

1301 University

LEASE ADDENDUM

The following Lease Addendum is attached to and made a part of your Lease Contract. You should read the following carefully. This Lease Addendum is incorporated into and made a part of all Resident Leases.

1. **PARKING FACILITIES – Surface and Underground.**

- a. Rent. Your right to a parking space is outlined in your parking lease.
- b. Lease. The surface / underground parking facilities are part of the Premises. Your use of them is subject to the terms of the Lease as well as the terms of this Addendum. Your right to use the Parking Facilities ends at the same time as your right to live in the Premises.
- c. Use. The Parking Facilities can be used for parking your car, motorcycle, and/or bicycle and for no other purpose. You agree that you will not store any welding, flammable, chemical, odorous, explosive, or other inherently dangerous materials in/on the parking facilities.

2. **ACCESS AGREEMENTS.** You agree to pay \$50 for each Personal Access Card(s), Parking Sticker(s), and Amenity Key replaced or not returned upon move-out: and \$100 for each Key Fob(s) replaced or not returned upon move-out. **These will be issued at move-in.**

3. **PACKAGE RELEASE.** Due to the liability involved, the Apartment Community will accept packages from commercial delivery services (UPS, Federal Express, etc.) only with written consent. If you have any questions, please feel free to contact the Manager. Number of packages received per month (estimate): _____. By signing this Addendum, you give us your written consent to accept such packages. This service is offered as a convenience to you, and you hereby release us from all liability of any kind in connection therewith.

4. **MOLDS AND MILDEW.** In order to avoid mold growth, it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Residents acknowledge that it is necessary for Resident to use appropriate climate control, keep the Apartment clean, and take other measures to retard and prevent mold and mildew from accumulating in the Apartment. Resident agrees to clean and dust the Apartment on a regular basis and to remove visible moisture accumulation on windows, walls and other surfaces as soon as reasonably possible. Resident agrees not to block or cover any of the heating, ventilation or air-conditioning ducts in the Apartment. Resident agrees to immediately report in writing to the management office: (i) any evidence of a water leak or excessive moisture in the Apartment, as well as in any storage room, garage or other common area; (ii) any evidence of mold – or mold or mildew-like growth; (iii) any failure or malfunction in the heating, ventilation, air-conditioning systems or laundry systems in the Apartment; (iv) any inoperable doors or windows and (v) any moldy, dank or “off-odors” in the Apartment, even if mold or mildew is not evident. Resident further agrees that Resident shall be responsible for damage to the Premises and Resident’s property as well as injury to Resident and Occupants resulting from Resident’s failure to comply with the terms of this Paragraph.

5. If through Resident’s information or information developed by management, Owner believes that it needs to enter the Apartment to inspect, test or remediate mold, mildew, or excess moisture, Resident shall allow such entry, inspection, testing and remediation and shall not consider this activity to be a default by Owner or a constructive eviction of Resident.

5. **INTERNET ACCESS AND INTERNET CONNECTIONS.** In this paragraph, the terms “you” and “your” refer to all residents signing below; the terms “we,” “us” and “our” refer to the Owner named in this Lease Contract (not to the property manager or to anyone else). We provide internet access to one Internet access jack outlet in each bedroom of the Apartment. You shall supply all computer hardware and software necessary to access the internet at your cost and expense. Any access or other uses other than as provided by us shall be at your cost and expense.

There will be no reduction in Rent you pay if you do not access the internet or if you access it through a system other than the access provided by us.

We are not liable for any interruption, surge, inability to connect, failure of the internet provider to provide such services, nor for any damages directly or indirectly related to such matters. We are also not liable for, and you agree to take sole responsibility for, and to indemnify, defend and hold us harmless from, any damages or claims you or any other person may suffer or have as a result of your use of the internet, including, but not limited to, computer viruses, loss of data, invasion of privacy, defamation, fraud and copyright and trademark infringement.

Any breach of the foregoing shall be a violation of the Lease Contract.

6. **SECURITY GUIDELINES FOR RESIDENTS.** The Management would like you to be aware of some important guidelines for the safety of yourself, your guests and your property. We recommend that you consider following these guidelines, in addition to other common sense safety practices.

PERSONAL SECURITY – WHILE INSIDE YOUR APARTMENT OR UNIT

- a. Lock your doors and windows – even while you’re inside.
- b. Use your night latches or dead bolt locks on the doors while you’re inside.

