

811 Market
811 Market LLC
627 N. Market St
Suite 107
Wilmington, DE 19801

RESIDENTIAL LEASE AGREEMENT

Lease Summary

Lease Date: _____

Landlord: 811 Market LLC

LLC Landlord's Notice Address: 811 Market
c/o BPG Real Estate Services LLC
627 N. Market Street Suite 107
Wilmington, Delaware 19801
Attn: Property Manager
Email address: info@residemkt.com

Resident: _____

Resident's Notice Address: _____

Apartment: Unit No. # _____
811 N. Market Street, Wilmington, DE 19801

Initial Term: _____

Commencement Date: _____ Pro-Rated Rental from ____ to ____ in the amount of _____

Expiration Date: _____

Rent: _____ per month during the Initial Term.

Security Deposit: _____; the Security Deposit will be held in a security deposit account at the following bank: Wilmington Savings Fund Society (WSFS), whose address is Wilmington, Delaware.

Lease of Apartment

1. The Landlord is leasing to you, and you are leasing from the Landlord, the residential Apartment specified in the Lease Summary above. The Apartment can be used by you only for residential purposes. You accept the Apartment in its current, as-is, condition. You are responsible for inspecting the Apartment at the beginning of the lease term and notifying the Landlord of any damage, missing items or system problems.

Term; Early Move-Out

RESIDENT INITIALS: _____

2. In order for this Lease to expire on the Expiration Date, either the Landlord or you must give at least sixty (60) days' prior written notice to the other that this Lease will terminate on the Expiration Date. If neither the Landlord nor you give the other such sixty (60) day notice of termination, then this Lease will automatically renew on a month-to-month basis. A month-to-month Lease can only be terminated by the Landlord or you by giving at least sixty (60) days written notice of termination to the other, however, the sixty (60) day termination period for a month-to-month Lease will not begin until the first day of the month following the month in which the termination notice was given.

If sixty (60) days prior to the Expiration Date of this Lease, you receive notice from the Landlord that the Landlord wants to renew the Lease with modified terms or conditions (for example, an increase in rent), then this Lease will automatically renew on the Expiration Date pursuant to the modified terms and conditions, for a lease term at least equal to the Initial Term stated above in the Lease Summary. If you do not want to renew the Lease with the modified lease terms, then you must give a notice of lease termination to the Landlord at least forty-five (45) days before the Expiration Date in order to terminate this Lease on the Expiration Date.



If you move-out of, or abandon, the Apartment before the Expiration Date you will be liable for the entire rent due for the remainder of the Initial Term (or the renewal term, if applicable), all expenses for damages caused to the Apartment and all expenses for preparing the Apartment for a new tenant.

Rent; Late Charge; Service Charges

3. You must pay all rent, in advance, on the first day of each and every month during the lease term. If the Commencement Date is on a day other than the first day of a month, the rent due for the partial month shall be pro-rated. You agree to pay the rent at the time and place specified by the Landlord and your obligation to pay rent is independent of any other clause in this Lease. If you fail to pay any rent when due, you will be in default of this Lease.

If you do not pay rent, or any other charges due, by 5:00 p.m. EST on the fifth (5th) day of the month, then the Landlord will assess a late charge against you in the amount of five percent (5%) of the rent or other payment, calculated on the monthly rental amount stated in the Lease Summary. The purpose of this late charge is to compensate the Landlord for, among other things, the additional administrative work associated with processing your late payment. If the Landlord accepts a late payment from you, it will not be considered to be a waiver of your requirement to pay rent on the first day of each month, and it will also not be considered to be a waiver or limitation of the Landlord's right to start legal proceedings against you for rent, damages and/or repossession of the Apartment.

You will be charged Fifty Dollars (\$50.00) for every returned check. If you give the Landlord two (2) returned checks, then the Landlord will require that all future payments from you must be by certified check or bank check.

The Landlord will not accept cash for rent or any other payments.

