

Apartment Lease Contract



Date of Lease Contract: [REDACTED], 2009
(when this lease contract is filled out)

This is a binding contract. Read carefully before signing.

Moving in - General Information

1. PARTIES. The Lease Contract is between you, the tenant(s) (the all
party signing the Lease Contract)

ASUS, THE VAPOR
AVERN HOODE APARTMENTS, AS00016500, 110

(name of sponsor, committee or file holder). You've agreed to run
 Apartment No. [redacted] at [redacted]

(This code) for use as a private customer only. The terms "we," "us," and "our" refer to all residents listed above. The term "you" refers to the owner listed above and not to property manager or anyone else. Written notice to or from our manager constitutes notice to or from us. If anyone else has guaranteed performance of this Lease Contact a separate Lease Contact Guaranty for each guarantor in addition.

1. OCCUPANTS. The apartment will be occupied only by you and (the additional occupants specified in the Lease Contract).

He won't also say occupy the apartment. Persons and things above must not stay in the apartment for more than seventy-two days without our police written consent, and no more than three than many days. In any case, within 15 of the previous space isn't filled in, but days per month he has had.

3. LEASE TERM: The initial term of this Lease Contract begins on the _____ day of _____, 2010, and ends at midnight on _____ day of _____, 2010. (year)
- THE LEASE CONTRACT WILL AUTOMATICALLY RENEW MONTH-TO-MONTH UNLESS EITHER PARTY GIVES A NOTICE OF NON-RENEWAL IN WRITING AT LEAST 30 DAYS BEFORE THE END OF THE TERM. If the number of days stated in paragraph 35 is less than the number of days stated in paragraph 36, the number of days stated in paragraph 36 shall apply.

4. **SECURITY DEPOSIT.** Unless modified by addenda, the tenant security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$ 200.00, due on or before the date this Lease Contract is signed. The deposit may be commingled with other funds and shall bear no interest.

5. KEYS AND FURNITURE. You will be provided 2 apartment key(s) 2 car key(s) and 2 other access devices for 2 Your apartment will be (check one)
☒ furnished or ☐ unfurnished.

5. RENT AND CHARGES. Unless modified by addenda, you will pay \$ 240,00. per month for rent, payable in advance and without demand;

- ☒ at the vehicle manager's office, or
☐ at our office payment site, or
☐ at _____

Prepared rent of \$ _____ (to use for the entire order of the direct mail)
☐ 1st month or ☐ 2nd month on _____

[illegible]

Special Provisions and "What-If" Clauses

10. **SPECIAL PROVISIONS.** The following special provisions and any addenda or written rules furnished to you at or before signing become a part of this Lease Contract and will supersede any conflicting provisions of this printed Lease Contract form.

Market Rent for this Lease Term \$840.00

See page 6 for additional special provisions.

changes from due date until we receive acceptable payment. If you don't pay rent on time, you'll be delinquent and all tenants under this Lease Contract will be authorized. We'll also have all other remedies for each violation.

7. UTILITIES. We'll pay for the following items, if checked:

- ☐ water ☐ gas ☐ electricity ☐ master antennae
☐ wastewater ☐ trash ☐ cable TV ☐ other _____

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. You must not allow utilities to be disconnected for any reason—including disconnection for not paying your bill—until the lease term or renewal period ends. Cables, cameras, and other equipment may be changed during the LEASE TERM, but not if the change applies to a residence. Utilities may be used only for normal household use. If you are not the owner of the residence, you may not interrupt, you must use only authorized personnel, and you may not use utilities for purposes for the equipment or provided by an allocation, hostels, or the MAI attach an addendum to this Lease Contract in compliance with state agency rules or city ordinances.

- A. INSURANCE** We do not withhold insurance to cover your personal property or possessions. We are not responsible for any personal, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosion, earthquake, interruption of utilities, theft, burglary, negligence of other residents, occupants, or persons not under the control of the unit and not as required by law.

We urge you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.

Additionally, you **may** (check **no**) be required to purchase personal liability insurance. ☐ not required to purchase personal liability insurance. If no box is checked, personal liability insurance is not required. If required, failure to maintain personal liability insurance is an incurable breach of the Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law.

9. **LOCKS AND LATCHES.** Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done either before you move in or, if the apartment has a keyless deadbolt on each exterior door, within 10 days after you move in.

You may at any time ask us for (1) initial one-hinged deadbolt lock on interior door if it does not have one; (2) initial 1 1/2" A.D. or sliding door-plate on each sliding glass door; (3) initial fire alarm system on each exterior door; (4) initial fire door viewer on each exterior door, and (5) change or rekey locks or locking during the first shift. We must comply with those requests, but you must pay for them.

What You Are Here Requesting. You now request the following to be installed at your expense (if not already installed), subject to any statutory conditions on what you may request.

