

Ordinances. Tenant shall not bring or keep anything on the premises nor permit anything to be done thereon which in any way conflicts with any laws, regulations, or ordinances relating, but not limited to, the applicable health and fire departments or insurance policy provisions, including pets without permission. Nor shall the Tenant obstruct or interfere with rights of other persons on the property, or in any way injure or annoy them.

7. Occupancy of the premises is limited to the following individuals:

Obligations to Maintain Premises

8. The Tenant agrees not to install nor alter locks on any door of the premises without written approval of the Landlord. The Tenant agrees not to attach with glue, or other adhesive materials any items to, nor to drive screws, nails or their equivalents, into the woodwork, walls, roof, ceiling or floors of said premises, not to make any changes in the structure of the building or any room therein without the previous written consent of the Landlord.

The Tenant further agrees to keep the premises, together with the fixtures, furniture, and appurtenances therein, in a clean and sanitary condition, in good repair, and free from vermin and rodents, at the Tenant's expense, and shall return upon expiration or termination by any other means of this Lease the premises in the same condition as the date of the execution of the Lease, except for reasonable wear or alterations or repairs by the Landlord. Tenant agrees to keep all appliances furnished by the Landlord in good condition, except for ordinary wear from careful usage on the part of the Tenant.

In any event the said premises are not maintained in this manner by the Tenant, the Landlord may enter same and return it to good condition and the Tenant agrees to pay the expenses of the Landlord in so doing, in addition to the rent agreed to herein.

The Tenant shall be obligated to maintain the structure and appliances according to all applicable instruction manuals and by common sense and should the Landlord or its agents in attempting to make repair find that the Tenant has failed to comply herewith or by improper use has caused or contributed to the cause of the failure all charges related to the repair, including parts and labor, shall be paid by the Tenant as damages.

Any damages to the premises, appliances, furniture or other property of the Landlord caused by the act or neglect of the Tenant, or the Tenant's guest(s) shall be brought to the Landlord's attention as soon as possible. The repairs shall be by the Landlord and the Tenant shall be charged back for those costs. The options of the Landlord listed herein shall not limit the Landlord's remedies under other provisions of this Lease or Law.

Vehicle Regulations

9. **TENANT AGREES NOT TO PERFORM MECHANICAL WORK (INCLUDING OIL CHANGES) ON ANY VEHICLE IN THE DRIVEWAYS, PARKING LOTS OR LAWN AREAS WITHOUT EXPRESS WRITTEN PERMISSION FROM THE LANDLORD.**

Any vehicles (including trailers, motorcycles, boats, or snowmobiles or other) parked on the lawn area may be towed away at Tenant's expense.

Vehicles not visibly displaying a current license or registration may be removed and disposed of as abandoned vehicles, provided the Landlord posts a written notification to such effect on the vehicle in a conspicuous place three (3) days prior to removal of the abandoned vehicle.

Landlord's Obligations to Repair

10. The Landlord shall repair damages to the appliances or structure not caused by the act or neglect of the Tenant, or the Tenant's guest(s) which substantially interferes with the Tenant's quiet enjoyment of the premises. Request for repairs must be in writing to the Landlord. The Landlord shall in no event be responsible for loss of or damage to any of the Tenant's possessions from appliance failure, water leak, water backup, fire, theft, vandalism or disappearance of the Tenant's property regardless of the state of security of the premises.

INSURANCE NOTICE: The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for such loss. The Tenant is advised the Tenant should inquire of Tenant's insurance agent regarding a Renter's Policy of Insurance.

The Tenant **MUST** obtain casualty insurance covering their occupancy and furnish a copy of the insurance policy to Landlord, if requested. Tenant hereby agrees to purchase a renter's policy of insurance covering loss, damage, or injury caused by fire or other casualty under a policy that permits waiver of liability and waives the insurer's rights of subrogation. Tenant releases Landlord from all liability arising from any loss, damage or injury caused by fire or other casualty to the extent allowed in the TRUTH IN RENTING ACT, Act 454 of 1978 for which the Tenant carried an insurance policy which permits waiver of liability and rights of subrogation, to the extent that the insured party received compensation under the policy.

Condition of Premises at Commencement, and Inventory Checklist

11. The Tenant hereby accepts the premises and all the furnishings therein in good condition and presumes that the inventory list is correct in all particulars and that the premises are in good condition. The purpose of the inventory list is solely for assessing damages and does not obligate the Landlord to provide or repair any item listed but not found on the premises.

Access to Premises by Landlord

12. The Tenant agrees that the Landlord or the Landlord's agent shall be allowed to enter the premises at all reasonable times, for inspecting or examination of same, to make repairs or modifications to same or for exhibiting the same to potential tenants or buyers or to government officials or underwriters.

Sale of Premises by the Landlord

13. Should the Landlord sell or transfer the management of the premises during the term of this Lease, the Tenant's security deposit shall be transferred to the new owner and/or manager. Upon written notification to the Tenant of such transfer the Tenant shall discharge the Landlord from any liability relating to the security deposit and shall hold only the new owner and/or manager liable for the security deposit and all related requirements and responsibilities.