attached Addendums spell out all the terms, agreements, and understandings between Landlord and Tenant about the Apartment.

NOTICE:

YOU, AS THE TENANT, ARE GIVING UP CERTAIN IMPORTANT RIGHTS. YOU ARE WAIVING YOUR RIGHT TO HAVE A NOTICE SENT TO YOU BEFORE THE LANDLORD STARTS A COURT ACTION TO RECOVER POSSESSION FOR NONPAYMENT OF RENT OR FOR ANY OTHER REASON. YOU HAVE THE RIGHT TO HAVE AN ATTORNEY REVIEW THIS LEASE BEFORE YOU SIGN IT.

BY SIGNING BELOW, I AGREE THAT I HAVE READ AND UNDERSTAND ALL THE TERMS AND CONDITIONS OF THIS APARTMENT LEASE AGREEMENT AND HAVE RECEIVED THE FOLLOWING:

(1) A Signed Copy of this Lease;
(2) A Copy of each checked Addendum;
(3) _____ sets of keys to Apartment.
(4) _____ key fobs to the Apartment building
(5) _____ key fobs for the Parking Areas

_____ _____
TENANT DATE

_____ _____
TENANT DATE

_____ _____
TENANT DATE

_____ _____
CO-SIGNER DATE

_____ _____
CO-SIGNER DATE

_____ _____
LANDLORD OR LANDLORD'S AGENT (signing on behalf of Landlord) DATE

THIS LEASE, INCLUDING THE ADDENDA, HAS BEEN PREAPPROVED AS A PLAIN LANGUAGE CONSUMER CONTRACT BY THE PENNSYLVANIA ATTORNEY GENERAL'S OFFICE. IN THE OPINION OF THE OFFICE OF ATTORNEY GENERAL, A PREAPPROVED CONSUMER CONTRACT MEETS THE TEST OF READABILITY UNDER 73 P.S. SECTION 2205 OF THE PLAIN LANGUAGE CONSUMER CONTRACT ACT. PREAPPROVAL OF A CONSUMER CONTRACT BY THE OFFICE OF THE ATTORNEY GENERAL ONLY MEANS THAT SIMPLE, UNDERSTANDABLE AND EASILY READABLE LANGUAGE IS USED. IT IS NOT AN APPROVAL OF THE CONTENTS OR LEGALITY OF THE CONTRACT.

INT. _____ INT. _____
L.L. INT._____

RULES AND REGULATIONS ADDENDUM

Tenant agrees and understands that the Landlord's non-enforcement of Rules and Regulations does not in any way mean a waiver of Landlord's right to enforce these Rules and Regulations. Rules and Regulations apply to tenants, any member of his family, his guests, agents, servants or anyone invited to the property.

Tenant agrees and understands that any misuse or abuse by Tenant of any of the facilities and services provided by Landlord such as social or common rooms or any other service or facility, including the fitness center, business center, resident lounge & roof top deck, that may be given at a later date may result in Landlord taking any of these services away from Tenant or barring Tenant from use of these facilities. Tenant further understands that Landlord is not responsible for any injury or damage suffered by Tenant because of Tenant's misuse or abuse of the Landlord's facilities and services.

Tenant will not block the public halls, elevators, vestibules, pedestrian bridge and stairways or use them for any other purpose then for going into and leaving from the Apartments.

No Tenant shall make or allow himself, any member of his family, his guests, agents, servants, or anyone invited to the Apartment to perform a service or for social reasons to make any disturbing noises in the building. Tenant will not do nor let anything to be done that will interfere with the rights, comforts, and conveniences of other Tenants. No Tenant shall play or allow others to play any musical instrument, television or radio, in the Apartment between the hours of 10:00 p.m. and the following 8:00 a.m., if the noise of playing shall disturb or annoy other occupants of the building. Tenant must use all cooking equipment in a way that prevents noxious odors from getting into the building.