- | | |
|---|---|
| ☒ keyed deadbolt lock | ☐ doorknocker |
| ☐ keyless deadbolt | ☐ sliding door pinlock |
| ☐ aluminum door bar | |

Deposited for Reimbursing, Repeating, Etc. You must pay for all repairs or replacements resulting from claims of damage to devices by you or your family's occupation, guests during your occupancy, or your pet. You are responsible to pay in advance if you notify your within a reasonable time after your request that you are more than 30 days delinquent in reimbursing us for repairing or replacing a device which was returned or damaged by you, your guest or an occupant, or if you have expressed that we repair, locate, change or rebuy the same device during the 30 days preceding your request and we have complied with your request.

11. **EARLY MOVE-OUT/RELETTING CHARGE.** You will pay us for a reletting charge of \$ 380.00 (not to exceed 110% of the highest monthly rent during the Lease Contract term) if you:

- (1) fail to give written notice as required in paragraphs 22 or 26; or
- (2) move out without paying first full fee for the entire term. Contract term is rental period; or
- (3) move out ever default because of your default; or
- (4) are judicially evicted.

The killing charge listed a series of letters for and dates and inform you from your attorney's under the same County. See the final paragraph of page 2.

Allowed under paragraph 17, if at least 5 days before the advance notice period referred to in paragraph 16, you give us written notice of any increase or lease contract changes effective when the Lease Contract term or renewal period ends, the Lease Committee will automatically conclude month-to-month with the increased rent or Lease Contract changes. The new modified Lease Contract will begin on the date stated in the notice (without penalty of your signature) unless you give us written notice of notice under paragraph 16.

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13. DELAY OF OCCUPANCY, If occupancy is or will be delayed for construction, repairs, painting, or a person's landlord's holding over, we're not responsible for the delay. The Lease Contract will remain in force until the 1st of January of the next year on a day basis during delay, and (a) your right to terminate as set forth before, (b) termination notice must be in writing. After termination, you are entitled only to refund of deposit(s) and any rent paid. Rent abatement of Lease Contract termination does not apply if delay is for clearing or repairs that don't prevent you from occupying the premises.

If there is a delay and we haven't given notice of delay as set forth immediately below, you may terminate up to the date when the apartment is ready for occupancy, but not later.

- (1) If we give written notice to any of you when or after the initial term has expired and as set forth in Paragraph 3 and the notice states that occupancy is being delayed because of construction or previous non-payment of rent, then the Lease Contract will be ready on a specific date—you may terminate the Lease Contract within 3 days of your receiving the notice, but not later.
- (2) If we give written notice to any of you before the initial term has expired and the notice states that construction delay is expected and that the apartment will be ready for you to occupy on a specific date, you may terminate the Lease Contract within 7 days after any of you, jointly or individually, but not later than the specific date is considered the end of the initial term as set forth in Paragraph 3 for all purposes. This new date may not be moved to an earlier date unless we and you agree.

16. **DISCLOSURE RIGHTS.** If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it.

19. COMMUNITY POLICIES OR RULES. You and all guests and occupants must comply with any written apartment rules and community policies, including restrictions for use of our property. Our rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if they are justified and applicable to all units in the apartment community and do not change the language on page 4 of this Lease Contract.

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We may exclude those the apartment community owner or others who, in our judgment, have been violating the law, violating the Lease Contract or any apartment rules or disturbing other residents, neighbors, visitors, or guests in any way. We may also exclude from any exclude area or common area a person who refuses to show photo identification or refuses to identify himself or herself at a resident occupancy or guest of a resident gathering in the community.

You agree to notify will you or any company are convicted of any felony, or misdemeanor involving a restricted substance, violence to another person or destruction of property. You also agree to notify will you or any company registers as a sex offender in any state. Informing us of criminal convictions or sex offender registrations does not will you rights to end you

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50. PARKING. We may regulate the time, manner, and place of parking all cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles. Motorcycles or motorcycles with trailers may not be parked inside an apartment wall or on sidewalks, under awnings, or in handicapped parking areas. We may have unattended or illegally parked vehicles

issued under an appropriate statute. A vehicle is unauthorized or illegalized in the event of a commercial sale.

- (1) is parked in a zone or location where it is
- (2) has a right of way or other condition rendering it incapable of
- (3) being safely moved or is within the minimum or
- (4) has a current license or a current inspection sticker
- (5) takes up more than one parking space; or
- (6) belongs to a resident or occupant who has previously
- (7) abandoned the apartment or
- (8) is parked in a marked handicap space without the legally required
- (9) handicap insignia;
- (10) is parked in a space marked for manager, staff, or guest
- (11) unless or
- (12) blocks another vehicle from exiting;
- (13) is parked in a fire lane or designated "no parking" area; or
- (14) is parked in a space marked for other traffic or utility or
- (15) is parked on the grass, sidewalk, or patio; or
- (16) blocks a path or is parked too close to a dumpster.