Resident’s Signature & Date: _____

Owner’s Representative Signature & Date: _____

- c. 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.
- d. Don't put your name, address, or phone number on your key ring.
- e. If you've lost your key(s) please consult management.
- f. Dial 911 for emergencies. If an emergency arises, call the appropriate governmental authorities first, and then call the management.
- g. Check your smoke detector monthly for dead batteries or malfunctions.
- h. Check your door locks, window latches, and other security devices regularly to be sure they are working properly.
- i. Immediately report the following to management – in writing, dated and signed.
- j. Any needed repairs of locks, latches, doors, window, smoke detectors, and alarm systems; and
- k. Any malfunction of other safety devices outside your apartment, such as broken gate locks, burned-out lights in stairwells and parking facilities, blocked passages, broken railings, etc...
- l. Close curtains, blinds, and window shades at night.
- m. Mark or engrave identification on valuable personal property.

PERSONAL SAFETY – WHILE OUTSIDE YOUR APARTMENT

- a. Lock your doors while you're gone.
- b. Close and latch your windows while you're gone, particularly when you're on vacation.
- c. Tell your roommate(s) where you're going and when you'll be back.
- d. Don't walk alone at night.
- e. Don't hide a key under the doormat or a nearby flowerpot. These are the first places a burglar will look.
- f. Don't give entry codes or electronic gate cards to anyone.
- g. 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

- a. Lock your car doors while driving. Lock your car doors and roll up windows when leaving your car parked.
- b. Whenever possible, don't leave items in your car, such as CDs, MP3 players, iPod's, wrapped packages, briefcases, or purses in view.
- c. Don't leave your keys in the car.
- d. Carry your key ring in your hand while walking to your car – whether it is daylight or dark and whether you are at home, school, work, or on vacation
- e. Try to park your car in an off-street parking area rather than on the street. If you park on the street, park near a streetlight.
- f. Check the backseat before getting into your car.
- g. Don't stop at gas stations or automatic-teller machines at night – or anytime when you suspect danger.

PERSONAL SECURITY – AWARENESS

No security is fail-safe. Even the best system can't prevent crime. Always proceed as if security systems don't exist since they are subject to malfunction, tampering, and human error. **We disclaim any express or implied warranties of security to the fullest extent permitted by applicable law.** The best safety measures are the ones you perform as a matter of common sense and habit.

- 7. **911 SERVICE.** The City's 911 emergency response computer system does not currently have the capability of identifying your specific apartment number based solely on a telephone call to the system, therefore, if you are in need of emergency assistance, **PLEASE GIVE THE 911 OPERATOR YOUR APARTMENT NUMBER.**
- 8. **MOVE-OUT INSTRUCTIONS.** The following information is provided to assist you in your move-out and expedite the return of your security deposit. **REQUIREMENTS TO BE FULFILLED BUT ARE NOT LIMITED TO:**
 - a. Full term of Lease Agreement.
 - b. 30-day Notice of Intent to Vacate submitted to office.
 - c. No unpaid charges or delinquent rents.
 - d. All Keys, remotes, and/or access cards returned.
 - e. Schedule a Check-Out Appointment with the office 48 hours in advance.
 - f. Forwarding address left with office for return of Security Deposit.
 - g. Any other keys, parking stickers, etc. returned to office.

All belongings/possessions must be removed from the apartment prior to the Check-Out Appointment. All necessary cleaning should be completed as well. A Detail of Expected Cleaning can be obtained at the management office.

- 9. **TANNING DEVICE WARNING AND RELEASE. (if applicable)** Use of the tanning facility by you is subject to the following:
 - a. Your failure to wear eye protection may result in permanent damage to your eyes.
 - b. Overexposure to ultraviolet light (whether from natural or artificial sources) causes burns.
 - c. Repeated exposure to ultraviolet light (whether from natural or artificial sources) may result in premature aging of the skin.
 - d. Repeated exposure to ultraviolet light (whether from natural or artificial sources) may result in skin cancer.

- e. Abnormal skin sensitivity or burning may be caused by reactions of ultraviolet light to certain: (i) foods; (ii) cosmetics; or (iii) medications, including, but not limited to: tranquilizers, diuretics, antibiotics, high blood pressure medicines; or birth control pills.
- f. If you are taking a prescription or over-the-counter drug, you should consult a physician before using a tanning device.
- g. If you are pregnant, you should consult your physician before using a tanning device.
- h. If you have abnormal skin sensitivity or a history of skin problems or are prone to easy burning when in the sun or a tanning device, you should consult a physician before using a tanning device.

