

9 Pyramid Drive
Huntington, West Virginia 25705
304.733.0021 office; 304.781.1225 fax
PYRAMID PROPERTIES PR, LLC (dba Royal Oaks at Pea Ridge)

STATE OF WEST VIRGINIA, COUNTY OF CABELL

THIS LEASE AGREEMENT, made and entered into this ____ day of _____, ____ By and between **PYRAMID PROPERTIES PR, LLC** (hereinafter referred to as "Lessor") and _____ (hereinafter referred to as "Lessee") whereby Lessee leases from Lessor certain premises subject to the provisions herein, located at _____, Huntington, WV 257 ____, for and during the term described below, and under the conditions, covenants and provisions agreed to herein.

All parties listed in this Lease Contract as Tenant are referred to individually and collectively as "Tenant" or Lessee(s), respectively. All leases are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease Contract.

Tenant acknowledges that Lessor has provided Tenant with an Arrival Inspection Form prior to Tenant taking possession of the Premises. Tenant agrees to inspect the Premises and note on the Arrival Inspection Form any items in the Premises in need of repair or cleaning, and agrees to return the "Arrival Inspection Form" to Lessor within five (5) days of taking possession of the Premises. Tenant agrees that failure to return the Arrival Inspection Form within five (5) days of taking possession of the Premises shall mean that the Tenant has inspected the Premises and agrees that the Premises is accepted without any defects.

NOW, THEREFORE, IT IS HEREBY AGREED:

1. **RENTAL:** In consideration hereof, Lessee agrees to pay Lessor WITHOUT WRITTEN DEMAND OR NOTICE rental for the Premises in the total sum of \$ _____ payable in _____ equal monthly installments of \$ _____ in advance on the **1st day** of each month at Pyramid Properties PR, LLC's office or at such other place as Lessor may designate. If applicable, the first month's rent shall be a pro-rated amount of \$ _____. Lessor will accept check, money order, cashier's check or a debit/credit card as payment for rent.

2. **LEASE TERM:** This Lease shall begin on the _____ day of _____, _____ and shall terminate on the _____ day of _____, _____ (No later than 10:00AM). Should Lessee terminate lease for any reason before end of lease term above, Lessee agrees to pay Lessor said rental amounts until end of lease term unless apartment re-rented subject to approval of Lessor.

Lessor may notify Tenant in writing if Lessor is willing to grant Tenant an option to extend the term of the Lease Contract. If Lessor grants said option, Tenant shall have thirty (30) days from the delivery of the notice by Lessor to indicate in writing that Tenant is exercising the option to extend the Lease pursuant to the terms provided in the option. In the event that Tenant fails to provide Lessor with a writing indicating that Tenant is exercising said option, then Tenant shall vacate the Premises pursuant to the terms of this Lease Contract.

If Tenant does not vacate the Premises upon termination of this Lease Contract, Tenant shall pay Lessor as liquidated damages, for each part of every month that the Tenant remains in possession, an amount equal to three (3) times the monthly Base Rent pursuant to section 1 of this Lease Contract ("Base Rent") herein, for each part of any month that Tenant remains in possession of the Premises. EXAMPLE: If Term ends May 31 but Tenant vacates the premises on July 2, then

Tenant shall pay Lessor three (3) times the monthly Base Rent of June and three (3) times the monthly Base Rent for July as liquidated damages.