11. RELEASE OF RESIDENT. When you're entitled to terminate this Lease Contract under paragraphs 31, 32, 33, 34, or 35 you must be released from this Lease Contract for any reason including but not limited to voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of residential address, loss of employment or bad health.

72. **MILITARY PERSONNEL CLAUSE.** You may include the **1944**
Constitution

- (1) you are (i) a member of the U.S. Armed Forces or reserves on active duty or (ii) a member of the National Guard called to active duty for more than 30 days in response to a national emergency declared by the President;
- (2) you are either (i) given charge-of-duty orders to permanently depart the United States, (ii) deployed with a military unit for 90 days or more, (iii) given temporary duty orders in excess of 90 days, duration extending you to a location at least 100 nautical miles from the nearest residence, or (iv) relieved or released from active duty.

If you wish to terminate the Lease Contract under this clause, you may do so by providing us with written notice that you are terminating on a specific date not less than fifteen days from the date of receipt. You may fulfill us a copy of your permanent change-of-station order, call-up or deployment order or letter from your commanding officer confirming the date of your permanent change of station. The terminated lease shall be provided by the effective date of termination and shall be payable at 150% rate. If you have a vehicle not equipped by the terms of the Basic Military Personnel loan housing contract, you must provide a permanent change-of-station order. After you move out, we will return your security deposit less lawful deductions. If you are a co-tenant or a dependent of a servicemember covered by the US Servicemember Civil Relief Act, this Lease Contract may not be terminated under this paragraph without applying to a court and showing that your ability to comply with the Lease Contract is adversely affected by a change in the servicemember's military service. A co-tenant who is not your spouse or dependent cannot terminate under this military clause. Under your state's Uniform Interstate System, you represent when signing this Lease Contract that (1) you do not already have deployment or change-of-station orders (2) you will not

evening water electrical sheets in suits in progress. Our written
afternoon request do not receive a written request from you.

- On complying with or responding to any civil request regarding safety or accessibility within 60 days with the stated responsibility for written notice under the Law of Compulsory Good Faith, promptly notify us in writing of any water leaks, electrical problems, malfunctioning heating, cooling, or air conditioning, or kitchen and other conditions that pose a threat to property, health, or safety. We may change or finish a kitchen, bathroom, or other area during the apartment's work of close accessibility, and we occasionally rearrange the apartment's work of close accessibility, including occasionally rearranging your utility units. We may turn off the gas, water, or electricity to the apartment or to any of its utility equipment and utilities, including as needed to allow a properly done repair or to perform work. If utilities malfunction or are damaged by fire, water, or similar events, you must notify our representative immediately. All conditions/problems are normally not emergencies. If safe conditions or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We will act with extraordinary due diligence to make repairs and replacements. Rent will not be paid in whole or in part.

If we believe that fire or catastrophic damage is substantial or the performance of needed repairs poses a danger to you, we may terminate this Lease Contract within a reasonable time by giving you written notice. If the Lease Contract is so terminated, we'll refund prorated rent and all deposits, less lawful deductions.

26. ANIMALS. No animals (including humans, reptiles, birds, fish, etc.) and insects are allowed, even temporarily, anywhere on the apartment or grounds containing water that is to be utilized in drilling. If we allow an animal, you must give a separate animal addendum, which may require additional deposits, travel fees or other charges. No animal support will be required of individual support groups. We will not tolerate a support group that is a dog or cat support group. You must transfer in Wood aimed within 48 hours of your arrival from your previous location (in default of this last sentence, they may require a written statement from a qualified professional verifying the need for the support animal. You must not feed any or feed animals.

If you or any party to the contract violates certain external covenants (with or without your knowledge), you'll be subject to charges, litigation, expenses, and other remedies provided in this Lease Contract. If a default has been in the apartment at any time during your term of occupancy (with or without your consent), we'll charge you for damages, decorating, and stamping. Initial and daily administration charges and administrative charges are negotiated directly for our best economic gain, and withheld (except for attorney's fees and legal charges) in the event of a default. We may remove an unauthorized animal by following the procedures of paragraph 31 and the Animal Addendum.

27. **VISION WILL MAY BEHOLD.** If you or any guest or occupant is present, inform persons, servants, attendants, and representatives or other persons listed in (a) below any peacefully enter the apartment at reasonable times for the purposes listed in (b) below, if necessary in the apartment, then such persons may enter peacefully and at reasonable times by duplicate or smaller key (or by breaking a window or other means when necessary) (i)

(1) written notice of the entry is left in a conspicuous place in the apartment immediately after the entry and

- [illegible]

24. **MULTIPLE RESIDENTS ON OCCUPANTS.** Each resident is jointly and severally liable for all Lease Contract obligations. If you are joint or several occupants under the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our regulations and notices (including this notice) to any resident constitute notice to all residents and occupants. Notices and requests have any addressee or occupant (including notice of lease Contract termination, repair requests and other preliminary) constitute notice from all residents. In eviction suits, each resident is considered the agent of all other residents in the apartment for service of process. Security deposit refunds may be by one check jointly payable to all residents; the check need not designate alternatives may be mailed to one resident only.

