

RULES AND REGULATIONS
REDSTONE LOFTS
Adopted: November 6, 2012

TENANT AGREES:

1. **ANIMALS:** Not to keep any pets in or about the Premises. If, however, Tenant is blind or deaf, Tenant may keep and maintain a dog, certified as being specially trained to aid the Tenant in his/her handicap, within the Premises, the rental facility and all other related structures in accordance with applicable laws.
2. **APPLIANCES:** Not to install any washing machines, dryers, dishwashers, air conditioners or other appliances in the Premises.
3. **FURNITURE:** Not to keep any water-containing furniture in the Premises.
4. **WALLS AND WOODWORK:** Not to drive nails into the woodwork or walls of the building.
5. **WALLPAPER, PAINT AND MIRRORS:** Not to apply contact paper, wallpaper or mirrors to the building and not to change the type or color of any paint within the building from that utilized by Landlord.
6. **PORTABLE HEATERS:** Not to store, install or operate, in or about the building, unvented, portable kerosene-fired heaters or to install or operate any electric space heaters.
7. **LOCKS:** Not to change the locks on the doors of the apartment or the bedroom or install additional locks, chains or other fasteners without the prior written permission of the Landlord. Upon termination of the tenancy, all keys to the apartment, the bedroom and the Tenant's mailbox must be returned to the Landlord. In addition, Tenant agrees not to duplicate, distribute, or loan any keys to the apartment, the bedroom or to Tenant's mailbox. If Tenant shall fail to comply with this Rule, or if Tenant loses the key to the apartment, the bedroom, or to the Tenant's mailbox, or otherwise requests that Landlord change any of the locks on the doors of the apartment, the bedroom, or to the Tenant's mailbox, Tenant shall pay Landlord \$85.00 for reimbursement of the cost of changing or re-keying the locks. In addition, if Tenant cannot locate his or her apartment key and requires entry to his or her apartment after 5:00 p.m. on weekdays or any time on weekends or holidays, then Tenant shall be obligated to call a locksmith at Tenant's expense. Notwithstanding the above, Tenant shall provide to the Landlord a copy of the keys necessary to gain access to the bedroom and the Premises if locks have been added, altered or changed by the Tenant from that which were provided by the Landlord. In addition, Tenant agrees not to install additional or alternative alarm systems in the Premises or to alter or change the alarm codes to the system installed in the Premises without Landlord's prior written consent.
8. **PERSONAL BELONGINGS; DELIVERIES:** Not to leave any personal belongings in the common areas of the Premises or Property. Tenant shall not direct mail or deliveries to be accepted and held by the Landlord or the Manager; neither the Landlord nor the Manager is responsible for any damaged, lost or stolen goods, mail, deliveries or other personal property delivered to the Property or the Premises to be accepted and held by the Landlord or the Manager.
9. **APPLIANCES & UTILITIES OBSTRUCTIONS:** Not to misuse, tamper with or overload appliances or utilities furnished by the Landlord. In addition, Tenant shall properly use and operate all electrical and plumbing fixtures and shall keep all plumbing fixtures as clean and sanitary as their condition permits.
10. **OBSTRUCTIONS:** Not to obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways and halls.
11. **ADVERTISING:** Not to display any advertisement, sign, or notice, inside or outside the building.
12. **FIRE RISK:** Not to store in the building or on the Property any material of any kind or description that is combustible, or would increase the risk of fire.
13. **LITTER:** Not to litter or obstruct the building or Property.

14. **LAWS AND INSURANCE:** Not to do anything that would violate any law or increase the insurance rates on the building or Property.
15. **THROWING OF ARTICLES:** Not to throw, or allow to be thrown, anything out of the windows or doors or down the passages of the building.
16. **WINDOW SILLS:** Not to place anything on the outer edges of the sills of windows or hang any flags, banners or signs from any windows or place any flags, banners or signs in any windows.
17. **COMMON AREAS:** Not to permit Tenant or Tenant's family, employees, agents or Guests to play in public areas, stairways, elevators or storage areas.
18. **OBSTRUCTION OF WINDOWS, ETC.:** Not to cover or obstruct the windows, doors and skylights that reflect or admits light into passageways, or into the Premises.
19. **CLEANING OF RUGS, MOPS, ETC.:** Not to shake, hang or clean any tablecloths, rugs, mops or other articles in any of the public halls or from any of the windows, doors or landings of the Premises.
20. **CANVASSING:** Not to cause the distribution in the Premises of handbills, circulars, advertisements, papers or other matter which if discarded would tend to litter such area. Canvassing, soliciting and peddling in the Premises are prohibited. The foregoing shall not prohibit Tenant from using direct mail solicitation or advertising in the regular communications media.
21. **CHARCOAL GRILL:** Not to use or store any charcoal or gas grills or other open flame cooking devices, or do any open cooking in the building or Property.
22. **DAY CARE CENTER:** Not to provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to children not related to the Tenant by blood.
23. **CLOTHES LINES:** Not to install, erect or utilize exterior clothes lines within the building.
24. **SCREENS:** Not to remove any of the window screens covering the windows of the building.
25. **UNAUTHORIZED ENTRY:** Not to enter any other tenant's apartment or bedroom without the consent of that tenant.
26. **BUILDING EXTERIORS:** Not to climb onto exterior walls or roof of the building.
27. **ALCOHOL:** Not to store or possess kegs, beer balls or other containers containing large quantities of alcoholic beverages. In addition, alcoholic beverages in open containers are prohibited in common areas of the Property.

TENANT AGREES TO:

28. **GARBAGE & RUBBISH:** Place Tenant's garbage and rubbish for disposal only as Landlord directs and to dispose from the Premises all rubbish, garbage and other organic and flammable waste in a clean and sanitary manner.
29. **CONDITION OF PREMISES:** Keep the bedroom and apartment in a neat, clean, good and sanitary condition. Tenant further agrees to keep a minimum temperature of at least 55 degrees Fahrenheit at all times within the apartment in order to prevent damage to the building and its systems.
30. **DRAPERIES:** Only use draperies and window shades provided by Landlord and which present a white exterior coloration.
31. **LOCK-OUT:** Pay a \$85.00 service charge to Landlord each time that Tenant locks himself/herself out of Premises. In addition, Tenant shall be obligated to call a locksmith at Tenant's expense if Tenant requires assistance in gaining entry to the Premises after 5:00 p.m. on weekdays or at any time on weekends and holidays.

32. **SMOKING:** Smoking is prohibited in all areas of the building including individual apartments and individual bedrooms.

33. **BICYCLES:** Only store bicycles in approved bicycle storage locations on the Property, including in Tenant's bedroom, and not in any hallways or other common areas of the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement the day and year first above written.