Tenant shall not throw or allow anyone to throw anything out of the windows, doors, patios, balconies, halls, or roof top deck of the building.

Landlord will allow the delivery of newspapers, other supplies and packages of every kind only at the entrance of the building, and under the direction, control and supervision of Landlord. The Landlord is not responsible for the loss or damage of any property, not including loss or damage that happens through the carelessness or negligence of an employee of Landlord. The Landlord will not be responsible for any item left with any employee or in any part of the building.

Tenant will not place any garbage cans, storage boxes, or other items in the halls, vestibules or on the staircase landings. Tenant will not hang anything from the windows or balconies or place anything on the windowsills. Tenant will also not shake or hang any tablecloth, clothing, curtains, rugs, or other items from any of the balconies, patios, windows or doors.

Tenant will not use the mechanical, water heater & HVAC closets for any other purpose other than the purpose they were constructed for and Tenant shall not store any items in those closets. The Landlord will charge any cost for damage resulting from misuse to the Tenant.

Children shall not play in the public halls, entrances, stairways, elevators or parking lots. The Landlord does not allow children in the business center, fitness room, conference room or other similar areas without adult supervision.

Tenants will not park or allow the parking of any toys, bicycles, wagons, skateboards, scooters, big wheels or other similar vehicles in the halls, vestibules, entranceways, or staircases. Tenant shall store these items in Tenant's Apartment.

Tenant shall not cook anywhere except in the kitchen. Tenant can use barbecue grills only in the designated areas. Tenant may not use or store barbecue grills on balconies, patios, or in common hallways under the fire code.

Tenant shall keep the windows of the Apartment clear inside and out, shall not permit the accumulation of garbage in the Apartment, balcony, patio, or common hallways and shall put trash and garbage in designated areas the Landlord provides.

Tenant must report to the Manager when any equipment or part of the Apartment needs repairs. If Tenant believes that a needed repair to the Apartment is essential to Tenant's ability to live in the Apartment, Tenant shall report to the Manager the needed repair in writing and shall send written notice to the Landlord as required under this Lease. Otherwise, Landlord will not consider any requested repair a repair, which would affect Tenant's ability to live in the Apartment and enjoy its full use. Tenant is responsible for maintaining the Apartment and Tenant is responsible for any repairs for damage Tenant causes. Landlord expects Tenant to notify Landlord immediately of any problem, and will accept no responsibility for any repair to the Apartment until and as of the date Landlord receives written notification.

Tenant must keep outside doors closed at all times. Tenant shall not change any locks without the prior written permission of Landlord. Tenant must provide Landlord keys to all locks on Landlord's request.

Washing machines or dryers or any major appliance of any type, with the exception of those provided by Landlord, shall not be permitted in the Apartment.

Landlord does not allow smoking of any kind in the apartment or common areas. STRATA is a smoke free building. Tenant shall be responsible for damage to the Apartment caused from candles, cigarette smoke, tobacco, pipes, cigars, cooking odors or other substances.

Tenant: _____ **Date:** _____

Tenant: _____ **Date:** _____

Landlord or Landlord's Agent (signing on behalf of Landlord): _____

Date: _____

Parking Addendum

Landlord and Tenant(s) agree as follows:

Tenant(s) _____ who live(s) at _____

agrees with the following terms of this Parking Addendum (check all that apply below):

- ☐ One (1) unassigned space in the Linden Street Parking Deck included with monthly rent.

- ☐ Instead of one (1) parking space in the Linden Street Parking Deck, I choose to give up the parking space in the Linden Street Parking Deck and upgrade to one (1) unassigned underground parking space. I/we agree to pay $ _____ per month at the same time my/our monthly rent is due. The underground parking space rental will begin on _____ and will end at the same time as the current Apartment Lease Agreement and any Renewal Lease Agreement. Limit of one underground parking space per apartment.

- ☐ I/we agree to keep my one (1) unassigned space in the Linden Street Parking deck and also rent one (1) unassigned underground parking space. I/we agree to pay $ _____ per month at the same time my/our monthly rent is due.