3. **SECURITY DEPOSIT:** Lessee shall pay, prior to taking possession, a Security Deposit in the amount of \$ _____ (1 month rent). You are still required to clean your apartment, remove all belongings and turn in your keys (Please refer to the "Arrival Inspection Form"). Should the Security Deposit not be negotiable, Lessee shall be in default of this Lease Agreement. The acceptance of a Deposit or partial Deposit to reserve the apartment or house is binding, whether or not the lease has been executed. There will be no refunds of said Deposit once the dwelling has been taken off the rental market. If there are any damages to the Premises, excluding reasonable wear and tear, the Lessor may deduct the costs of repair from the security deposit. The Lessor shall provide the Lessee with a written, itemized list of any damages for which the Lessor claims Lessee is liable, which shall indicate with particularity the nature of any repair necessary to correct any damage and satisfactory evidence that the repair to correct these damages has been or will be completed. Satisfactory evidence may include, but not be limited to, receipts for purchased repair materials and labor estimates, and bills or invoices indicating the actual or estimated cost thereof. **If this Lease is broken by Lessee for any reason the total Security Deposit shall be forfeited and Lessee will remain obligated to pay rent until the unit is leased.**

4. **OCCUPANCY AND USE:** At the discretion of Lessor, occupancy shall not be granted without prior payment of the first month's rent and delivery of a properly executed and duly enforceable Guaranty of Lease executed by Lessee's parents or other persons acceptable to Lessor (if required by Lessor). Should the Guaranty of Lease not be completed and returned to Lessor within 30 days after moving in, Lessor may, at its sole discretion, assess late fees from the move in date until the Guaranty is received. The Lessee named above only shall occupy the Premises. The Premises shall be used as a private residence only. The Lessee shall give Lessor advance written notice of Lessee's anticipated absence in excess of seven (7) days. No other person shall occupy the Premises without the consent of the Lessor. Should Lessor discover unauthorized persons occupying the Premises the Lessee would be charged as additional rent the amount of Two Hundred Dollars (\$300) per unauthorized person, payable by the Lessee immediately upon notice. Unless said unauthorized person (s) immediately vacate (s) the Premises, Lessee will be considered to be in Default of this Lease.

Lessee shall keep the premises clean and orderly at all times and comply with all sanitary laws, ordinances, rules and regulations of the appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the Premises and the common areas connected thereto during the Lease Term. Should Lessor discover the Premises in unacceptable condition, Lessor at its sole discretion may determine Lessee to be in Default of this Lease.

Lessor shall not be liable for any monetary loss or inconvenience if occupancy cannot be delivered to Lessee at the beginning date specified in Item #2 above. Lessor hereby reserves the right to relocate Lessee from the specified unit herein to another unit of the same quality without altering the terms and provisions of this Lease Agreement.

Unless prior arrangements have been made with Lessor in writing, Lessee will be charged \$75 per day for each day Lessee has possession of apartment and has not turned in all keys to Lessor subsequent to Lease expiration.

5. **ADDITIONAL RENT CHARGES:**

(a). If any negotiable instruments or electronic payments tendered to Lessor by Lessee are returned by the bank for insufficient funds or for any other reason, the monthly Base Rent for said month shall be increased by an additional \$50. Such increase in the Base Rent shall not preclude Lessor from having Tenant lawfully evicted from the Premises due to tendering a negotiable instrument, which was supported with insufficient funds.

(b). If rent is not paid by the **5th day** of each month a late fee equal to **10% of the Base Rent** amount will be charged by Lessor to Lessee. Such amount is due and payable immediately to Lessor. If rent is not paid in full by the **10th day** of said month then late fees will accrue @ **\$10.00 per day** from the 6th day of the month until said rent is paid in full. All late fees are required to be included with the monthly rent. The acceptance of late fees shall not preclude Lessor from having Tenant lawfully evicted from the Premises due to the breach of the covenant by Tenant to pay Base Rent and any other payments when due.

(c). In the event there are any charges sustained by the Lessor under the terms of this Agreement that are not covered by the Lessee's Security Deposit, said monies shall be paid by Lessee to Lessor within thirty (30) days after vacating the Premises, otherwise Lessee shall be in Default of this lease and said debt shall bear interest thereafter at the rate of the Lessor of (i) twelve (12) percent per annum and (ii) the maximum rate of interest permitted under applicable law until paid full.

