

RIDER
ADDITIONAL COVENANTS AND AGREEMENTS

1. Lessee shall pay all utilities, including heat and electric billed to the apartment's utility meter.
2. On the last day of the Lease, if the Lease is not renewed, the Lessee will vacate the apartment by 10:00 AM. If Lessee fails to vacate the premises by 10:00 AM, the Lessor will assess a late fee of \$200.00 per hour for late move-out.
3. Seminary Properties and Management, Ltd., is the authorized agent of the owner, manages the property, and is authorized to receive service of process, notices and demands. Seminary Properties and Management, Ltd. has a mailing address of P.O. Box 1041, Evanston, IL 60204 and a physical address for service of notice or process of 1714 W. Sunnyside, Basement Office, Chicago, IL 60640.
4. Only the occupants stated in the Lease are to occupy the apartment during the term of this Lease. Any additional occupants not stated in the Lease will cause this Lease to be null and void, at the discretion of the Lessor. Lessees agree that if additional occupants are found to be residing in apartment, an automatic increase of the rent by \$250.00 per month will take place, and the lease will be terminated when it expires.
- ~~5. Change in Occupancy: Only current Lessees on the Lease can have their name on the mailbox. Lessees have the right to sublet their apartments. The sublet process is entirely the responsibility of the Lessees. Any prospective subtenant must be approved by Lessor **PRIOR TO** taking possession of the apartment.~~
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6. Rent shall be due and payable in advance on the first day of each and every month of said term. Lessee shall pay a \$10.00 penalty for the first \$500.00 in monthly rent, plus 5% for any amount in excess of \$500.00 in monthly rent for each monthly rent received after the 5th of the month.
7. Residents are entitled to the quiet enjoyment of their own dwelling and their neighbors are entitled to the same. Lessee agrees to refrain from making loud noises and disturbances and to control the volume of any device (i.e. television, radio, computer) at any time so as not to disturb other peoples' peace and enjoyment. (For this reason stereo speakers must be at least 6 inches off the floor or placed on vibration-absorbing material such as cork.) **INITIAL**
8. When applicable, security deposit **SHALL NOT** be considered in lieu of last month's rent, but shall stand to restore premises to the condition in which Lessee received same, except for reasonable wear. Lessee agrees that this Lease constitutes a receipt for security deposit when collected by Lessor. This deposit will be returned by check within 45 days of Lease terminations, minus applicable deductions. Security deposit will be/is held at Partnership Financial Credit Union, 5940 Lincoln Avenue, Morton Grove, IL 60053.
9. This Lease and Lease Rider constitute a Security Deposit Receipt.
10. Lessor shall not be responsible for the loss or damage of personal property of Lessees. Personal property insurance is the responsibility of the Lessees.
11. Personal items are not to be stored in the public areas of the building, common area basements or common exterior. All personal items, including packing boxes, air conditioners, bicycles (unless there is an official bike storage room), holiday decorations, etc., must be placed in the individual unit. If apartments have a storage unit designated by Lessor or management outside of their apartment, items stored inside that designated storage unit shall be an exception to this section. If a property has a designated bike room, bicycles stored in that bike room and secured to the equipment provided shall be an exception to this section.
12. No bike storage outside of dwelling unit, designated bike storage area, or storage locker (if provided). Bikes attached to fences, gates, railings, or any other location not designated by Lessor will be removed without notice. As all policies, this applies to Lessees, guests, and all other parties.
13. Packages must be removed from common areas within seven days. All mail and packages in a common area will be removed by Lessor without notice.
14. **NO ACCESS TO THE ROOF IS PERMITTED TO LESSEES OR THEIR GUESTS.** Lessees shall be responsible for any and all damage to roof stemming from Lessees' unauthorized access to roof.
15. No pets, even temporarily, are allowed without obtaining Lessor's prior written consent. After obtaining consent, all pets are subject to a one-time (per lease term), **non-refundable pet fee of \$150.00 per pet per lease term.** No dogs allowed. Lessee agrees that if Lessor discovers that a pet has been brought into the apartment or building without consent, for any duration of time, Lessees will be charged a \$300.00 penalty, plus the cost of redecorating and repairing any damages from the animal, including replacing the carpeting or hardwood floors due to odor or damage.
16. Lessee shall make no deductions from rent without obtaining Lessor's prior written consent.
17. No notice of building violations affects the dwelling unit or common area unless same is attached to Lease.
18. Lessee acknowledges receipt of Chicago Residential Landlord Tenant Ordinance.
19. Lessee shall pay Lessor \$50.00 each time a check/ACH (e-check) tendered to Lessor is returned to Lessor uncollected. If two such checks/ACH (e-check) payments are returned from the bank, Lessor retains the right to demand that all future rent be paid by money order.