- ☐ I/we would like to rent one (1) additional unassigned parking space in the Linden Street Parking Deck. I/we agree to pay $ _____ per month at the same time my/our monthly rent is due.

  Landlord will not be responsible for any theft or damages to Tenant's vehicle(s) and/or to any personal belongings stored in the vehicle(s). There is no clause for ending the parking space rental early. All Tenants must pay through the entire current Apartment Lease Agreement.

  I/we agree to pay a total of $ _____ per month for parking. Tenant must give up all parking spaces upon move out.

Tenant: _____ **Date:** _____

Tenant: _____ **Date:** _____

Landlord or Landlord's Agent (signing on behalf of Landlord): _____

Date: _____

APARTMENT DAMAGE CHARGES ADDENDUM-PAGE ONE OF TWO

LANDMARK COMMUNITIES EMERGENCY PHONE NUMBER: 610-841-CITY (2489)

The Management office is responsible for normal maintenance in your apartment. Please direct all requests for service to the office by calling 610-841-2489.

For your convenience, requests can be made on a 24-hour basis through our resident portal on www.landmarkcommunities.com. Normal service hours are Monday through Friday between 8:00 a.m. and 5:00 p.m., but not on major holidays. The Management office handles emergencies on an "as needed" basis. **Emergency maintenance requests MUST be called in (No heat, no A/C, uncontrollable plumbing leaks, etc.).** If Tenant damages any item due to negligence on Tenant's part, either during the time Tenant lives in the Apartment or when Tenant leaves, Landlord will charge Tenant as follows:

Cleaning entire apartment according to size:

1 Bedroom ……	$ 100.00
2 Bedroom ……	$ 125.00
3 Bedroom ……	$ 175.00

Cleaning/repairing/replacing specific items:

Range cleaning ……..	$ 100.00
Drip Pan …….	$ 16.00
Refrigerator cleaning ……	$ 75.00
Cabinets & countertop cleaning ……...	$ 75.00
Removing contact paper from shelves ……..	$ 50.00
Ice cube trays (each) …….	$ 5.00
Dishwasher door panel …….	$ 150.00
Freezer/Refrigerator door …….	$ 200.00
Encrusted oven & burners ……	$ 50.00
Broiler pan and racks (each) …….	$ 25.00
Kitchen Counter Tops …….....	current market price plus labor.
Kitchen light fixture …….	$ 75.00
Cleaning floor …….. .	$ 30.00
Jammed garbage disposal …….…	$ 25.00
Dishwasher cleaning …….	$ 50.00
Replace toilet seat …….	$ 25.00
Replace toilet bowls or tanks ……..	$ 150.00
Replace sink bowl ……	$ 75.00
Ceramic tiles (each) ……	$ 5.00
Shelves in the medicine cabinet (each) …….……	$ 20.00
Stopped toilet due to foreign object and snake out ……..	$ 55.00
Stopped toilet requiring removal of toilet ……	$ 100.00
Bathroom cleaning …… .	$ 50.00
Bathroom floor cleaning ……	$ 35.00
Toilet roll bar …….	$ 5.00
Vanity countertops ……	$ 100.00
Soap dish, towel bar, shower head …….……	$ 25.00
Medicine cabinet mirrors …….	$ 40.00
Tub, Surround or Broken shower/stall door or tub enclosure door……..	current market price plus labor.
Mailbox lock and keys ……..	$ 35.00
Duplicate keys ……..	$ 5.00 each
Replacement of front door…….……	current market price plus labor.
Floor damages ……..	current market price plus labor.
Screen repairs ……	$ 25.00