6. **UTILITIES:** All utilities under the terms of this Agreement shall be paid as follows:

Water:	() Owner	(X) Tenant	WVAWC	800-685-8660
Sewer:	() Owner	(X) Tenant	Pea Ridge PSD	304-736-6711
Electric:	() Owner	(X) Tenant	Appalachian Power	800-982-4237
Garbage:	(X) Owner	() Tenant		
Telephone:	() Owner	(X) Tenant	Verizon	304-954-6202
Cable:	() Owner	(X) Tenant		
Internet	() Owner	(X) Tenant		

If the rent becomes more than 10 days past due and Lessor pays utilities for said apartment, Lessor may request, solely at Lessor's request, for all utilities paid by Lessor to be switched to Lessee's name in a three day period or, at Lessor's sole discretion, for utilities to be turned off until all rent is paid current. If the rent becomes more than 10 days past due and Lessee pays utilities for said apartment, Lessor may, at Lessor's sole discretion, have said meter turned off and/or removed for service at said apartment.

7. **REGAINING ENTRY TO PREMISES:** In the event Lessee shall lose keys to the Premises and require the assistance of Lessor in regaining access to the Premises, Lessee shall within three (3) days pay Lessor a fee of \$35 for said assistance by Lessor if such assistance is during working hours, or a fee of \$50 if such assistance is after working hours or anytime on a weekend or a holiday.

8. **LESSEE'S LIABILITY:** It is understood and agreed by all parties that Lessee shall be bound by the terms and conditions of this Lease Agreement regardless of the actions of tenants of other bedrooms in the unit described above; however, in no event shall Lessor be due or paid an amount greater than provided for under the terms set forth herein.

9. **LESSOR'S LIABILITY:** Lessor shall not be liable for any loss of property by fire, theft, burglary or otherwise from said Premises or building, nor for any accidental damage to person or property in or about the Premises or building resulting from the intentional or negligent acts or omissions of Lessee or its agents, employees, guest, family or invitees and the Lessee shall make no claim against the Lessor for any such loss or damage. Lessor is not responsible for fire or casualty insurance for Lessee's personal property.

10. **SECURITY:** Lessee acknowledges that Lessor does not undertake to provide any type of security protection in or about the Premises. Lessee hereby acknowledges that Lessor, owner, developer, and lenders shall not be held liable for any loss of property, nor for any damage to persons or property in, on or about the Premises resulting from the intentional or negligent acts or omissions of Lessee or Lessee's agents, employees, guests, family or invitees and, therefore, Lessee holds Lessor, owner, developer and managing agent harmless for same.

11. **RIGHT OF ENTRY:** In addition to the rights provided by applicable West Virginia law, Lessor, or Lessor's Agent shall have the right to enter the leased premises at all reasonable times for the purpose of inspecting the same and/or showing the same to prospective tenants or purchasers, and to make such reasonable repairs and alterations as may be deemed necessary by Lessor for the preservation of the leased premises or the building and to remove any alterations, additions, fixtures, and any other objects which may be affixed or erected in violation of the terms of this Lease Contract. Lessor shall give reasonable notice of intent to enter premises except in the case of any emergency. Furthermore, Lessor retains a Lessor's Lien on all personal property placed upon the premises to secure the payment of Base Rent or other amounts due and any damages to the leased premises. No tenant shall willfully refuse the Landlord access to the Premises to make necessary repairs, or to perform other reasonable and lawful functions commonly associated with the ownership of rental property, at a reasonable time after notice which is adequate under the circumstances.

12. **ALTERATIONS TO PREMISES:** Lessee shall not make or be allowed to make alterations, installations, repairs, or redecoration of any kind to the Premises without the express written consent of the Lessor, provided however that notwithstanding such consent, all alterations including items affixed to said Premises shall become the property of the Lessor upon termination of this Lease.