I ACKNOWLEDGE THAT I HAVE READ AND THAT I UNDERSTAND THE FOREGOING WARNING. ON BEHALF OF MYSELF AND MY FAMILY AND HEIRS, I ASSUME THE RISK FOR ANY INJURY (INCLUDING DEATH) OR ACCIDENT THAT RELATES TO THE USE OR MISUSE OF THE TANNING DEVICE. I WAIVE, RELEASE AND HOLD HARMLESS THE OWNER AND MANAGER OF THE APARTMENT COMMUNITY IN WHICH THE TANNING DEVICE IS LOCATED (AS THEY ARE IDENTIFIED IN MY LEASE) AS WELL AS THEIR PARTNERS, OFFICERS, EMPLOYEES, CONTRACTORS AND AGENTS, FROM ACTIONS, CLAIMS, COSTS, DAMAGES, DEMANDS, EXPENSES AND LOSSES ARISING OUT OF OR RELATED TO THE TANNING DEVICE ITSELF AND/OR MY USE OF THE TANNING DEVICE, **INCLUDING WITHOUT LIMITATION, THE NEGLIGENT ACTS OR OMISSIONS OF THE FOREGOING RELEASED PARTIES.**

THIS IS A CONTINUING AGREEMENT AND IS EFFECTIVE FOR ALL SUCH MATTERS THROUGH THE DATE OF ITS TERMINATION (IN WRITING AND DELIVERED TO MANAGER).

I have also reviewed the signs posted in the tanning facility warning, without limitation, users of a tanning device about the dangers of repeated exposure to ultraviolet radiation, failing to use protective eyewear, increases in sensitivity to ultraviolet radiation which could be caused by certain medications or cosmetics, and the need to consult a physician in certain circumstances as well as instructions for the safe use of the device. I UNDERSTAND THOSE WARNINGS AND I AGREE TO USE PROTECTIVE EYEWEAR WHEN USING THE TANNING DEVICE.

10. ABOUT YOUR APARTMENT

- a. All draperies, drapery linings, shutters or blinds visible from the exterior must show white or off-white so as to give a generally uniform appearance to the Community. You cannot use foil or other unsightly materials to cover the windows and you cannot display neon or flashing signs in the windows.
- b. Garments rugs or any other items may not be hung from the windows, patios, balconies or any other exterior area of the community.
- c. You must keep the patios and/or balconies that are part of the Apartment clean and uncluttered. You can't change the structure or appearance of any patio or balcony area. You can't use patios or balconies for storage purposes and you can't fence in, wire in, or otherwise enclose the patios or balconies. Any furniture on the patios or balconies must be designed for that use.
- d. You can't distribute, post or hang any signs or notices in any portion of the Apartment Community. You can't throw objects from patios, balconies or windows.
- e. Welcome mats can be placed in front of doors, but rugs or carpet remnants are not permitted.
- f. No electrical and telephone wiring may be installed within the apartment home. Residents may not install satellite dishes. Residents are prohibited from attaching satellite dishes and/or mounting brackets to walls, floors, and ceilings. Absolutely no holes may be drilled within the leased premises. This includes, but is not limited to, outside walls, roof, windows, or balcony railings.
- g. Door locks can't be changed without prior written approval from the Manager. Keys to changed locks will be deposited with the Manager. A \$25.00 fee will be assessed for all lock changes requested while residing in apartment. The after-hours lockout fee is \$25.00. Mailbox lock changes may be requested at a fee of \$7.50.
- h. No waterbeds allowed.
- i. No alarm systems or lock/latch changes or rekeying is permitted unless we have approved it in writing.
- j. You can't modify the Apartment's ceilings, floors, walls, shelves, or closets.
- k. You need to be careful not to trigger the overhead sprinkler system in your Apartment. A simple depression of the sprinkler head will result in a total draining of water from the system. Neither Manager nor we will be responsible for any damages incurred from such situations.
- l. No pets, with the exception of guide animals, will be allowed in the Premises. If a pet is found in the Apartment, the following shall apply to the violation of our pet policy.
 - 1st violation: A written warning will be issued to you to remove the pet.
 - 2nd violation: If you do not remove the pet or after removal have another pet, a \$200.00 fine will be imposed against you and we may, in discretion, declare you in violation of your Lease (this fine is in addition to any damages to our property which may have been caused by the pet).