Initials_____ Initials_____

LANDMARK COMMUNITIES

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APARTMENT DAMAGE CHARGES ADDENDUM – PAGE TWO OF TWO

Front Door Lock replacement ……..	$ 50.00
Screen Door ……	$ 85.00
Smoke detector/Carbon Monoxide Detector ……..…….....	$ 50.00
Cleaning blinds …….	$ 50.00
Replacement Blinds …….	$ 13.00 to $150.00
Lock-outs after business hours …….	$ 50.00
Replace apartment light bulbs ……..	$ 5.00 each
Steam clean carpets ……..	current market price plus labor.
Wall plates (each) …….	$ 5.00
Trash removal ……	$ 25.00 minimum
Cleaning windows (each) …….	$ 20.00
Wallpaper removal per wall …….	current market price plus labor.
Chandeliers ……	$ 100.00
Major sewer back-up caused by objects such as rags, diapers, feminine napkins, etc., put in toilets or drains ……	$ 150.00 minimum
Washer or Dryer ……	current market price plus labor.
Drywall/trim repair/replacement ……...	current market price plus labor.
Cigarette or candle cleaning/repairs ……..	current market price plus labor.
Appliance replacement and/or parts for damages caused by tenant …	current market price plus labor.
Window and exterior/interior door repairs/replacement	current market price plus labor.
Lighting fixture ……..	current market price plus labor.
Odor removal/correction caused by cooking/smoke/incense	current market price plus labor.
Carpets replaced or damaged per square yard …….	current market price plus labor.
Fireplace or Fireplace Glass……..	current market price plus labor.
Replacement of Recycling Bin……..	$ 15.00
Resident Emergency Handbook ……	$ 5.00
Satellite Dish Damage & Removal ……	$ 50.00 to $ 100.00
Redecorating fee for any lease under twelve (12) months …….	$ 175.00
Extra paint and/or primer ……	current contractor price.
Excessive or large holes in drywall …….	current contractor price.

Any other item not specifically mentioned in this lease addendum that Tenant breaks or damages by Tenant's negligence, Landlord will charge Tenant the current market price for the replacement cost plus any labor charges.

ALL OF THE ABOVE PRICES MAY CHANGE. LANDLORD WILL VERIFY SUPPLY AND MATERIAL COSTS AT THE TIME OF REPLACEMENT. IF LANDLORD REQUESTS THE MANAGER TO PERFORM A SECOND MOVE-OUT INSPECTION, THERE WILL BE A $25.00 FEE.

MANAGEMENT RESERVES THE RIGHT TO CHARGE THE TENANT TO REPLACE ALL THE CARPETING IN THE APARTMENT EVEN THOUGH THERE IS DAMAGE TO ONLY ONE AREA BECAUSE MANAGEMENT CANNOT MATCH THE CARPET COLOR.

MAKE ALL CHECKS OR MONEY ORDERS PAYABLE TO: STRATA FLATS.

Tenant: _____ **Date:** _____

Tenant: _____ **Date:** _____

Landlord or Landlord's Agent (signing on behalf of Landlord): _____

Date: _____

MOLD ADDENDUM

In this document, all references to the term "mold" include all forms of mold and/or mildew and similar growths.

1. PROBLEMS WITH MOLD AND MILDEW.

Tenant acknowledges that it is necessary to maintain appropriate climate control, keep the Apartment clean and take necessary measures to slow and prevent mold from accumulating in the Apartment. Tenant agrees to clean and dust the Apartment on a regular basis and to remove visible moisture accumulation on windows, window sills, walls, floors, ceilings and other surfaces as soon as reasonably possible. Tenant agrees not to block or cover any heating, ventilation or air-conditioning ducts or returns and Tenant agrees to run bathroom exhaust fans during and following use of tub and/or shower. Tenant agrees to report immediately in writing to Landlord: (i) any evidence of a water leak or excessive moisture in the Apartment, common hallways, storage room, mechanical room, garage or other common area; (ii) any evidence of mold that cannot be removed with common household cleaner; (iii) any failure or malfunction in heating, ventilation or air conditioning; and (iv) any inoperable doors or windows. Tenant further agrees that Tenant shall be responsible for damage to the Apartment and Tenant's personal property as well as any injury to Tenant and all occupants of the Apartment resulting from Tenant's failure to comply with this Mold Addendum.