- (2) you will remain liable for all Leasehold obligations for the rest of the original Leasehold term.

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Procedure for Replacement. If we approve a replacement resident, then, at our option: (1) the replacement resident may sign this Lease Contract with or without an increase in the total security deposit; or (2) the existing and replacement residents must sign an entirely new Lease Contract. Unless we agree otherwise in writing, your security

deposit will automatically transfer to the replacement resident as of the date we approve. The departing resident will no longer have a right to occupancy or a security deposit refund, but will remain liable for the remainder of the original Lease Contract term unless we agree otherwise in writing. Even if a new Lease Contract is signed.

Responsibilities of Owner and Resident

30. RESPONSIBILITIES OF OWNER. We will act with reasonable diligence to:

- (1) keep common areas reasonably clean, subject to paragraph 24;
- (2) maintain fixtures, furniture, hot water, heating and A/C equipment;
- (3) substantially comply with applicable federal, state, and local laws regarding safety, sanitation, and fire housing; and
- (4) make all reasonable repairs, subject to your obligation to pay for damages for which you are liable.

If we violate any of the above, you may terminate this Lease Contract and obtain other remedies under state statute by following this procedure:

- (a) you must make a written request for repair or remedy of the condition, and all requests must be correct in the facts;
- (b) after receiving the request, we have a reasonable time to repair, considering the nature of the problem and the reasonable availability of materials, labor, and utilities;
- (c) if we haven't diligently tried to repair within a reasonable time, you must then give us written notice of intent to terminate the Lease Contract within the repair time made within 7 days; and
- (d) if repairs have been made within 7 days, you may terminate this Lease Contract and enforce other statutory remedies, security deposits, and penalties will be returned as required by law.

31. **DEFAULT BY RESIDENT.** You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: (1) you don't pay rent or other amounts that you owe when due; (2) you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, regardless of whether or when agreed or consented to; (3) you violate the apartment (4) you give (inmate) or allow another to a rental application (5) you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense involving sexual or physical physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, narcotic, or drug paraphernalia as defined; (6) any illegal drug or paraphernalia is found in your apartment; (7) you or any occupant, friend, family, or guest is involved in a violent or unlawful act; (8) you or any guest or occupant engages in any of the prohibited conduct described in Paragraph 19.

Eviction. If you default for non-payment of rent or commit other than non-payment of rent we may end your right of occupancy by giving you a written notice to vacate. Notices may be by (1) regular mail; (2) certified mail, return receipt requested; (3) personal delivery to any

resident; (4) personal delivery to the apartment to any occupant at least 15 years old; or (5) placing the notice in the hands of the apartment's mail carrier. Termination of your occupancy rights or subsequent rehiring doesn't release you from liability for future rent or other Lease Contract obligations. After giving notice to vacate or filing an eviction suit, we may still accept rent or other sums due the landlord or acceptance doesn't waive or diminish our right of eviction or any other contractual or statutory right. Accepting money at any time doesn't waive our right to demand past or future rent or other sums or to continue with eviction proceedings.

Acceleration. All monthly rent for the rest of the Lease Contract term or rental period will be accelerated automatically without notice or demand (before or after termination) and will be immediately due and delinquent if, without our written consent: (1) you move out, remove property in preparing to move out, or give notice of written notice (2) you or any occupant of intent to move out before the Lease Contract term or rental period ends; and (3) you've not paid all rent for the entire Lease Contract term or rental period. Such conduct is considered a default for which we need not give you notice. Renting real estate will be accelerated if you're judicially evicted or move out when we demand because you're in default. Acceleration is subject to our mitigation obligations below.

Other Remedies. We may report unpaid amounts to credit agencies. If you default and move out early, you will pay us any amount added to be paid discounts in paragraph 11, in addition to other sums due. Upon your default, we have all other legal remedies, including Lease Contract termination. Unless a party is settling, accepting, paying, acknowledging, or personally settling damages, the prevailing party may recover from the non-prevailing party attorney's fees and all other litigation costs. Late charges are liquidated damages for late rent, late payment, and overcharges in collecting late rent (but are not for attorney's fees and litigation costs). All unpaid amounts bear 18% interest per year from due date, compounded annually. You must pay all collection agency fees if you fail to pay a sum due within 10 days after we mail you a letter demanding payment and stating that collection agency fees will be added if you don't pay it sums by that deadline.

