

This lease made on _____, _____ between Heath Housing the "Landlord"
and _____ will be effective starting on
_____, _____ and ending on _____, _____.

Tenant agrees to occupy the residence only between these dates and to vacate
the premises on or before the ending date.

Tenant agrees that all rent is due two weeks before the starting date if paying
with check and on the starting date if paying with cash. Tenant also agrees to
pay \$150.00 as security deposit and that all damages and cleaning to room will
be deducted from security deposit when tenant vacates the premises. Landlord
has 30 days from the ending date of this lease to refund any monies due the
tenant.

Tenant agrees to follow all rules and regulations in the attached Schedule A.

Tenant Signature _____

Name/Phone _____

Address _____

HEATH HOUSING SCHEDULE "A"

1. NO OPEN HOUSE PARTIES will be held. NO KEGS OF BEER permitted on the premises. Gatherings held at apartments that create a noise problem so that the police and or property manager must be called to quiet them will be considered a violation of the lease agreement and cause for eviction. Kegs of beer have been found to cause damage to apartment sinks, bathtubs and kitchen floors. We do not permit them on Heath Housing property inside or out and they may be confiscated if we find them.
2. Landlord and or property manager will exercise his right to inspect premises if an open house party or gathering has been held (as stated in paragraph 9 of the lease agreement). It will be the responsibility of the tenant of that apartment to police the grounds around the building and to collect all debris resulting from that function.
3. Tenant agrees to use only the interior of apartment, and walks or roadways giving access to the leased area. (As stated in paragraph 10 of agreement). The back yard of the Inn Towner Motel and parking lots surrounding Heath Housing apartments are not play areas for baseball, Frisbee, football, etc.
4. Tenant agrees to practice recycling in accordance with state law. Each apartment has been supplied with a green plastic recycling bin which is encoded with a number and must be left in the apartment at the end of the year. All bottles and cans for recycling should be washed and labels removed if possible. The bin is to be placed on the Wayne Avenue curb on Thursday mornings no earlier than 8A.M. and replaced in apartment as soon as pick-up has been made. Tenant agrees that the bin is the responsibility of the tenant and if the bin is lost or stolen tenant will pay a charge of \$5.00 for a new bin.
5. Tenant agrees that fire extinguishers, smoke detectors, and fire escape ladders have been placed in the apartment for the safety of those living in the apartment. Any discharged extinguishers should be reported immediately and will be recharged at the tenant's expense. Smoke detectors should be left in

place at all times, Landlord will replace batteries when needed. Tenant will be charged for any of the above items if they are missing at the end of the year.

6. Tenant agrees not to permit any animals on the premises. (If animals are found on the premises, the lease will be terminated immediately and the rent for the entire term of this lease and the security deposit shall be forfeited).
7. Tenant hereby authorizes Landlord to have premises cleaned, carpet shampooed, refrigerator defrosted and stove cleaned at Tenant's expense at any time Tenant neglects to do so.
8. Tenant will mop up any spillage promptly and shall be responsible for any damage resulting there from to the floor, the ceiling below, and all other property below.
9. Tenant will not use the roof for any purpose whatsoever.
10. Tenants will be jointly responsible for all public areas of the building.
11. Tenant agrees to pay rent in full on or before due date and without notice. If rent is not paid in full by the due date, Lease may be terminated immediately and deposit forfeited, in TOTAL. This paragraph does not preclude Landlord from exercising any and all remedies available to Landlord.
12. Tenant shall vacate the premises by the expiration date of this lease unless renewed or extended in writing. In the event the Tenant shall remain on the premises past the expiration date without prior written consent of the landlord, the tenant agrees to pay Twenty-five dollars (\$25.00) per day for each day of occupancy past the expiration date.
13. No bicycles will be parked in the entranceway or hallways. Also, no bicycles shall be kept in the apartment, except they may be stored in the closet areas.
14. Telephones can be installed in previously established locations. No additional wiring shall be permitted.
15. Tenant agrees not to do any painting; tamper with any wiring, water or heating service; not to in any way, deface walls, doors, etc. with nails, tacks, tape, etc. Any property damaged or altered shall be completely restored to original or better condition.

16. Waterbeds shall not be brought into the property.
17. Christmas decorations must be removed from the residence PRIOR to leaving for Christmas vacation.
18. Landlord is not responsible for loss of personal property by fire or theft.
19. No furniture or equipment shall be removed from the premises or left outdoors overnight.
20. Tenants shall keep noise to a minimum so as not to disturb other building tenants, or those of surrounding buildings.
21. Tenant shall keep apartment in a clean and neat fashion at all times, and shall furnish a good vacuum cleaner as well as proper cleaning supplies.
22. Tenant shall not bring grills onto the property.
23. Window and shower curtains are to be provided by Tenants.
24. All windows and doors must be closed during the heating season. Or risk additional assessment.
25. No excessive refuse is to be stored in closets.