

STATE STREET FLATS RULES AND REGULATIONS

THIS ADDENDUM IS HEREBY MADE A PART OF THAT CERTAIN LEASE AGREEMENT DATED

_____, _____,
EXECUTED BY _____ (“Resident”).

The following Rules and Regulations have been established by Landlord and are considered an Addendum to the Lease Agreement. Failure to comply with said Rules and Regulations may, at the discretion of Landlord, be grounds for termination of the Lease Agreement.

1. MAINTENANCE REQUESTS: Maintenance requests should be made by emailing the business office at carla@amcorp-realty.com with the unit number, a description of the maintenance requested, and the requesting party’s name and contact information. Maintenance hours are weekdays from 8:00 a.m. to 5:00 p.m. or as posted in the business office. In case of an emergency, call the office (615-292-4002) and you will be given an emergency number to call. Emergencies include fire, flood, and electrical shortage and sewer back-ups. Maintenance requests cannot be fulfilled if pets are left unattended. Scheduling of appointments for maintenance work is not policy.

2. ENTRANCES, HALLWAYS, WALKS AND LAWNS: Entrances, hallways, walks, lawns and other public areas should not be obstructed or used for any purpose other than entering and exiting. Storing of Resident’s personal property in public areas is prohibited.

3. PERSONAL PROPERTY: Due to legal limitations, it is not possible for Landlord to insure the personal property of the Resident. It will be necessary for the Resident to obtain apartment dweller’s coverage at Resident’s personal expense from an insurance agent to cover any possible loss to personal property.

4. OUTDOOR COOKING: No charcoal grill, cooker, brazier or hibachi or any gasoline or other flammable liquid or liquefied petroleum gas fired stove or grills with propane tanks or similar device is allowed on the Property, other than those provided by property management.

5. WINDOW TREATMENTS: Window treatments must have a white lining or a white shade. Bed linens, towels, tin foil, flags, reflector file, etc. are not acceptable. Window treatments provided by Landlord must be kept in good repair, or they will be replaced at Resident’s expense.

6. SIGNS: Resident may not display any signs, exterior lights or markings on the apartment. No awnings or other projections should be attached by the Resident to the outside of the building of which the apartment is a part.

7. UNAUTHORIZED OR INOPERABLE VEHICLES: Landlord may have any unauthorized vehicle towed or otherwise removed from the community upon giving ten (10) days written notice by posting the same upon the subject vehicle. Landlord may have Resident’s, occupant’s, Resident’s guest’s, or trespasser’s vehicle immediately towed or otherwise removed from such real property, without notice, if and when such person fails to comply with Landlord’s permit parking policy as defined by the Landlord’s posted signage, or if and when such person fails to comply with Landlord’s posted signage relative to traffic and parking restrictions, including, but not limited to, traffic lanes, fire lanes, fire hydrants, handicapped areas, and/or the blocking of trash receptacles. Landlord may have the following vehicles towed or otherwise removed from the community upon giving a ten-day written notice by posting the same upon the subject vehicle:

(i) a vehicle with one (1) or more flat or missing tires; (ii) a vehicle unable to operate under its own power; (iii) a vehicle with a missing or broken windshield or more than one (1) broken or missing window; iv) a vehicle with one (1) or more missing fenders or bumpers; or (v) a vehicle that has not been in compliance with all applicable local or state laws relative to titling, licensing, operation, and registration for more than thirty (30) days. Any nuisance vehicle incapable of operating under its own power and detrimental to the health, welfare or safety of persons in the community may be towed or otherwise removed by Landlord upon giving twenty-four (24) hours written notice by posting the same upon the subject vehicle.

8. VEHICLE PARKING: Vehicles must not be parked on the grass, in fire lanes or other undesignated areas. Vehicles must not be parked in a manner that will obstruct the movement of other vehicles. Vehicles not conforming to these rules may be towed away at the vehicle owner's expense in accordance with the provisions of Section (7.) above.

9. RECREATIONAL VEHICLES AND TRAILERS: Recreational vehicles and trailers are not allowed.

10. PARKING PERMITS: If a parking permit is issued by Landlord, the parking permit must be affixed to the lower left hand corner of the rear window. If the vehicle has a soft rear window, the sticker must be affixed to the lower, driver-side corner of the front window.

11. MOTORCYCLES, MINI-BIKES, ETC.: All state regulations that apply on the street will apply in the Apartment Community. All vehicles, including motorcycles and mini-bikes, must be properly licensed, and all operators must be licensed as well. No one under legal age is allowed to operate a motor vehicle of any type on the grounds of the apartment community at any time. All motorcycles and mini-bikes must be parked in the parking lot, and may not be placed in the apartment or other grounds areas.

12. GUESTS: Resident is responsible and liable for the conduct of Resident's family, invitees, licensees and guests. Acts of these persons in violation of the Lease Agreement, or one of these or future Rules and Regulations, may be deemed by Landlord to be a breach by Resident which may result in termination of the Lease Agreement.

13. RECREATION: Resident agrees to abide by rules and regulations established for use of recreational and service facilities provided by Landlord. Such rules and regulations will be posted at the facilities.

14. WATER HEATER CLOSETS: Storage of personal property in water heater closets is prohibited. If the water heater is not located in a larger closet or storage area, then it is the Resident's responsibility to not store any personal items within 12 inches of the water heater. Flammable items and combustibles may not be stored in the closet/storage unit where the water heater is located.

15. STORAGE: No goods or materials of any kind or description which are combustible or would increase fire risk shall be placed in storage areas. Storage in such areas shall be at Resident's risk and Landlord shall not be responsible for any loss or damages. Heating/air conditioning or water heater closets are not to be used for storage purposes.

16. PEST CONTROL: Pest control within the Resident's individual unit shall be the Resident's responsibility and no pest control services for the interior of the unit shall be provided by Landlord. If there is a special problem with pests, it is the Resident's responsibility to notify Landlord.

17. TRASH: Dumpsters and/or compactors are conveniently located in the apartment community. Resident should ensure that all trash is placed in plastic bags and securely tied before placing in dumpster/compactor. Trash should not be placed to the side of the dumpster/compactor. Trash must not be left outside the apartment unit at any time for any reason. Boxes should be broken down before placing in dumpster/compactor. Furniture must not be placed in dumpster/compactor.

18. PLUMBING: A charge will be assessed for unclogging plumbing equipment, in cases where malfunctions are caused by the introduction of improper objects therein, such as items of feminine hygiene, toys, cloth objects, grease and other foreign matter. The cost of repair or replacement of other equipment or furnishings of the Landlord will be the responsibility of the Resident.

19. LOCK OUTS: In the event that Resident is locked out of the unit during normal business hours, Resident may contact the Management Office and request that the unit be unlocked by authorized personnel. Any such assistance from the Management Office is purely subject to availability, and may be withheld or limited at Landlord's sole discretion. This service is not available at the apartment community after normal business hours, thus; it will be necessary for the Resident to call a locksmith and the Resident will be responsible for locksmith fees.

20. PETS: There will be a fine if you pet is found defecating on the property grounds; this includes all common areas inside and outside. Please do not allow your pets to use the bathroom in the outdoor private residents area located off the 3rd floor club room. There will be no warning. First offense will be a \$50 fine, 2nd offense \$100 fine, 3rd offense \$200 fine, and so on.

Resident hereby acknowledges that they have read and agree to abide by the foregoing Rules and Regulations:

Resident *Date*

Resident *Date*

Resident *Date*

Resident *Date*

AMCORP REALTY CORPORATION
Authorized Agent for Landlord

By: _____
Date