20. Lessees acknowledges that Lessor makes no representations as to the amount or sufficiency of the telephone or cable equipment within apartment. Any changes, additions, or modifications shall be performed at the Lessee's sole expense after first gaining Lessor's approval.
21. No nails, screws, staples, or devices are to be attached to any doors, windowsills, or woodwork. No adhesive products (i.e. cork, tile, towel hooks, mirrors) may be attached to any surface in the apartment. No contact paper may be used on any surface; however, nonstick shelf paper may be used in drawers and on shelves. **INITIAL** _____
22. The use of any cooking device involving fire on any back porch or stairs is strictly prohibited by City of Chicago law. Insurance companies have the right to prohibit these devices at any time from the property. If cooking devices are prohibited due to an insurance mandate, management will provide written notice prior to the change becoming effective.
23. This apartment is designated as a non-smoking apartment. No resident or guest should smoke any substance, whether legal or illegal, at any time. Smoking in this apartment, or reports of such, are grounds for the Lessor to terminate the Lease.
24. Care must be taken to see that no furniture scratches the hardwood floors. Rubber tips or cups will be placed under furniture directly on the floor. Waterproof containers must be used for all plants placed on any wood or carpeted surface. Any damage to the floor, woodwork, or carpeting will be the Lessee's responsibility.
25. No Lessee-owned dishwashers, washing machines, waterbeds, pool tables, ping pong tables, pinball machines, foosball tables, etc., are permitted.
26. Tenant is solely responsible for replacing refrigerator water filters, if applicable, at Tenant's expense on an as-needed basis. If Landlord is required to replace filter, Tenant shall be charged \$85.00 for this service.
27. All furniture, furnishings, bicycles, Christmas trees, etc., should be moved in and out of apartment through rear apartment exit and not through front hallway. Lessee agrees to pay a fee of \$100.00 for violation of this provision. In addition to the \$100.00 fee, Lessee shall be responsible for any damages caused by said moving. On moving days, ALL moving will be done through the rear entrance of the building and apartment. If an apartment does not have access direct access to the building back door or rear hallway, they can contact the management office for guidance or a one-time exception to this rule.
INITIAL _____
28. Lessee is solely responsible for replacing furnace filters at Lessee's expense on a monthly basis. Any damage caused by failure to replace filters regularly will be Lessee's responsibility. Lessor reserves the right to inspect filters to ensure regular replacement. If Lessor finds filter needing replacement, Lessee shall be charged \$20.00 for new filter, regardless of filter being provided by Lessee or provided by Lessor/management. **INITIAL** _____
29. Lessor shall not be liable for damages arising from costs incurred by Lessee due to the present occupant failing to vacate the unit by the Lease inception date. Lessor shall use reasonable efforts to turn possession of unit to Lessee on inception date of this Lease.
30. Lessee is responsible for maintaining the operation of the smoke and carbon monoxide detectors in the apartment per City of Chicago ordinance. **The batteries are not to be removed.** It is the Lessee's responsibility to replace a worn-out battery. Lessor shall be promptly notified of any smoke or carbon monoxide detector malfunction. Lessee is hereby notified that disabling a smoke or carbon monoxide detector not only endangers your life, but that of others in the building as well. Lessor will charge \$7.50 for each nine-volt battery missing, \$15.00 for each carbon monoxide special battery missing, and \$5.00 for each double-A or Triple-A battery missing. For each smoke or carbon monoxide detector missing, Lessor will charge Lessee cost for replacement plus \$150.00. **INITIAL** _____
31. Lessee is responsible for all damage Lessee or Lessee's guests have caused in the unit or public areas of the building.
32. Lessee is responsible for operating the heating system in their unit at a minimum of 55 degrees at all time from October 1st to April 15th. This is to prevent any damages resulting from frozen water lines and other problems that can result from improper heating. Lessees will be held responsible for all damages resulting from improper heating of their dwelling unit. If Lessee resides in a boiler/radiator building and therefore does not control their own heating system, this line does not apply.
33. Lessee is responsible for running water (hot and cold) in all their faucets when the weather is at or below 23 degrees outside the building. This slight stream of hot and cold water will help to prevent frozen and broken water lines. Lessees will be held responsible for all damage resulting from failing to run their faucets during extreme cold weather.
34. Lessee may not paint the apartment. Painting in the apartment is prohibited.
35. Any plumbing repairs caused by Lessee, such as putting paper towels, sanitary napkins, toys, wash clothes, etc., down any fixture will be the responsibility of the Lessees. No tampons or sanitary napkins are to be flushed down the toilet. These repairs will be done by a plumber authorized by the Lessor.
36. Lessees will be charged \$5 for replacement of each incandescent traditional style light bulb (\$10.00 per indoor flood light, fluorescent, or other bulb) or the cost of a specialty bulb plus \$3 inside apartment during the Lease term.
37. Garbage must be placed **INSIDE** the containers provided at the rear of the building. It is to be securely wrapped in plastic bags. Any garbage/recycling left in common areas of the property will be put in the trash and the originating apartment will be charged \$25 per bag/item and \$50.00 per hour of labor (minimum of one labor hour assessed) for the removal. Trash/recycling should be immediately placed in designated receptacles immediately upon remove from apartment.
38. This Lease may be terminated by Lessor if property is sold upon giving sixty (60) days prior written notice to Lessees.