Notice of Extended Absence

4. You must notify the Landlord if you intend to be away from the Apartment for more than seven (7) days in a row.

Security Deposit

5. This Section 5 does not apply if your Security Deposit was posted by bond. Your Security Deposit cannot be used by you for the payment of rent. If the Landlord uses any portion of the Security Deposit, you must immediately deliver to the Landlord the amount necessary to restore the Security Deposit to its original amount so that the Landlord shall at all times hold the full amount of the Security Deposit. The Landlord shall hold and disburse the Security Deposit in accordance with the Delaware Residential Landlord-Tenant Code. Within twenty (20) days following the expiration or termination of this Lease, the balance of your Security Deposit will be returned to you by first class mail to the last known address which you provided to the Landlord. It is your responsibility to provide the Landlord with your forwarding address. The Landlord will subtract from your Security Deposit any amounts previously used by the Landlord and any amounts estimated by the Landlord for the repair of any damage to the Apartment as shown on an itemized list of damages. If the repairs to your Apartment are so substantial or of such a nature that the work will not be completed within the twenty-(20) day period following the termination of the Lease, you will be notified of the estimated costs together with the itemized list of damages. If such repairs cost more than the amount of your Security Deposit, then the Landlord will notify you of the amount which you are responsible to pay.

Utilities

RESIDENT INITIALS: _____

6. In addition to rent, you must pay for all utilities and any utility service fees serving the Apartment, including electricity, water, telephone and CATV/WIFI. Before you move into the Apartment you will be required to contact the applicable electricity provider in order to have the account put in your name. If you fail to do this, the Landlord will charge you, as additional rent, a monthly fee of Forty-five Dollars (\$45.00) in order to reimburse the Landlord for the cost of processing and billing your electricity invoice. The Landlord will only stop billing you for this additional charge once you provide proof that the electric account for the Apartment has been put in your name.

Use; Occupants

7. You and your guests may not use the Apartment for any purpose found by the Landlord to be disorderly, disreputable or unlawful or in any manner offensive to others and you must at all times comply with all Federal, State, County and local laws, ordinances and codes applicable to the Apartment. You may not allow the Apartment to be used as a residence by more than (i) two (2) people (including children), if the unit contains one (1) bedroom or (ii) four (4) people (including children), if the unit contains two (2) bedrooms. You must provide the Landlord with a list of names of all people who will occupy the Apartment with you.

You must notify the Landlord if you or any other occupant of the Apartment is convicted of any felony or misdemeanor involving a controlled substance, violence to another person or destruction of property. You must also notify us if you or any other occupant of the Apartment is registered or does register as a sex offender in any state. Providing the Landlord with any such notification does not waive the Landlord's right to evict you.



Possession

8. If on the Commencement Date the Landlord is unable to deliver possession of the Apartment to you, then your right to access the Apartment will be suspended until such time as the Landlord is able to deliver possession of the Apartment. You will not be responsible to pay rent until the Landlord delivers possession of the Apartment to you.

Insurance**RESIDENT INITIALS:** _____

9. The Landlord does not maintain insurance to cover any of your personal property or personal injury. The Landlord is not responsible to you or any guest for, among other things, damage or loss of personal property or personal injury due to fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents or guests, or vandalism, unless otherwise required by law. You are responsible for maintaining your own personal property and liability insurance.

You must purchase and maintain both (i) content insurance in an amount sufficient to cover your replacement cost value and (ii) liability insurance providing, on an occurrence basis, a minimum combined single limit of \$100,000.00. Such insurance must provide coverage for damage due to water, fire, smoke or explosion and must name the Landlord as "Interested Party" or "Additional Interest". Evidence of this insurance must be given to the Landlord when you sign this Lease and before the start of any renewal term. If you fail to show proof that you have obtained the required insurance, the Landlord can purchase insurance on your behalf and bill you for the cost as additional rent due under this Lease.