Mitigation of Damages. If you move out early, you'll be subject to paragraph 11 and all other remedies. We'll exercise customary diligence to rent and substitute damages. We'll credit the amount of rent we actually receive from substitute tenants against your liability for past-due rent, future rent, and other amounts due.

General Clauses

32. **MISCELLANEOUS.** Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease Contract is the only agreement between you and us. Our representatives (including independent contractors, employees, and agents) have no authority to make, amend, or modify this Lease Contract or any part of it, unless in writing, and in writing only to make promises, representations, or agreements that have already been made or agreed to in writing or are otherwise authorized in writing. Any action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or tolerating or entering into non-enforceable requirements, until due later, performance, time, or other right isn't a waiver under any circumstances. Except when notice is denied, if required by statute, you waive any notice and demand for performance from us if you default. Written notice to or from our managers constitutes notice to or from us. Any person giving a notice under this Lease Contract should retain a copy of the notice, letter, or the fact was given. Its signatories are binding. All notices must be signed. Notices may be given by mail.

Executing one (or more) won't constitute a rejection or waiver of other remedies. Insurance subrogation is waived by all parties. All remedies are cumulative. No employee, agent, or management company is personally liable for any of our contracts, promises, or other obligations merely by virtue of acting on our behalf. This Lease Contract binds subsequent owners. Notices as to third parties are the obligation of third parties (as stated in the Lease Contract). All notices and documents may be in English and, at our option, in any language that you read or speak. All provisions regarding our responsibility and remedy apply to our employees, agents, and management companies. This Lease Contract is subordinate to superior in writing and future recorded mortgages, at lender's option. All Lease Contract obligations must be performed in the county where the apartment is located.

Cable channels that are provided may be changed during the Lease Contract term if the change applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If you directly or indirectly cause an interruption, you must use only battery-operated lighting.

WAIVER OF JURY TRIAL. To minimize legal expenses and, to the extent allowed by law, you and we agree that a trial of any lawsuit based on this lease contract will, and/or related to this Lease Contract shall be a judge and not a jury.

33. **PAYMENTS.** Payment of amounts is an independent covenant. At our option and without notice, we may apply money received (other than utility payments subject to governmental regulations) first to any of your unpaid obligations, then to current rent payments of amounts on checks or money orders and regardless of when the obligations were due. All amounts other than rent are due upon our demand. After the due date, we do not have to accept the rent or any other payments.

34. **ASSOCIATION MEMBERSHIP.** We represent that either (1) we (2) the management company that represents us or (3) any tenant or owner will proceed you for us, if the law of signing this Lease Contract is a renewal of this Lease Contract, a member of both the National Apartment Association and any affiliated state and local apartment (rental housing) associations for the area where the dwelling is located. The member is either an owner/management company member or an apartment resident living business as a (booker service) (whether owner and address is disclosed at the end of this Lease Contract). If not, this Lease Contract is, at your option, voidable and unenforceable by us (except for properly damages); and we may not enforce past or future rent or other charges. The above remedies also apply to both of the following cases: (1) the Lease Contract is automatically renewed on a month-to-month basis two or more times after membership in the above associations has lapsed; and (2) neither the owner nor the management company is a member of such associations at the time of the third automatic renewal.

Security Guidelines for Residents

- 11. SECURITY GUIDELINES.** We would like to give you some important safety guidelines. We recommend that you follow these guidelines and use common sense in providing safe conduct. Inform all other occupants in your dwelling, including any children you may have, about these guidelines.

PERSONAL SECURITY-WHILE INSIDE YOUR APARTMENT

1. Lock your doors and windows even while you're inside.
2. Engage the keyless deadbolt on all doors while you're inside.
3. When answering the door, see who is there by looking through a window or peephole. If you don't know the person, first talk with him or her without opening the door. Don't open the door if you have any doubts.
4. If children (who are old enough to take care of themselves) are left alone in your apartment, tell them to use the keyless deadbolt and refuse to let anyone inside while you are gone, regardless of whether the person is a stranger or an apartment maintenance or management employee.
5. Don't put your name, address, or phone number on your key tag.
6. If you're concerned because you've lost your key or because someone you know has a key, ask the management to replace the lock. You have a right to have the door locked as you pay for the lockage.
7. Dial 911 for emergencies. If the 911 number does not operate in your area, keep phone numbers handy for the police, fire, and emergency medical services. In an emergency, call the appropriate governmental authorities and then call the management.
8. Check your smoke detector monthly to make sure it is working properly and the batteries are still okay.
9. Check your door locks, window locks, and other devices regularly to be sure they are working properly.
10. If your doors or windows are somewhere due to breakage or malfunctioning locks or latches, stay with friends or neighbors until the problem is fixed.
11. Immediately report to management-in writing, dated and signed-any needed repairs of locks, latches, doors, windows, smoke detectors, and alarm system.
12. Immediately report in management-in writing, dated and signed-any malfunction of other safety devices outside your apartment, such as broken gate locks, broken-out bricks in sidewalk and parking lot, broken pavers, broken railings, etc.
13. Close curtains, blinds, and window shades at night.
14. Mark or engrave your driver's license number or other identification on valuable personal property.