39. No additional lock devices may be installed without the written consent of the Lessor. Having obtained permission, Lessee will pay for changing the locks and will provide two original keys for such locks to Lessor immediately. At all times during this lease, Lessor shall have a complete set of apartment keys for this unit.
40. \$150.00 will be charged for each occasion Lessee is locked out and needs admission into apartment, payable at the time and to the person who lets Lessee into apartment. Only occupants stated on the Lease will be provided access to the apartment. Prior to September 1, 2026, locks-outs will be charged \$100.00 per occurrence.
41. \$10.00 per key will be charged to provide additional or replacement keys to apartment. Specialty building keys may incur a charge of \$25 per key for each additional or replacement key provided to apartment.
42. Seminary Properties and Management, Ltd does not provide and is not responsible for window blinds or window treatments for apartment.
43. Firearms are prohibited from the apartment and property at all times. Exceptions to the firearm policy can only be made for professionals who are required to carry a firearm for their job. Documentation that the firearm is required for the job must be provided prior to an exception to the prohibition. IN ALL CASES, NO CONCEALED CARRY IS PERMITTED ANYWHERE INSIDE THE BUILDING OR ON THE PROPERTY.
44. Lease Buyout Option: Lessee and Lessor agree that this Lease Agreement can be terminated prior to its expiration by written agreement between the parties. This agreement shall include, among other things, the following terms: (1) a full and mutual release regarding the Lease Agreement; (2) an anti-disparagement agreement prohibiting both parties from making disparaging statements about the other in any form; (3) payment of a buyout fee which shall will be equal to: (i) the total amount of the rent due under the Lease Agreement if there are less than three months left in the lease term, or (ii) an amount equal to 50% of the rent due for the remaining term of the Lease Agreement if there are more than three months remaining in the lease term (the buyout fee can be equal to *no less* than 3 months' rent); and (4) Lessee shall be relieved of their duty to provide utilities (as of the effective date of the mutual release), including heat, and the cost of re-letting the apartment. This option must be enacted with a date that is no less than 14-days from completion of the entire process to engage in the lease buy-out. When the buy-out is completed, will end the Lease and relieve all parties to the Lease of their obligations.
45. During the last 90 days of a Lease, Lessor or their agents may show apartment with 48-hours' notice to the current Lessees of a showing to a prospective new Lessee. During this period, Lessee agrees to cooperate with the re-rental effort and to keep the apartment clean and presentable.
46. At the termination of the lease the following conditions **MUST** be met:
- Cabinetry, stove, refrigerator, shelves, dishwasher, laundry machines, wall tile, and bathroom fixtures shall be empty and clean.
 - Carpeting/flooring shall be vacuumed, washed, and free of spots.
 - All nails, tacks, hooks, tape, etc., shall be removed from walls and ceilings. All holes shall be filled upon removal.
 - The storage locker (if available) shall be empty, swept clean, and the lock shall be removed.
 - No debris, including hangers and fireplace ash, shall be left anywhere in the unit.
 - All keys shall be returned and forwarding address left with Lessor.