You must keep all utilities to the Premises active; you cannot turn them off if you leave, even for vacation. Unless we instruct you otherwise, you must, for 24-hours a day during freezing weather, (a) keep the Apartment heated to at least 50 degrees F; (b) keep cabinet and closet doors open; and (c) drip hot and cold water faucets. You are liable for damage to your property and other's property if the damage is the result of the utilities being turned off or because of broken water pipes due to your violation of these requirements.

- m. After you move into your Premises, you are responsible for replacing all interior light bulbs and fluorescent tubes in you Premises. Colored bulbs are not allowed in any exterior light fixture.
- n. You must dispose of all trash in the trash chutes located on each floor. Please do not place recyclables down the trash chutes. All cardboard boxes and items larger than a bag of trash must be disposed of in the first floor trash room – please do not try to force large items in the trash chute for it will get plugged. Recyclables shall be disposed of in the recycle bins in the trash room on the first floor. Do not leave trash around the outside of you apartment. The following shall apply to violations of this trash policy:
 - 1st violation: A written warning
 - 2nd violation: A \$10 (per person) fine will be imposed and we may, in our discretion, declare you in violation of the lease (this fine is in addition to any damages caused by such violation). Additional violations will result in additional charges.

11. **ACCESS TO YOUR APARTMENT.** You need to notify Manager of any expected guest(s), delivery service, maid service, etc. Verbal permission requires a form of identification (e.g. social security number, birthday). Otherwise we may deny access into the Apartment Community and into your Apartment. No key will be given to any guest, delivery service, maid service, etc. without your prior written permission.

12. **COMMON AREAS**

- a. Bicycles and other personal property can't be parked or left outside an Apartment, except on private patios, balconies, or bicycle racks that we may provide. No parking and/or locking bicycles to railings in / outside of building.
- b. For your safety, team sports such as football, baseball, kickball, soccer, dodgeball, etc. are not permitted to be played in the parking areas.
- c. Use of the common areas of the Apartment Community is for you and other residents and their limited guests (no more than two per resident) except in the situation of a resident hosted function that we have previously approved. If you have any guests using the common areas, you must accompany your guest at all times. If any person using the facilities is 17 years of age or under, that person must be accompanied by a guardian or sponsor who is 18 years or older.

13. **FIRE SAFETY.**

- a. Grills or hibachis are prohibited.
- b. You can't store or repair any gasoline or gas-fueled vehicle, motorcycle, moped or other similar vehicle in the area of the Apartment Community or Premises.
- c. You must not tamper with, interfere with, or damage any alarm equipment and/or installations. Tampering with fire equipment by either you or your guests is grounds for eviction and prosecution.
- d. Candles or other open flames must not be left unattended, must be used on protected surfaces and must be used with extreme caution; resident assumes full responsibility for damage due to negligence, misuse or careless use of candles.
- e. Fireworks of any type are prohibited in the Premises and throughout the Apartment Community. Campfires, bonfires or open fires of any type are strictly prohibited.

14. **LOCKOUTS.** Contact the Maintenance Personal for after-hours Lockouts and emergencies. After hour lockout fee is \$35.00. Call 911 in case of fire and other life threatening situations.