13. **SUBLEASING AND ASSIGNMENT:** Lessor recognizes that Lessee's plans can and do change unexpectedly and that it may be necessary to vacate an apartment prior to or during the lease. Further, it is generally desirable to re-rent the apartment, thereby reducing any financial hardship such a move may engender. The Lessee shall not transfer or sublet this Lease without the prior written consent of Lessor. Lessor will permit Lessee to sublet the apartment under the following terms and conditions: (a) Lessee signs a sublease form prescribed by the Lessor which grants the Lessor the right to sublease the apartment; (b) the subletting party (sublease) must complete an application and be approved by Lessor; (c) Lessor, the original Lessee, and the Sublease must sign the Sublet Agreement; (d) **a fee of one month's rent is paid to Lessor for subleasing or releasing said apartment;** (e) Lessee shall remain liable in addition to the Subleasee for the performance of all terms and conditions of the lease. Any violation of the lease agreement shall be the Joint and Several responsibility of both the Lessee and the Subleasee; (f) The security deposit of the Lessee will be returned within 30 days of the end of the lease in accordance with the terms of this lease, only if the original Lessee finds their own Subleasee, otherwise the security deposit is automatically forfeited in addition to section 13(d) above; (g) Lessor assumes no responsibility for the subleasing of the apartment; (h) Lessor has no responsibility to sublease or release Lessee's apartment ahead of any other apartment Lessor has to sublease or lease, regardless of when another apartment might become available; (i) all costs, including advertising, associated with subleasing or releasing shall be the sole responsibility of the Lessee. Lessor shall not be responsible for cleaning or redecorating but reserves the right to make improvements to restore the apartment to its condition at the commencement of the lease agreement and deduct the same from the security deposit and/or invoice Lessee and Lessee agrees to pay same. LESSOR RESERVES THE RIGHT TO WAIVE ANY OF THE REQUIREMENTS IMPOSED BY LESSOR IN THIS ARTICLE.

14. **REMEDIES UPON DEFAULT:** Upon the occurrence of any event of Default, the giving of any notice to Lessee required by the West Virginia Landlord/ Tenant Code and the failure to cure any such default within the time period provided for in said notice, Lessor may do or perform any one or more of the following in addition to, and not in limitation of, any other remedy or right permitted it by law or by this Lease Agreement: (a) Lessor may file an action for summary possession to gain possession of the Premises and remove the Lessee and their personal property without being liable to Lessee in any manner whatsoever for such acts, and may re-let the Premises as the agent of Lessee and receive such rent therefore. In such event, Lessee shall be liable to Lessor for any deficiency, which may arise by reason of such re-letting during the remainder of the Lease Term. Lessor may include, without limitation, brokerage commissions incurred in removing Lessee, re-letting the Premises and any and all costs and expenses incurred in renovating or altering space to make it suitable for re-letting in computing Lessee's costs, losses or damages for which Lessee is liable, and

the proceeds of such re-letting shall be first applied to such costs and expenses, then to the payment of Total Rent and all other indebtedness of Lessee to Lessor hereunder, with the balance, if any, to be held by Lessor to be applied to future Total Rent and all other such indebtedness as same becomes due and payable throughout the Lease Term. Lessee shall be liable to Lessor for, and shall indemnify and hold harmless from and against all costs, loss, or damage which Lessor may suffer by reason of Default, whether through inability to re-let the Premises, through a decrease in rent received, by damage to the Premises or otherwise; and (b) Lessor may terminate this Lease, in which event Lessee shall immediately surrender the Premises to Lessor.

The acceptance by the Lessor of partial payments of Rental due shall not constitute a waiver of any rights of Lessor nor affect any notice of legal proceedings for summary possession theretofore given or commenced, provided Lessor accepts said Rental with a reservation of its rights.

Lessee acknowledges and agrees that any proceedings to enforce this Lease Agreement or related rights may be brought in any court sitting in Cabell County, West Virginia and Lessee consents to personal jurisdiction of such courts and agrees that they may be served with process by certified mail addressed to them at the address or addresses given hereafter. Any actions to enforce this Agreement shall be governed by laws of the State of West Virginia.