2. IF TENANT VIOLATES THIS ADDENDUM.

If Tenant or any occupant violates any provision of this Mold Addendum (based on Landlord's discretion), Tenant breaches the Apartment Lease Agreement. After written notice from Landlord, Tenant must immediately comply with all rules and provisions of this Mold Addendum. Landlord also has all other rights and remedies set forth in the Apartment Lease Agreement, including eviction, damages, and attorneys' fees to the extent allowed by law.

3. TENANT'S RESPONSIBILITY FOR DAMAGES, INJURIES, CLEANING, ETC.

If Tenant does not comply with the terms of the Apartment Lease Agreement or this Mold Addendum, Tenant is fully responsible for the entire amount of all cleaning expenses the Landlord paid to remove mold from the Apartment. Tenant is also responsible for all damages to the Apartment caused by mold. Landlord – not Tenant – will arrange for these services. If Landlord cannot satisfactorily clean or repair a part or parts of the Apartment, Tenant must pay Landlord to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately when the Landlord asks.

4. MOLD ADDENDUM IS PART OF LEASE.

This Mold Addendum is a part of the Apartment Lease Agreement. If the terms of this Mold Addendum and the terms of the Apartment Lease Agreement conflict with each other, the terms of this Mold Addendum win. Each Tenant who signed the Apartment Lease Agreement must sign this Mold Addendum. Each tenant is jointly and individually responsible for damages and all other obligations set forth in this Mold Addendum.

This Mold Addendum is a legally binding contract. Read it carefully before signing.

Tenant will receive a copy of this Mold Addendum after Tenant fully signs it. Please keep it in a safe place.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Landlord or Landlord's Agent (signing on behalf of Landlord): _____

Date: _____

PACKAGE ACCEPTANCE RELEASE ADDENDUM

Tenant authorizes Landmark Communities to accept packages (like: UPS, Federal Express, DHL, or any other overnight/delivery service, as well as Regular, Certified or Registered Mail) for Tenant when Tenant is not at the Apartment.

If there is loss, damage or theft of any packages, Tenant releases **LANDMARK COMMUNITIES and its employees** from any responsibility at all.

Tenant: _____ **Date:** _____

Tenant: _____ **Date:** _____

Tenant: _____ **Date:** _____

Tenant: _____ **Date:** _____

Tenant: _____ **Date:** _____

Tenant: _____ **Date:** _____

Landlord or Landlord's Agent (signing on behalf of Landlord): _____

Date: _____

February 22, 2011

Bed Bugs Fact Sheet

1. **What are Bed Bugs? -** Bed bugs are small insects that feed on human blood. They are usually active at night when people are sleeping. Adult bed bugs have flat, rusty-red-colored oval bodies. About the size of an apple seed, they are big enough to be easily seen, but often hide in cracks in furniture, floors, or walls. When bed bugs feed, their bodies swell and become brighter red. They can live for several months without food or water.

2. **What does a Bed Bug bite feel and look like? -** Most bed bug bites are initially painless, but later turn into large, itchy skin welts. These welts do not have a red spot in the center like flea bites.

3. **Are Bed Bug bites dangerous? -** Although bed bugs are a nuisance, they are not known to spread disease.

4. **How does a room become infested with Bed Bugs? -** In most cases, people carry bed bugs into their homes unknowingly, in luggage, furniture, bedding, or clothing. Bed bugs may also travel through small crevices and cracks in walls and floors.

5. **How do I know if my home is infested with Bed Bugs? -** You may notice itchy skin welts. You may also see the bed bugs themselves, small bloodstains from crushed insects, or dark spots from their droppings. It is often hard to see them because they hide in or near beds, other furniture, and in cracks.

6. **How do I get rid of Bed Bugs? –** A licensed pest control professional is necessary to get rid of bed bugs.