PERSONAL SECURITY-WHILE OUTSIDE YOUR APARTMENT

15. Lock your doors while you're gone. Lock any door handle lock,

keyed deadbolt lock, sliding door pin lock, sliding door handle lock, and sliding door bar that you have.

16. Leave a radio or TV playing softly while you're gone.
17. Close and latch your windows while you're gone, particularly when you're on vacation.
18. Tell your roommate or spouse when you're going and when you'll be back.
19. Don't walk alone at night. Don't allow your family to do so.
20. Don't hide a key under the doormat or a nearby flowerpot. These are the first places a burglar will look.
21. Don't give away keys, collect electronic gate cards to anyone.
22. Use lamp shades when you go out in the evening or go away on vacation. They can be pushed at most houses at night.
23. Let the manager and your friends know if you'll be gone for an extended time. Ask your neighbors to watch your apartment while the management cannot come that responsibility.
24. While on vacation, temporarily stop your newspaper and mail delivery, or have your mail and newspaper picked up daily by a friend.
25. Carry your door key in your hand, whether it is daylight or dark, when walking to your entry door. You are more vulnerable when looking for your keys at the door.

PERSONAL SECURITY-WHILE USING YOUR CAR

26. Lock your car doors while driving. Lock your car door and roll up the windows when leaving your car parked.
27. Don't leave exposed items in your car, such as cassette tapes, wrapped packages, bottles, or papers.
28. Don't have your keys in the car.
29. Carry your key tag in your hand whenever you are walking to your car, whether it is daylight or dark and whether you are at home, school, work, or on vacation.
30. Always park in a well-lit area. If possible, try to park your car in an off-street parking area rather than on the street.
31. Check the backseat before getting into your car.
32. Be careful when shopping at gas stations or automatic-teller machines at night or at night when you suspect danger.

PERSONAL SECURITY AWARENESS

No security system is perfect. Even the best system can't prevent crime. Always act as if security system does not exist since they are subject to malfunction, tampering, and system error. We display any repairs or needed maintenance of security. The best safety measures are the ones you perform as a matter of common sense and habit.

When Moving Out

- 34. MOVE-OUT NOTICE.** Before moving out, you must give our representative advance written notice of your move-out date. Your move-out notice will not release you from liability for the full term of the Lease Contract or removal fees. You will still be liable for the entire Lease Contract term if you move out early (paragraph 21) except under the following circumstances (paragraph 22). YOUR MOVE-OUT NOTICE MUST COMPLY WITH EACH OF THE FOLLOWING:

- We must receive advance written notice of your move-out date. The advance notice must be at least the number of days of notice required in paragraph 3. Our move-out notice will not be accepted and will not terminate your Lease Contract.
- Your move-out notice must not terminate the Lease Contract sooner than the end of the Lease Contract term or renewal period.

YOUR NOTICE IS NOT ACCEPTABLE IF IT DOES NOT COMPLY WITH ALL OF THIS ABOVE. Please use our written move-out form. You must obtain from our representative written acknowledgment that we received your move-out notice. If we terminate the Lease Contract, we must give you the same advance notice unless you are in default.

- 37. MOVE-OUT PROCEDURES.** The move-out date can't be changed unless we and you both agree in writing. You must move out before the Lease Contract term or renewal period ends unless all rent for the entire Lease Contract term is received in full. Early move-out may result in releasing charges and termination of future rent under paragraphs 11 and 31. You're prohibited by law from applying any security deposit in rent. You must pay beyond the date you are supposed to move out. All residents, guests, and occupants must abandon the apartment before the 30-day period for deposit refund begins. You must give us the U.S. Postal Service, in writing, with residents forwarding address.

- 38. CLEANING.** You must thoroughly clean the apartment, including doors, windows, furniture, bathroom, kitchen appliances, pillows, blankets, carpets, and storage rooms. You must remove move-out cleaning materials if they have been provided. If you don't adequately clean, you'll be liable for reasonable cleaning charges.

- 39. MOVE-OUT INSPECTION.** You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or promises by us or our representative are subject to our correction, modification, or disapproval before final refunding or accounting. We will give you reasonable written notice mailed to your last known address, or in person, of the date and time when we will inspect the premises following the termination of the lease.