15. **PETS:** No pets are allowed to enter the apartment/ house or to be on the Premises at any time (regardless of ownership). If Lessor determines that Lessee has allowed any animals in or upon the Premises or Building, the Base Rent shall be increased by an additional \$250 per month, including the months that Lessor determined that animals were present, until said animal is removed from the Premises. LESSOR RESERVES THE RIGHT TO WAIVE ANY OF THE REQUIREMENTS IMPOSED BY LESSOR IN THIS ARTICLE.

16. **PARKING:** Lessee must have a valid parking sticker displayed as requested by Lessor. Lessee's vehicle must be registered with the Lessor in order to obtain a parking sticker. Any vehicle parked illegally shall be towed at the owner's expense. Lessee releases, indemnifies and holds Lessor harmless from any damages incurred during the towing process. Lessee must park in a marked parking spot and no double parking will be permitted. There will be no assigned parking. Abandoned and inoperable vehicles will be towed at the discretion of the Lessor. Parking stickers are assigned when Lessee moves in. A fee of \$100 will be assessed if parking sticker is lost or misplaced or not turned in when moving out. Visitors and guests of Lessee shall not park any vehicle in the parking area of the Premises. Any visitors and guests must park in guest designated areas within property. Lessor is hereby authorized to tow any vehicles found in violation of any "parking" clause herein, and Lessee hereby agrees to be responsible for the cost of said towing. Lessee agrees that Lessor is not responsible for theft or damage to any vehicle(s) or contents.

17. **FORCE MAJEURE:** Lessor agrees to provide services described in this Agreement on a continual basis, although interruptions may occur by an act of God, availability of resources as determined by the Lessor, maintenance activities, or other condition that is reasonably beyond Lessor's control. Standards and levels of services are determined by Lessor.

18. **LESSEE'S PERSONAL PROPERTY:** Lessor reserves the right to remove and dispose of any personal property remaining in the Premises following the termination or expiration of this Lease Agreement.

19. **EMINENT DOMAIN (CONDEMNATION):** If all or any substantial part of the Building or Premises is taken or condemned by any competent authority for any public use or purpose, or if any adjacent property or street shall be condemned or improved in a manner that requires the use of any part of the Building, the Term of this Lease Contract shall, at the option of Lessor, be terminated upon, and not before, the day when possession of the part taken shall be required for such use or purpose, and Lessor shall be entitled to receive the entire award without apportionment with Lessee.

20. **RENTER'S INSURANCE:** Lessor will not be held responsible for damage to Lessee's personal belongings or any other person occupying or visiting the Lessee due to theft, water damage, etc. Lessor does not carry fire or loss insurance for Lessee's personal property as it is the exclusive responsibility of each Lessee to obtain and maintain renter's insurance to cover losses which may occur. Renter's insurance is easily available at a low cost and will protect your personal belongings. We strongly recommend that you contact your insurance agent for assistance.

Will Lessee(s) have a Renter's Insurance Policy? YES ____ NO ____ (please initial)

21. **RELATED DOCUMENTS:** Lessee shall be bound and abide by the Rules and Regulations outlined below. Lessor reserves the right to unilaterally amend Rules and Regulations from time to time. The Rental Applications, Rules and Regulations, Guaranty of Lease, and any other documents required by Lessor are hereby incorporated into and made a part of this Lease Agreement as is fully set forth herein.