7. **The pest control company should:**

a. Inspect your home to confirm the presence of Bed Bugs.
b. Find and eliminate their hiding places.
c. Treat your home with special cleaning and/or pesticides if necessary.
d. Make return visits to make sure Bed Bugs are gone.

8. **For more information about Bed Bugs:** http://www.cdc.gov/ncidod/eid/vol11no04/04-1126.htm

This fact sheet provides general information. Please contact your physician for specific clinical information.

Initials_____ Initials_____

PENNSYLVANIA BED BUG ADDENDUM – PAGE ONE OF TWO

The Landlord's goal is to keep a high quality living environment for the Tenants. It is important that the Landlord and Tenants work together to prevent the infestation of bed bugs. While bed bugs are not always related to cleanliness or housekeeping, good housekeeping will help control the problem. This addendum contains important information for the Tenant and lists the responsibilities for both the Tenant and Landlord.

1. Addendum. This Addendum is included in and made a part of Tenant's Apartment Lease Agreement (Lease). It changes Tenant's Lease and deals with the difficulties and additional problems when bed bugs are found in an Apartment.

2. About Bed Bugs. See Attached Bed Bugs Fact Sheet.

3. Inspection. Landlord and Tenant agree that each inspected the Apartment before move-in and did not see or find any evidence of bed bugs or a bed bug infestation.

4. Infestation in the Past. Landlord represents that it is not aware of a current infestation or existence of bed bugs in the Apartment. If there was a past infestation, Landlord had it professionally treated by a licensed pest control professional.

Tenants represent that Tenant is not aware of any bed bug infestation or existence in any of its furniture, clothing, or personal property and belongings and have fully disclosed to Landlord any previous bed bug infestation, which Tenant may have experienced. Tenant further represents that if Tenant lived in an Apartment or home that had a bed bug infestation, that Tenant had all furniture, clothing, and personal property or belongings professionally and properly cleaned and treated by a licensed pest control professional and believe that these items are now free of bed bugs.

5. Access for Infestation and Pest Treatment. The Tenant must allow Landlord and Landlord's pest control professionals access to the Apartment at reasonable times to inspect for or treat bed bugs. Tenant and Tenant's family members, occupants, guests, and other visitors must cooperate and will not interfere with inspections or treatments in agreement with paragraph seven (7) below.

6. Duty to Report. **Tenant must report any signs of bed bugs immediately and in writing.** Do not wait. Even a few bugs can rapidly multiply to create a major infestation. When an infestation is caught early, treatment is often quicker and less disturbing than when there are more bed bugs.

7. Cooperation and Responsibilities. For successful treatment of a bed bug infestation Landlord needs Tenant's full cooperation. If Landlord finds an infestation of bed bugs, Tenant must cooperate and coordinate with Landlord and our pest control professionals to treat and eliminate the bed bugs. Tenant must follow all directions from Landlord or Landlord's agents to clean and treat the Apartment and building where there are bed bugs. Follow-up treatments or inspections may also be necessary.

The Tenant shall not try to treat the Apartment for a bed bug infestation on his/her own and agrees that the Landlord has the full right to select a licensed pest control professional to perform treatments and cleaning of the Apartment and building. If during the term of tenancy, bed bugs appear in the Apartment and a pest control professional finds that the bed bugs came from Tenant's Apartment, Tenant acknowledges and agrees that all needed treatments for Tenant's Apartment and other units as well as all of Landlord's additional costs, expenses and losses will be at Tenant's expense.

Tenant acknowledges and agrees that if Tenant does not follow the preparation of the Apartment as required by the pest control professional or Landlord, and because of this the treatment does not work, Tenant will also be responsible for additional treatments to the Apartment and for any treatment to neighboring units that bed bugs have infested. If Tenant fails to pay Landlord for any costs Tenant is responsible for, Tenant will be in default, and Landlord will have the right to end Tenant's right of occupancy and exercise all rights and remedies under the Lease, and take immediate possession of the Apartment. If Tenant fails to move out after Tenant's right of occupancy has been ended, Tenant will be responsible for hold over rent under the Lease.