- 40. SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES.** You'll be liable for the following charges. If applicable, repairs and unpaid utilities, unreturned security charges, or damages caused by negligence, carelessness, accident, or abuse, including thefts, scratches, burns, stains, water, or unapproved holes; replacement cost of our property that was lost or attached to the apartment and is missing; replacing dead or missing smoke detectors; replacement cost for repairs or cleaning tips to let in company representatives to remove your appliances or TV cable service or other items (if you as request to have moved out tips to let in the apartment when you or any guest or occupant is missing a key, unreturned keys, missing or damaged light bulbs, removing or damaging unapproved security devices or alarm systems); agreed cleaning charges for removing illegally parked vehicles; agreed fees for removal caused by parked vehicles blocking dumpsters; late security deposit charges unless due to our negligence; administrative charges under paragraph 4 and 25; government fees or fines applied to for violation (by you, your occupants, or guests) of local ordinances relating to smoke detectors, fire alarms, recycling, or other matters; late payment and returned check charges; a charge (not to exceed \$100) for curbing and maintenance in our limited removal of an animal or in any other violation proceeding against you, plus attorney's fees, court costs, and filing fees actually paid and other sums due under this Lease Contract.

You have informed the apartment when (1) the order-out date has passed and no one is living in the apartment in your reasonable judgment or (2) all apartment keys and access devices listed in paragraph 5 have been turned in, while you do not believe that any other person has access to the apartment.

sumption, abandonment, or judicial eviction ends your right of possession for all purposes and gives us the immediate right to clean up, make repairs, and hold title to the apartment determine any security deposit deductions, and receive property left in the apartment. Summons, abandonment, and judicial eviction affect your rights in property left in the apartment (paragraph 12), but do not affect our mitigation obligations (paragraph 13).

12. ORIGINALS AND ATTACHMENTS. This Lease Contract has been executed in multiple originals, each with original signature—one for you and one for me or for us. Our rules are community policies. If any, will be attached to the Lease Contract and given to you at signing. When an inventory and condition form is completed, both you and we should retain a copy. The items checked below are attached to this Lease Contract and are binding even if not initialed or signed.

- ☒ Artist's Addendum
- ☒ Inventory and Condition Form
- ☒ Most Addendum
- ☒ Enclosed Charge Addendum, dated _____
- ☒ Community Policies Addendum, dated _____
- ☐ Lease Contract Guaranty _____ guaranties (if more than one)
- ☐ Notice of Intent to Move Out Form
- ☐ Parking Permit or Sticker (garage) _____
- ☒ Satellite Dish or Antenna Addendum
- ☒ Addendum Addendum (if states is present)
- ☒ Land Hazard Information and Disclosure Addendum (federal)
- ☐ Utility Addendum
- ☐ Remote Control, Card or Code Access Gate Addendum, dated _____
- ☒ Lease Contract Buy-Out Agreement
- ☐ Inspection Alarm Addendum, dated _____
- ☐ Other _____
- ☐ Other _____

Chloroform CHCl_3 and water (distilled on bench of course)

Address and phone number of owner's telephone for other purposes
 2220 Santiago Drive
 Florissant, MO 63033
 (314) 931-2323

Date form is filled out (as set out by 15 page 3)

You are legally bound by this document. Please read it carefully.

Before submitting a rental application or signing a Lease Contract, you may take a copy of these documents to a lawyer and/or consult an attorney.

Additional provisions seeking to may be made
in the Lease Contract if agreed to in writing by all parties.

SPECIAL PROVISIONS (CONTINUED FROM PAGE 1).



Animal Addendum

Date: _____
(When last agreement is made only)

Please note: We consider animals a serious responsibility and a risk to each resident in the dwelling. If you do not properly control and care for your animal, you'll be held liable if it causes any damage or disturbs other residents.

1. DWELLING UNIT DESCRIPTION.

Unit No. _____ at _____
(City, Missouri)
(Zip code) _____

2. LEASE CONTRACT DESCRIPTION.

Lease Contract dates: _____
Owner's name: _____

Responsible (if all residents): _____

The Lease Contract is referred to in this Addendum as the "Lease Contract."

3. CONDITIONAL AUTHORIZATION FOR ANIMAL.

You may keep the animal that is described below in the dwelling until the Lease Contract expires. But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you and your animal, your guests, or any occupant violate any of the rules in this Addendum.

4. ANIMAL DEPOSIT.

An animal deposit of \$ 300.00 will be charged. We (check one) ☐ will consider, or ☐ will not consider this additional security deposit the general security deposit for all purposes. The security deposit amount in Provision 4 of the Lease Contract (check one) ☐ does, or ☐ does not include this additional deposit amount. Refund of the animal deposit will be subject to the terms and conditions set forth in Provision 4 of your Lease Contract regardless of whether it is considered part of the general security deposit.