22. **CARE AND CLEANLINESS:**

- a) Tenant shall dispose of all rubbish, garbage, and other waste in a clean and sanitary manner in the provided refuse facilities. Lessee further agrees to pay a \$35 fee for each bag of trash left on balcony corridor at any time during lease term.
- b) Tenant shall maintain a minimum temperature of sixty (60) degrees Fahrenheit in the Premises at all times.
- c) The toilets, sinks, showers and other plumbing fixtures shall not be used for any purpose other than for those for which they were designed; no sweepings, rubbish, sanitary napkins, towels, wash cloths or any other improper articles shall be thrown or placed into them. There will be a charge, at Lessor's sole discretion, for any toilet that Lessor unclogs due to foreign objects. We highly recommend that each Lessee buy his/her own plunger.
- d) Tenant is responsible for changing and replacing light bulbs.
- e) Your doors (inside and out) must be kept clean at all times. Any writing on the doors is strictly forbidden.
- f) Grills are not allowed in Premises or on property. Any grills found will be confiscated until the end of the Lease Contract.
- g) Water beds are permitted in apartments but Lessee assumes full responsibility for any damages caused by the usage or leakage of a water bed.

23. **PEACEFUL ENJOYMENT:** All residents have the right to peaceful enjoyment of their leased premises. If the police respond and file a report for a disturbance at your apartment for noise, parties, disturbing the peace, resisting arrest, etc., a charge of **\$500** may be assessed by the Lessor as liquidated damages in addition to the actual costs to repair any damage to the building.

Parties are NOT allowed and will warrant eviction. A charge of **\$500** may be assessed by the Lessor as liquidated damages in addition to the actual costs to repair any damage to the Lessee's premises or the building.

24. **LESSEE'S RESPONSIBILITIES:** Upon termination of this Lease Contract, or upon Lessee permanently vacating the Premises, Lessee hereby agrees to do the following and be responsible for the cost thereof:

- a) Remove all of Lessee's personal property and possessions;
- b) Clean the entire Premises, including but not limited to the stove, refrigerator, freezer, toilets, sinks, cabinets, closets vacuuming carpet;
- c) Remove all contents of and defrost the refrigerator and freezer (as applicable);
- d) Cancel all utilities and services which are listed as the Lessee's responsibilities in Section 6;
- e) Return all of the Premises keys and gate remotes (as applicable) to the Lessor.

25. **LESSOR'S MORTGAGES:** This Lease Contract is not to **be recorded** and is subordinated to any present or future mortgages on the real estate (or any part of it) upon which the Building or Premises is situated and to all advances upon the security of such mortgages.

26. **PROMISES OF THE PARTIES:** No oral promises, representations, conditions or agreements have been made between the Lessee and Lessor. The written terms and conditions of this Lease Contract shall be conclusively deemed the agreement between Lessee and Lessor, and no modification, waiver, or amendment of this Lease Contract or any of its terms, conditions, or covenants shall be binding upon the parties unless made in writing and signed by the party to be bound.

27. **CHOICE OF LAW:** The terms and provisions of this Agreement shall be construed in accordance with the laws of the State of West Virginia.

28. **NOTICE OF INJURIES:** In the event of any significant injury or damage to Lessee, Lessee's family, or Lessee's invitees, licensees, and/or guests, or any personal property, suffered in the leased premises or in any common area, written notice of same shall be provided by Lessee to Lessor at the address designated for delivery of notices (identical to address for payment of rent) as soon as possible but not later than five (5) days after said injury or damage. Failure to provide such notice shall constitute a breach of this Lease Contract.

29. **ABANDONMENT:** Abandonment shall be defined as the absence of the Lessee from the leased premises for a period of seven (7) or more consecutive days while Base Rent or any owing monies remain unpaid, whereupon Lessee will be considered in breach of this Lease Contract. This definition is subordinate to, and shall not in any way impair, the rights and remedies of Lessor under this Lease Contract or applicable West Virginia law, except in case of abandonment. Lessor or Lessor's agents may immediately or any time thereafter enter and re-take the leased premises as provided by applicable West Virginia law, and terminate this Lease Contract without notice to Lessee.

30. **REMEDIES NOT EXCLUSIVE:** The remedies and rights contained in and conveyed by this Lease Contract are cumulative, and are not exclusive of other rights, remedies and benefits allowed by applicable West Virginia law.