IF ANY OF THESE CONDITIONS ARE NOT MET A FAIR FEE FOR THE TIME AND MATERIALS TO CLEAN AND REPAIR WILL BE CHARGED TO THE LESSEE. (LESSOR WILL LITIGATE FOR DAMAGE IF NECESSARY.)

47. **Lessees hereby agree that parties or any other type of gathering are strictly prohibited on any deck or balcony of the building at any time whatsoever during the term of this Lease without the prior written consent of the Lessor. Decks and balconies include, but are not limited to, rear decks, rooftop decks, garage top decks, balconies, or any other type of building appendage. Lessees further agree to hold Lessor harmless and indemnify Lessor from any causes of action that may arise from Lessees' misuse of building decks and balconies.** All violators of this policy shall be immediately served with a 30-day notice. If another infraction occurs within a three month period, Lessor reserves the right to declare this lease null and void and request Lessee to vacate the premises within 30 days.

Notwithstanding any provision in the Lease to the contrary, Lessee shall not (and shall not permit any of its visitors, guest, licensees, or invitees to) use any porch, patio, veranda, deck, balcony, or exterior staircase attached to, or used in connection with, the apartment, the building, or any portion thereof, for any purpose or activity (of any nature or duration) other than for ingress to, and egress from the apartment.

Pursuant to the City of Chicago, the following must be included in the Lease: "The porch or deck of this building should withstand a minimum of 100 lbs per square foot live load, plus the weight of the porch or deck system, and is safe only for its intended use. Protect your safety. Do not overload the porch or deck." **INITIAL** _____

48. **Lessee inspection prior to occupancy:** Lessee has inspected the premises and all common areas of the property to which Lessee has lawful access during the Lease term, and is satisfied with their general condition and appearance. Lessee acknowledges that there have been no representations, promises, or other undertakings by Lessor, or any agent of Lessor, made to induce Lessee to enter into the Lease, except those expressly made in writing, relative to the repairs, decorating, additions to, or removal of any portion of the premises or the property.

49. **Legal Expenses.** Lessee shall pay all costs, expenses, and attorney fees which shall be incurred or expended by the Lessor due to Lessee's breach of the covenants and agreements of this Lease, to the extent provided for by the Law, Court rules, statutes or Ordinances.
50. **Utilities.** Lessees are responsible for utilities (gas and/or electric) metered to their apartment. If Lessees do not set up their utilities and Seminary Properties and Management, Ltd. is billed for utility expense of the unit, the full amount billed will be charged to the Lessee's account, along with a 10% fee for management's handling of Lessee's utilities.
51. **All payments** are to be made through the online Appfolio "Tenant Portal". Any payments not made through the portal will be assessed a \$10 processing fee. Seminary Properties does not assess any fees for payment made online or through a 3rd-party payment processor. However, Seminary Properties does not guarantee that 3rd-party payment processors will not assess fees for rent payments. Seminary Properties is not responsible and does not receive any of the fees charged from 3rd-party payment processors.
52. **License Disclosure:** One or more of the owners/agents of this property/LLC are licensed brokers in the state of Illinois.

LESSEE

LESSOR

Guarantor

Guarantor

Guarantor