15. **PARKING AND TOWING.**

- a. Vehicles in use in the community may not exceed a speed of 10 miles per hour.
- b. You can't have more than one (1) vehicle in the Apartment Community. If you improperly park your vehicle, it is subject to being towed away at your expense and sole risk.
- c. We will provide you with a vehicle identification parking tag. Please hook it on the rearview mirror of your vehicle. You must give up your vehicle identification tag when you move-out. Vehicles not displaying a parking tag in their rearview mirror are in violation and subject to tow.
- d. You can't wash cars or other vehicles on the Apartment Community grounds. You can't repair or perform other mechanical or maintenance work on your vehicle within the Apartment Community.
- e. Trailers, campers, mobile homes, recreational vehicles, commercial vehicles, trucks (other than a standard size or smaller pick-up truck or van), inoperable vehicles of any kind, boats, or similar equipment or vehicles, can't remain on any area of the Apartment Community except for the temporary purpose of loading or unloading of passengers or personal property. Commercial vehicles are defined as any vehicles larger than a standard size passenger pick-up or van (e.g. dump trucks or heavy equipment), vehicles that carry or are mounted with equipment used in a profession or employment (e.g. taxis, mini-buses, buses, limousines, etc.). Vehicles violating this provision are subject to towing at the vehicle owner's expense.
- f. We can regulate the time, manner and place of parking cars, trucks, motorcycles, bicycles, boats, trailers and recreational vehicles. We can remove illegally parked vehicles and have them towed away. A vehicle is prohibited in the Apartment Community if it: has flat tires or other conditions rendering it inoperable; has an expired license or inspection sticker; takes up more than one parking space; belongs to a resident who has moved out of his/her Premises or has been evicted; is parked in a marked handicap space without the required handicap insignia; blocks another vehicle from exiting or entering; is parked in a fire lane or designated "no parking area: or is parked in a space marked for or assigned to other resident(s) or Bedroom(s).
- g. Call the Manager to report a parking violation. The Manager will notify the towing company, which will in accordance with the law, tow the vehicle, if any of the following situations exist:
 - 1. The unauthorized vehicle is parked in such a manner as to obstruct a fire lane.
 - 2. The unauthorized vehicle is obstructing an entrance, exit, space or aisle of the parking facility.

The unauthorized vehicle may be towed without notice to the owner or operator of the vehicle and at the expense of the owner and operator of the vehicle.

h. **The property will not be held responsible for any damages to vehicles towed or removed from the property.**

16. **AN UNAUTHORIZED VEHICLE IS DEFINED AS:**

- a. Any vehicle parked, stored, or situated anywhere within the community, except in a space specifically designated for parking.
- b. Any inoperable vehicle, whether or not parked in a designated parking space.
- c. Any vehicle parked in a parking space assigned to a Resident, without the consent of the Resident.
- d. Any vehicle parked in such a manner as to occupy more than one marked parking space.

17. **MISCELLANEOUS.**

Resident's Signature & Date: _____

- a. Neither you nor your guests can make or permit to be made any loud, disturbing, or objectionable noises. Musical instruments, radio, phonographs, television set, amplifiers and other instruments or devices can't be used or played in such a manner as may constitute a nuisance or disturbs other residents. Accordingly, the following shall apply to complaints concerning you or your guest's violation of this rule:
 - 1st complaint: A written warning will be issued;
 - 2nd complaint: A \$25.00 fine will be assessed against you;
 - 3rd complaint: A \$30.00 fine will be assessed and the Guarantor will be notified;
 - 4th complaint: A \$100.00 fine will be imposed and we may, at our discretion, declare you in violation of the lease.
- b. Neither you nor your guests can use the common areas, parking lots or grounds in such a manner that interferes with the enjoyment of other residents. The policy is especially important after 9:00pm.
- c. Any general noise disturbances, i.e. noise from parties, machinery, etc., should be reported to the Manager (during business hours) or the answering service (after hours). The answering service will contact the appropriate management personnel to handle the disturbance.
- d. We have the right to exclude guests or others who, in our sole judgment, have been violating the law, violating the Lease or any rules or policies of the Apartment Community, or disturbing other residents, neighbors, visitors or our representatives. We can also exclude from any patio or common area, a person who refuses to or cannot identify himself or herself as your guest.
- e. Neither you nor your guests will be allowed to engage in the following prohibited activities: loud or obnoxious conduct, disturbing or threatening the rights, comfort, health, safety or convenience of others in or near the Apartment Community; possessing, selling or manufacturing illegal drugs or illegal drug paraphernalia; engaging in or threatening violence; possessing a weapon (unless authorized by law); discharging a firearm in the Apartment Community; displaying a gun, knife or other weapon in the Apartment Community in a threatening manner; soliciting business or contributions; operating a business or child care service within the Premises; storing anything in closets having gas appliances; tampering with utilities; bringing hazardous materials into the Apartment Community; using candles, incense or kerosene lamps.
- f. In addition, quantities of alcoholic or fermented beverages larger (quarter/half/whole barrels, etc.) than 750ml containers are strictly prohibited. **NO BARRELS OR KEGS ARE ALLOWED ON THE PROPERTY AT ANY TIME.** Should Tenants elect to host large a gathering with or without the landlord's consent and any resulting trash, debris, refuse, decorations, party favors, human waste, etc. not be tidied from any common area after said gathering, Tenant will be assessed a minimum cleaning fee of \$100.00 per occurrence. If professional carpet or other cleaning is needed as the result of said gather(s), the full charge of such service will be assessed to the primary offending unit's residents. Assessment will be charged to primary hosting unit after review of video recordings. Fireworks of any nature are not allowed to be ignited on or in any apartment, porch, deck, or common area of any building at any time. Any fireworks ignited by a Tenant or Tenant's guest will result in immediate eviction proceedings. Should lessee or any of his/her guest(s) become disorderly or create unreasonable noise levels, it shall be the option of the lessor to declare this lease null and void.