31. **SEVERABILITY:** If any provision herein, or any portion thereof, is rendered invalid by operation of law, judgment, or court order, the remaining provisions and/or portions or provisions shall remain valid and enforceable and shall be construed to so remain.

32. **ATTORNEY FEES:** In the event that Lessor employs an attorney to collect any Base Rent or other charges or amounts due hereunder by Lessee or to enforce any of Lessee's covenants herein or to protect the interest of the Lessor hereunder, Lessee agrees to pay a reasonable attorney's fee and all expenses and costs incurred thereby.

33. **HEIRS AND ASSIGNS:** It is agreed and understood that all covenants of this Lease Contract shall succeed to and be binding upon the respective heirs, executors, administrators, successors and, except as provided herein, assigns of the parties hereto, but nothing contained herein shall be construed so as to allow the Lessee to transfer or assign this Lease Contract in violation of any term thereof.

34. **TENANT INDEMNIFICATION OF LESSOR:** Lessee shall indemnify and hold harmless Lessor for all losses, claims, demands, expenses, and judgments against Lessor caused by or arising out of, either directly or indirectly, any acts or omissions by Lessor. Lessee hereby agrees to indemnify, defend, and hold harmless Lessor from and against any and all claims, demands, actions, causes of action, losses (including but not limited to loss of rents resulting from the termination by another tenant of its lease), damages, costs, and expenses, including court costs and attorney's fees, arising from or related to, wholly or in part, the use of the Premises.

RULES AND REGULATIONS

TENANT AGREES *NOT* TO:

- 1) **WALLS & WOODWORK:** Drive nails > 1" into woodwork or walls of the premises.
- 2) **WALLPAPER, PAINT & MIRRORS:** Apply contact paper, wallpaper or mirrors to the premises and will not change the type or color of paint within the premises from that utilized by Lessor.
- 3) **LOCKS:** Change the locks on the doors of the premises or install additional locks, chains or other fasteners without the prior written permission of Lessor. Upon termination of the tenancy, all keys to the premises must be returned to Lessor. If Lessee fails to comply with this rule, Lessee shall pay Lessor \$100 for reimbursement of the cost of changing or re-keying the locks. Notwithstanding the above, Lessee shall provide to Lessor a copy of the key(s) necessary to gain access to the premises if locks have been added, altered or changed by the Lessee from the date of this lease agreement.
- 4) **KEYS:** Duplicate, distribute or loan apartment, bedroom or mailbox keys. Improper handling or replacement of keys will be subject to a \$45 fine, as well as any lock change costs associated with such mishandling.
- 5) **SCREENS:** Remove window screens. A fee of \$75 will be assessed for the replacement or reattachment of individual screens in addition to other penalties.
- 6) **ENTRANCE:** Enter another Lessee's apartment or bedroom without permission.
- 7) **PARTIES:** Host parties. Residents in violation of this policy will be subject to judicial action and a \$100 fine. **KEGS** are forbidden and subject to a \$150 fine.
- 8) **ALCOHOL:** Store or possess kegs, beer balls or other large quantity containers. Alcohol in any open container is prohibited on balconies and in common areas including, but not limited to: stairways, entranceways, swimming pool, clubhouse, courtyard and parking lots where applicable.
- 9) **ADVERTISING:** Display any advertisement, sign, or notice, inside or outside the premises that may appear disruptive to public view.
- 10) **FIRE RISK:** Store in the premises or any storage area any material of any kind or description that is combustible, or would increase the risk of fire.
- 11) **LITTER:** Litter or obstruct the public halls or grounds of premises. A charge of \$35 will be assessed per occurrence for excess garbage inside/outside unit.
- 12) **LAWS & INSURANCE:** Do anything that would violate any law or increase the insurance rates on the building in which the premises are situated.
- 13) **OBSTRUCTION OF WINDOWS:** Cover or obstruct the windows, doors and skylights that reflect or admit light into passageways, or into the common areas of any of Lessor's buildings.
- 14) **CHARCOAL GRILL:** Use or store any charcoal or gas grills or other open flame cooking devices, or do any open cooking on balconies or patios.
- 15) **HARDWOOD FLOORS:** Clean the hardwood floors with anything other Vinegar Water at any time during the lease term.