LANDMARK COMMUNITIES

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PENNSYLVANIA BED BUG ADDENDUM – PAGE TWO OF TWO

8. Resident's Agreement to Follow Guidelines. The Tenant acknowledges and understands that he/she agrees to follow all guidelines given to Tenant by the Landlord's licensed pest control professional.

9. Indemnification. **Under no circumstances shall the Landlord and/or the Landlord's leasing agent(s) be responsible to Tenant for any losses, damages, or expenses including special, consequential or punitive that are from a bed bug infestation, inspection, or treatment.** Additionally, the Tenant agrees to indemnify and hold harmless the Landlord, its agents and employees from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Landlord may need to pay because of a bed bug infestation, inspection, or treatment. This indemnification shall not apply if the Landlord's negligence directly causes the damages, costs, losses, or expenses.

10. Default. Failure to report bed bugs right away, failure to follow treatment instructions, or any other violation of any other part of this Addendum is a material violation and breach of the conditions of Tenant's Apartment Lease Agreement. Said violation and breach will be cause for eviction, and/or end of occupancy, and/or subjects Tenant to all other damages, costs legal fees, and expenses as stated in the Apartment Lease Agreement and/or this Addendum.

11. Severability, Waiver and Survival. The provisions of this Addendum shall apply to the fullest extent permitted by law. If one provision is invalid or part of the provision is invalid, the rest of the Agreement is not affected and is still valid and enforceable. The court shall interpret and construe the remaining part of this Addendum to carry out the intent and effect of the parties. The failure of either party to insist, at any time, on the performance of any of the terms, or to exercise any right herein, is not a waiver or relinquishment of that term or right. The terms of this Addendum shall survive the end of the Lease.

Tenant(s) acknowledge that they have read and understand the terms and conditions contained in this Bed Bug Addendum and agree to comply with the obligations and responsibilities described herein.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Landlord or Landlord's Agent (signing on behalf of Landlord): _____

Date: _____

ABANDONED PERSONAL PROPERTY ADDENDUM

Tenant: _____

Apartment Address: 27 N. 7th Street, APT# , Allentown, PA 18101

Following Section 505.1(b) of the Pennsylvania Landlord and Tenant Act, when Tenant gives up possession of the Apartment and Landlord accepts possession of the Apartment, Tenant shall have ten (10) days to contact Landlord regarding Tenant's plan to remove any personal property left in the Apartment. If Tenant tells Landlord Tenant's intent/plan, Landlord will keep the personal property at a site of its choosing for thirty (30) days. If Tenant does not contact Landlord within ten (10) days of giving up possession of the Apartment, Landlord may throw away the personal property at the end of the ten (10) days, at its discretion.

Tenant may contact Landlord at:

27 N. 7th Street, Allentown, PA 18101

Address

610-841-CITY (2489)

Telephone Number

Notice: Landlord will require the Tenant to pay any and all costs related to the removal or storage of personal property collected by Tenant after ten (10) days. If the Tenant gives notice to Landlord and Tenant does not remove the personal property within thirty (30) days, the Landlord may throw away the property at its discretion.

Tenant: _____ **Date:** _____

Tenant: _____ **Date:** _____

Landlord or Landlord's Agent (signing on behalf of Landlord): _____

Date: _____

LANDMARK COMMUNITIES

EQUAL HOUSING OPPORTUNITY

SMOKE/CARBON MONOXIDE DETECTOR ADDENDUM

Landlord and Tenant(s) agree as follows:

1. Landlord delivered the Apartment to Tenant(s) with installed and functional smoke and carbon monoxide detector devices.