Alterations

10. You may not, without the prior written permission of the Landlord, (i) make any changes, alterations, renovations, improvements or additions to the Apartment, (ii) remodel, paper, paint or decorate the Apartment, (iii), install, attach, remove or exchange appliances or equipment, such as air conditioning, heating, refrigerator or cooking units, radio or television antennae, subscription or pay television devices, and (iv) except as needed for reasonable and customary decorating, drive nails or other devices into the walls or woodwork.

Maintenance and Repairs

11. You are responsible for (i) disposing of all trash in a clean and safe manner, (ii) keeping the Apartment in a clean and sanitary condition, (iii) all ordinary and routine day to day maintenance of the Apartment, and (iv) replacing all light bulbs in the Apartment. All repairs to the Apartment must be made by the Landlord, unless otherwise required by law. All maintenance, repairs and service calls shall be coordinated through the Landlord or the building manager and shall be performed by the Landlord's agents. You may not order third-party repairs or services without the Landlord's prior approval. You are responsible for all costs associated with maintenance, repairs and service calls if the damage was caused by you, your family member, any of your guests or visitors, for your failure to properly maintain the Apartment, or for any other reason which is not due to the Landlord's negligence.

Surrender

12. You must surrender the Apartment to the Landlord on the Expiration Date and leave the Apartment and all fixtures and equipment of the Landlord in good operating condition and repair, except for ordinary wear and tear from normal residential use. If you do not surrender possession of the Apartment on the Expiration Date, you will be considered in holdover and will pay the Landlord double the monthly rental amount due under this Lease, pro-rated on a daily basis for each day you remain in possession after Expiration Date, in addition to such other amounts as are recoverable by law. You must remove any and all personal property in the Apartment and repair all damage to the Apartment prior to the Expiration Date. Any of your personal property which remains in the Apartment after the Expiration Date may, at the option of the Landlord, be deemed to have been abandoned by you and may be retained by the Landlord as the Landlord's property or be disposed of, without liability of the Landlord, in such manner as the Landlord may see fit, or the Landlord, at its option, may require you to remove the personal property at your expense. Upon vacating the Apartment, you must deliver all keys and/or access cards to the building manager's office. A minimum charge of \$50.00 per key/access card shall be due for each key or access card that you do not return.

Inspection; Access to the Apartment by Others

13. The Landlord has the right to enter the Apartment with 48 hours notice during reasonable hours (and at all times in case of emergency) to examine the Apartment, to make repairs and to protect the Apartment and any of the Landlord's property from damage. The Landlord shall be permitted to show the Apartment to prospective residents during the last two (2) months of the term.

The Landlord may exclude any guest or visitor from the building, who, in the Landlord's judgment, has been violating the law, violating this Lease or any rules and regulations of this Lease, has been disturbing the Landlord or other residents of the building, or who refuses to show photo identification or to identify himself/herself as a resident, occupant or guest of a specific



resident in the building.

Casualty; Destruction

14. You must give the Landlord immediate notice of any fire or casualty affecting the Apartment and must take reasonable measures to secure the Apartment after any such event. If the Apartment becomes unfit for occupancy for more than ninety (90) days, then either the Landlord or you may terminate this Lease. If the Apartment is still fit for occupancy after the fire or casualty and the Landlord elects to make all necessary repairs, then this Lease will continue and you will be given a reduction in rent which corresponds to any portion of the Apartment that you are unable to occupy during the repair period. The Landlord shall have no obligation to restore any improvements to the Apartment Unit which were made by you.

Credit Report; Disclosure of Personal Information

15. By executing this Lease, you authorize the Landlord to order and obtain one or more consumer reports (including credit and criminal background reports). If someone requests information on you or your rental history for law enforcement or governmental purposes, you agree that the Landlord may provide it.

Hold Harmless

16. The Landlord shall not be liable for, and you hereby release any claim against the Landlord relating to, any injury, damage or loss sustained by you, or by any person claiming through you, as a result of any accident or occurrence in or upon the Apartment, except to the extent caused by the Landlord's gross negligence or willful misconduct and you agree to hold the Landlord harmless from any and all losses, claims and damages arising therefrom.