TENANT AGREES TO:

- 1) **GUESTS:** Be responsible for the conduct of all guests. Long-term visitation (over 48 hours) by any individual is not allowed unless agreed upon by all roommates and Lessor. Guests may not be present in or enter the apartment/ house unless the Lessee is also present.
- 2) **GARBAGE & RUBBISH:** Place Lessee's garbage and rubbish for disposal only as Lessor directs and to dispose from the premises all rubbish, garbage and other organic and flammable waste in a clean and sanitary manner.
- 3) **BALCONIES & PATIOS:** Keep balconies and patios free of all personal belongings (including bicycles), except that Lessee may maintain lawn furniture thereon provided the same is maintained in a neat and orderly manner. Apartment furniture must remain inside the apartment and may not be used outdoors. Bird, animal and insect feeders are prohibited. Alcohol is prohibited on balconies and patios.

- 4) **SMOKING:** Extinguish and dispose of all cigarettes and cigars in appropriate containers; at no time should cigarettes or cigars be thrown off balconies, out windows, off stairwells or into mulch as this creates a serious fire hazard. Violators are subject to a \$100 fine per occurrence.
- 5) **USE OF FACILITIES:** Use all facilities which Lessor provides for Lessee's comfort, solely at **Lessee's own risk**, and Lessee agrees that Lessor shall not be responsible for any injury to person or loss or damage to property arising out of Lessee's use thereof, unless the same is caused solely by Lessor's fault, omission, negligence or other misconduct.
- 6) **ILLEGAL DRUGS:** If Lessee, Lessee's employees, agents, invitees and /or guests, engage in, permit or facilitate any drug-related criminal activity on or about the premises, Lessee will be deemed to have substantially and materially breached this lease agreement with such breach being grounds to terminate Lessee's occupancy of the premises.
- 7) **FIRE SAFETY EQUIPMENT:** Lessor has installed at least one smoke detector, at least one fire extinguisher and a sprinkler system (where applicable) in/ about the premises and the fire safety equipment is in good condition and proper working order as of the beginning of the Lease Term. Lessee agrees not to obstruct or tamper with the fire safety equipment or otherwise permit the fire safety equipment to be obstructed or tampered with for any reason whatsoever. Lessee further agrees to test the detector(s) periodically and to report any malfunction to Lessor. Lessee assumes all liability to test the detector(s) and hereby waives and exonerates Lessor from any and all liability resulting from any defective detector(s) which Lessee shall not have specifically reported to.
- 8) **ALCOHOLIC BEVERAGES:** Lessee agrees that Lessee and Lessee's guests shall not sell or deliver or permit within the premises the sale or delivery of alcoholic beverages to persons who are under the age of 21. Lessee agrees that Lessee and Lessee's guests who are under the age of 21 shall not consume alcoholic beverages within the premises or in the building containing the premises or in or on any part of premises.
- 9) **NOTICE:** Tenant agrees to send all notices to Landlord in writing by certified mail, return receipt requested. This is the only form of notice permitted in a court hearing as evidence of notice given.

IT IS IMPORTANT THAT YOU THOROUGHLY READ THIS AGREEMENT BEFORE YOU SIGN IT. YOU, THE LESSEE, CERTIFY THAT YOU ARE EIGHTEEN (18) YEARS OF AGE OR OLDER. YOU HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS LEASE AGREEMENT.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands the day and year first above written.

LESSOR:

Pyramid Properties PR, LLC

Authorized Representative

DATE

LESSEE:

DATE

SS #

Date of Birth

Lessee

DATE

SS #

Date of Birth

Lessee