2. Tenant(s) acknowledges the smoke and carbon monoxide detectors were tested; Landlord explained their operation at the time they began to occupy the Apartment and that the detectors in the Apartment were working properly at that time. Tenant shall perform the manufacturer's recommended tests to determine if the smoke and carbon monoxide detectors are operating properly at least once a month.

3. Each Tenant understands that the smoke and carbon monoxide detectors are battery operated and it shall be the Tenant's responsibility to: (a) ensure that the battery is in operating condition at all times; (b) replace the battery as needed; and (c) if after replacing the battery, the smoke and carbon monoxide detector do not work, inform the Landlord immediately in writing.

4. Tenant must inform the Landlord immediately in writing of any defect or malfunction or failure of any detectors.

5. In accordance with the law, and the Apartment Lease Agreement, Tenant shall allow Landlord to enter the Apartment to inspect and verify that all required smoke and carbon monoxide detectors are in place and operating properly or to conduct maintenance service, repair or replacement as needed.

6. Landlord will charge Tenant for any missing or broken smoke or carbon monoxide detectors at time of move-out.

Tenant: _____ **Date:** _____

Tenant: _____ **Date:** _____

Tenant: _____ **Date:** _____

Tenant: _____ **Date:** _____

Landlord or Landlord's Agent (signing on behalf of Landlord): _____

Date: _____

Satellite Dish/Antenna Addendum

Tenant has a limited right to install a satellite dish or receiving antenna within Tenant's Apartment. Landlord can impose reasonable restrictions relating to this installation. Tenant is required to follow these restrictions as a condition of installing this equipment. This document contains the restrictions that Tenant and Landlord agree to follow.

1. **NUMBER AND SIZE.** Tenant may install only one satellite dish or receiving antenna within Tenant's Apartment. A satellite dish may not be bigger than one meter (approx. 3.3 feet) in diameter.

2. **LOCATION.** Location of the satellite dish or antenna is limited to Tenant's Apartment. Tenant may put the satellite dish or antenna: (i) inside Tenant's Apartment, or (ii) in an area outside Tenant's Apartment but that only Tenant controls like Tenant's balcony, patio, yard, etc. Tenant may not install the satellite dish or antenna on any parking area, roof, outside wall, window, windowsill, fence, or in any common area that other residents may use. The satellite dish or antenna may not extend beyond the vertical and horizontal space that the Landlord leases to Tenant.

3. **SAFETY AND NON-INTERFERENCE.** Tenant's installation: (i) must comply with reasonable safety standards, (ii) may not interfere with Landlord's or the neighboring properties' cable, telephone or electrical systems, (iii) may not be connected to Landlord's telecommunication systems, (iv) may not be connected to Landlord's electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of the following three methods; (i) securely attaching it to a portable, heavy object like a small slab of concrete in a container, (ii) clamping it to a part of the building's outside that is on Tenant's Apartment (like the balcony or patio railing), or (iii) any other method approved by management. No other methods are allowed. Tenant's satellite dish or antenna must be a stand-alone system; Tenant may not splice into any existing wires or cables.

4. **SIGNAL TRANSMISSION FROM THE OUTSIDE DISH OR ANTENNA TO INSIDE OF DWELLING.** Tenant may not damage or change the Apartment and may not drill holes through outside walls, doorjambs, windowsills, etc. If Tenant's satellite dish or antenna is located outside Tenant's Apartment the signals it receives may be transmitted to the inside of Tenant's Apartment only by the following methods; (i) running a "flat" cable under a doorjamb in a way that does not physically change the Apartment and does not interrupt the proper operation of the door, (ii) running a traditional or "flat" cable through the pre-existing hole in the wall (that will not need to be made larger for the cable), (iii) connecting cables "through a window pane" without drilling a hole through the window, (iv) wireless transmission of the signal from the satellite dish or antenna to a device inside the Apartment, or (v) any other method the management approves.

Tenant: _____ **Date:** _____

Tenant: _____ **Date:** _____

Landlord or Landlord's Agent (signing on behalf of Landlord): _____

Date: _____