18. SECURITY ACKNOWLEDGEMENT AND RELEASE. By execution of the Lease, I agree as follows:

Your signature at the end of this addendum indicates that you will upon move-in inspect your Premises and determine to your satisfaction that the smoke detectors, door locks and latches and other safety devices in the Premises are adequate and in good working order.

It is your responsibility to immediately read the instructions for operating the alarm systems and controlled access gates (if any) and contact the Manager if you have any questions. Under all circumstances, you should assume that electronic and mechanical systems may malfunction and that persons responsible for them are fallible.

You understand that neither the Manager nor we can guarantee or assure personal security or safety for anyone. The furnishing of safety devices will not constitute a guarantee of their effectiveness nor does it impose an obligation on us to continue furnishing them. We assume no duties of security except to proceed with diligence to repair such systems after you have given us written notice of their malfunction. You must understand that any personnel or any mechanical or electronic devices that we are providing (courtesy patrol, intrusion systems, pedestrian gates, controlled access vehicle gates (if any), etc.) cannot be relied upon by you as being working all the time. There will invariably be breakdowns of anything mechanical or electronic in nature, and criminals can circumvent almost any system designed to deter crime. Employee absenteeism, weather, vandalism and other factors often cause such systems not to function as intended. Accordingly, you hereby release us and the Manager, our respective agents, partners, officers, directors and representatives, from any claim whatsoever with respect to any personal injury or property damage, it being understood that none of such persons or entities are insurers of your safety or that of your property in the Apartment Community.

Remember to please call the police first if trouble occurs or if potential crime is suspected.

- 19. **SERVICE REQUESTS.** We offer 24-hour response to emergency service requests. Call 911 in case of fire and other life threatening situations. Emergencies are considered any situation that places life or property in jeopardy and requires immediate attention. For after-hours emergencies, call the Management Office for emergency paging directions. For normal service requests, please call during normal Management hours.
- 20. **MODIFICATION OF ADDENDUM.** You and your guests will be required to comply with all of the requirements in this addendum. We have a right to change them from time to time as the Manager or we deem necessary. Any changes to this addendum will be effective and a part of the Lease once it has been delivered to you or posted in a public area of the Apartment Community used for such purposes. You are responsible for your guest's compliance with all guidelines. Either the Manager or we will use reasonable efforts to get all residents and other persons to comply with this addendum, but neither of us will be responsible to you if we fail to cause any persons compliance.
- 21. **OCCUPANCY GUIDELINES.** The maximum occupancy is established at one (1) person per bedroom for all persons not of a familial status and not residing in a one-bedroom apartment, unless permitted by double-occupancy lease. Familial occupancy is not to exceed two (2) persons per bedroom. In one-bedroom apartments, occupancy is limited to two (2) persons. No guest can stay for more than three (3) days during a thirty (30) day period without our consent. The maximum number of guests in any apartment at any one time is eight (8) guests.

Resident's Signature & Date: _____

In the event occupancy in your Premises at any time exceeds the maximum occupancy standard, you must cause someone in your Premises to leave within one month from the date of the increase (but you won't be released from your obligations under the Lease even if the person who leaves is you), or at the end of the lease term, whichever comes first. It is your responsibility to inform the Manager if or when the number of people living in the Bedroom exceeds the stated occupancy limits. If you fail to do so, you will be in violation of the Lease and we may ask you to vacate the Bedroom even though you will still be liable under the Lease.

BY SIGNING THIS ADDENDUM, YOU CONFIRM THAT YOU HAVE READ AND FULLY UNDERSTAND IT. THIS ADDENDUM IS A PART OF YOUR LEASE AND WILL APPLY TO YOU AND TO YOUR GUESTS. YOU ALSO CONFIRM THAT YOU ARE RESPONSIBLE FOR YOUR OWN SECURITY AND FOR THE SECURITY OF YOUR GUESTS.

RESIDENT'S SIGNATURE

OWNER'S REPRESENTATIVE SIGNATURE

Dated _____