5. ADDITIONAL MONTHLY RENT.

Your total monthly rent (as stated in the Lease Contract) will be increased by \$ 25.00. The monthly rent amount in Provision 6 of the Lease Contract (check one) ☐ includes ☐ does not include this additional animal rent.

6. ADDITIONAL FEE.

You must also pay a one-time non-refundable fee of \$ 300.00 for having the animal in the dwelling unit. It is our policy to not charge a deposit for support animals.

7. LIABILITY NOT LIMITED.

The additional monthly rent and additional security deposit under this Animal Addendum do not limit residents' liability for property damages, cleaning, deodorization, pesting, replacements, or personal injuries.

8. DESCRIPTION OF ANIMAL.

You may keep only the animal described below. You may not substitute any other animal for this one. Neither you nor your guests or occupants may bring any other animal—mammal, reptile, bird, fish, rodent, or insect—into the dwelling or apartment community.

Animal's name: _____
Type: _____
Breed: _____
Color: _____
Weight: _____ Age: _____
City of license: _____
License no.: _____

Date of last rabies shot: _____

Housebroken? ☐ Yes ☐ No

Animal owner's name: _____

9. SPECIAL PROVISIONS.

The following special provisions control over conflicting provisions of this printed form:

Resident has no pet at this time.

10. EMERGENCY.

In an emergency involving an accident or injury to your animal, we have the right, but not a duty, to take the animal to the following veterinarian for treatment, at your expense.

Doctor: _____
Address: _____
City/State/Zip: _____
Phone: _____

11. ANIMAL RULES.

You are responsible for the animal's actions at all times. You agree to abide by these rules:

• The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling.

• Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed.

• Inside, the animal may urinate or defecate only in these designated areas: _____

• Outside, the animal may urinate or defecate only in these designated areas: _____

• Animals may not be tied to any fixed object anywhere outside the dwelling unit, except in fenced yards (if any) for your exclusive use.

• You must not let an animal other than support animals into swimming-pool areas, laundry rooms, offices, clubrooms, other recreational facilities, or other dwelling units.

• Your animal must be fed and watered inside the dwelling unit. Don't leave animal food or water outside the dwelling unit at any time, except in fenced yards (if any) for your exclusive use.

- You must keep the animal on a leash and under your supervision when outside the dwelling or any private fenced area. We or our representative may pick up unleashed animals and/or report them to the proper authorities. We may impose reasonable charges for picking up and/or keeping unleashed animals.

- Unless we have designated a particular area in your dwelling unit or on the grounds for animal defecation and urination, you are prohibited from letting an animal defecate or urinate anywhere on our property. You must take the animal off our property for that purpose. If we allow animal defecation inside the dwelling unit in this Addendum, you must ensure that it's done in a litter box with a kitty litter-type mix. If the animal defecates anywhere on our property (including in a fenced yard for your exclusive use), you'll be responsible for immediately removing the waste and repairing any damage. Despite anything this Addendum says, you must comply with all local ordinances regarding animal defecation.

12. ADDITIONAL RULES. We have the right to make reasonable changes to the animal rules from time to time if we distribute a written copy of any changes to every resident who is allowed to have animals.

13. VIOLATION OF RULES. If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must remove the animal immediately and permanently from the premises. We also have all other rights and remedies set forth in paragraph 26 of the Lease Contract, including damages, eviction, and attorney's fees.

14. COMPLAINTS ABOUT ANIMAL. You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.

15. REMOVAL OF ANIMAL. In some circumstances, we may allow an animal control officer or humane society representative to enter the dwelling unit and remove the animal if, in our sole judgment, you have:

- abandoned the animal;
- left the animal in the dwelling unit for an extended period of time without food or water; or
- failed to care for a sick animal.

If you have violated our animal rules or let the animal defecate or urinate where it's not supposed to you will be subject to eviction and other remedies under paragraphs 26, 27 or 31 of the Lease Contract.

16. LIABILITY FOR DAMAGES, INJURIES, CLEANING, DTC. You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defecating, and deodorizing. This provision applies to all parts of the dwelling unit, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

As owner of the animal, you're strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property. You'll indemnify us for all costs of litigation and attorney's fees resulting from any such damage.

17. MOVE-OUT. When you move out you'll pay for defecating, deodorizing, and shampooing to protect future residents from possible health hazards, regardless of how long the animal was there. We-not you-will arrange for these services.

18. MULTIPLE RESIDENTS. Each resident who signed the Lease Contract must sign this Animal Addendum. You, your guests, and any occupants must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the resident does not own the animal.

19. GENERAL. You acknowledge that no other oral or written agreement exists regarding animals. Except for special provisions noted in paragraph 9 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing. As described under paragraph 12, This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in multiple originals, one for you and one or more for us.

You are legally bound by this document. Please read it carefully.

Resident or Residents
(All residents must sign)

Owner or Owner's Representative
(Sign below)

D. Perla

