



## 1. ADDENDUM A

### 1.1 RULES AND REGULATIONS

Tenant shall, in addition to all Lease provisions, observe and abide by these Rules and Regulations, and shall be bound by and comply with any further reasonable rules and regulations hereafter established by Landlord. Tenant further agrees to inform guests, invitees, visitors, and others on the Premises (including unwelcome visitors) of all relevant Lease provisions, Rules and Regulations and shall be responsible for any violation thereof by any such person. Tenant shall pay all fines and damages resulting from non-compliance.

1. **LEASE VIOLATION PENALTIES.** In addition to fees and charges identified in the Rules and Regulations, the following penalties shall be imposed for violating the Lease, including these Rules and Regulations:

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| <b>First Lease Violation:</b>  | Warning                                 |
| <b>Second Lease Violation:</b> | \$100 Per Each Occupant of the Premises |
| <b>Third Lease Violation:</b>  | \$400 Per Each Occupant of the Premises |
| <b>Fourth Lease Violation:</b> | Eviction                                |

2. Tenant will be charged a \$65.00 key replacement fee for each lost key.
3. Tenant will be charged a \$100.00 minimum lockout fee at the time of service, plus the cost of materials, if any, for any lockouts that occur.
4. Tenant is responsible for plunging toilets. There will be a minimum charge of **\$100.00** plus materials, if any, if maintenance is called to plunge a toilet.
5. **Tenant shall not flush down toilet flushable wipes, baby wipes, feminine hygiene products, paper towel, bar soap, rags, rubbish, or items which may clog or interfere with proper functioning of plumbing. Tenant shall not use Drano or similar products to unclog pipes. Tenant will be responsible for all costs associated with drain clogs caused by materials other than toilet paper. Tenant will be charged for damage of pipes due to use of Drano or similar products.**
6. **Tenant shall not display flags or signs which are visible from the exterior of the Premises.** Violation of this provision will result in a fine of **\$100.00** per day until the flag or sign is removed. Landlord may pursue legal action, including but not limited to damages resulting from a breach of the Lease, for Tenant's multiple violations of this provision.
7. Tenant and Tenant's guests shall not tamper in any manner with the smoke detector on the Premises. Tampering with the smoke detector on the Premises will result in a **\$250.00** fine per smoke detector per occurrence to Tenant, in addition to a charge for service to remedy any issues after tampering occurs. Tenant shall immediately inform Landlord if the smoke detector on the Premises malfunctions, beeps, or becomes inoperable. Landlord will replace batteries as necessary so that the Premises are equipped with an operable smoke detector throughout the Lease term.
8. Tenant is required to have any and all cable and landline telephone service discontinued by the Lease termination date, if applicable. Failure to do so will result in a **\$200.00** per line fee.

9. Tenant is required to order a final bill for utilities in Tenant's name and change the utilities to Campus Realty's name upon conclusion of the Lease, if applicable. Failure to do so will result in a \$100.00 per utility fee.
10. Tenant shall at all times maintain the temperature at a minimum of 65 degrees Fahrenheit and shall be responsible for all damage resulting from failure to do so (e.g., frozen pipes).
11. Tenant is responsible for the care of all furniture supplied by Landlord and will not store the furniture in basement or take it outside. Tenant shall be responsible for the cost of replacement or repair of all furniture provided by Landlord at the Premises.
12. Unfinished basements and attic areas of individual houses may not be used for sleeping or as bedrooms, per City Code. A Tenant in violation of this rule agrees to immediately remove beds, bedding, and personal belongings immediately upon Landlord's request.
13. Tenant shall not change or add locks or other similar security devices without prior written consent of Landlord. All locks or security devices changed or added by Tenant must be installed by Campus Realty. Tenant will be responsible for time and material for Campus Realty to install. Tenant shall provide Landlord with a key to the lock at the time of installation. Tenant shall pay Landlord labor and materials to replace unauthorized locks or security devices.
14. Hallways and stairways shall not be obstructed or used for any purpose other than ingress and egress from the building. Tenant shall not place or store any items on porches, in hallways or in common areas, inside or out.
15. Tenant will not put stickers, adhesive labels, tape, gum, etc. on any surface anywhere in the Premises, including but not limited to doors, windows, appliances, ceilings, porches, etc.
16. Tenant shall regularly and promptly place garbage in the exterior garbage containers. Tenant of a house is responsible for taking garbage to curb for pick-up and bringing cans back in after pick-up per City ordinance. Tenant is responsible for cleaning up litter, bottles, and other debris Tenant leaves in the common areas.
17. Tenant shall not interfere in any manner with heating, lighting, safety, or other fixtures in the building or run extension cords or electrical appliances in violation of any applicable building, fire, or safety codes.
18. Tenant shall put into the dishwasher only soap specifically sold for use in dishwashing machines.
19. Tenant shall not prop open (except during move-in or move-out) or cause to be unlocked, entry or fire doors to the building.
20. Tenant shall not go out onto, or store furniture, grills, or any other items on roof or fire escape.
21. Tenant agrees not to abuse or mistreat laundry areas. Laundry equipment may be supplied by an outside contractor. Tenant is responsible for removing all personal clothing items and laundry detergent/softener and leaving the laundry area in a neat and clean condition for use by others.
22. No loft frames or beds, waterbeds, Jacuzzis, or sofa beds are allowed in the Premises at any time.
23. Tenant will practice good housekeeping to prevent insects, pests and vermin and will reimburse Landlord for exterminator services which may be reasonably required at Landlord's sole discretion.
24. Tenant is responsible for maintaining the carpet, including vacuuming, as necessary.
25. Parking is not allowed on the lawn at any time. Parking is allowed only in areas designated by the Landlord or the City of Ann Arbor.
26. Tenants shall not place personal property, trash, furniture, or any other items within 10 feet of hot water heater or furnace.
27. No barbeque grills of any kind may be used on any balconies, porches, or common areas without the prior written permission of Landlord.
30. Any and all upholstered furniture is prohibited from front and back porches and/or side porches. The only

outside furniture that is allowed on porches is plastic, wooden, or cast iron/metal.

31. No gas cans of any kind shall be kept on or around the Premises at any time.

32. **SMOKING IS PROHIBITED AT ALL TIMES IN THE PREMISES AND IN THE BUILDING IN WHICH THE PREMISES ARE LOCATED, INCLUDING ENTRANCES, ELEVATORS, STAIRWELLS, COMMON AREAS, DRIVEWAYS, AND ALL GROUNDS.** "Smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, including hookahs and marijuana, whether natural or synthetic, in any manner or in any form. "Smoking" also includes the use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form. "Electronic Smoking Device" means any product containing or delivering nicotine or any other substance intended for human consumption that can be used by a person in any manner for the purpose of inhaling vapor or aerosol from the product. The term includes any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, or vape pen, or under any other product name or descriptor.

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Date Signed