Default; Landlord's Remedies

17. Each of the following shall constitute a default by you under this Lease: (a) your failure to pay the rent or any other sum of money due under this Lease when due and (b) your failure to timely observe or perform any other covenant, agreement or undertaking contained in this Lease. Upon any monetary default which is not cured within five (5) days notice from the Landlord, or upon any non-monetary default which is not cured within seven (7) days notice from the Landlord, the Landlord shall be entitled to terminate this Lease and to exercise all other rights and remedies available to the Landlord under this Lease or at law or in equity, including, without limitation, pursuing an eviction/summary possession proceeding. In addition, if you fail or refuse to comply with and perform any conditions and covenants of this Lease, the Landlord may carry out and perform such conditions and covenants, at your cost, which cost shall be payable on demand, or at the option of the Landlord shall be added to the next installment of rent due.

Waiver

18. The failure of the Landlord to insist upon the strict performance of any of the terms, conditions and covenants herein shall not be deemed a waiver of any rights or remedies that the Landlord may have and shall not be deemed a waiver of any subsequent breach or default in the terms, conditions and covenants herein contained.

Joint and Several Liability

19. Each person executing this Lease as the Resident shall be jointly and severally liable and responsible to the Landlord for the full and complete performance of each and every covenant, term and condition of this Lease.

Assignment; Sublease

20. You may not assign this Lease or sublet the Apartment or any portion thereof, or transfer possession or occupancy thereof, to any other person or persons, and any purported assignment or sublease shall be void and of no effect.

Rules and Regulations

21. You agree to observe and comply with any and all rules and regulations affecting the Apartment and the Building that the Landlord may from time to time adopt and deliver to you; provided, however, that in the case of any conflict between the provisions of this Lease and any such rule or regulation, the provisions of this Lease shall control. Nothing contained in this Lease shall be construed to impose upon the Landlord any duty or obligation to enforce the rules and regulations or the terms, covenants or conditions in any other lease as against any other resident, and the Landlord shall not be liable to you for violation of any rule or regulation by any other resident, its employees, agents, visitors, invitees, subtenants or licensees; provided, however, that all rules and regulations shall be enforced in a consistent and non-discriminatory manner.

Amenities

22. Any fitness center facilities, pool, business center and/or movie theater facilities (collectively, the "Amenities") made available by the Landlord are for the common use of all residents at the Building. Any such Amenities shall be provided as an accommodation only and the Landlord reserves the right to change, remove, replace and/or discontinue any particular Amenities. Use of any such Amenities shall be at your sole risk and, unless otherwise provided by law, you hereby release the



Landlord, and agree that the Landlord shall not be responsible or liable for, any personal injury, death, damage or loss arising from your use of any Amenities. You agree to abide by all rules and regulations and safety procedures relating to the use of the Amenities. The term "fitness center facilities" means any health club/exercise area, pool, spa and similar facility.

Notice of Floodplain

23. Your building may be located in a 100-year floodplain. If so, flood insurance is available for your personal property.

Brownfields Program

24. Your building may have been developed under the State of Delaware's Brownfields Program, which seeks to rehabilitate contaminated land. If so, the site is subject to a Remedial Action Work Plan approved and monitored by the Delaware Department of Natural Resources and Environmental Control which requires, among other things, that the soil on the site be "capped" in order to protect the public from any potential health hazards.

Miscellaneous

25. (a) The conditions and agreements in this Lease are binding on and are legally enforceable against the parties hereto and their respective heirs, personal representatives, executors, administrators, successors and assigns. The Landlord reserves the right to appoint one or more agents and/or building managers to perform all or any of the Landlord's obligations and agreements hereunder. When acting in such capacity, references in this Lease to the Landlord shall be deemed to include the Landlord's agents and building managers.

(b) You shall not keep pets of any kind in the Apartment unless the Landlord has given you written permission. A Pet Addendum must be executed by you and the Landlord and you will be required to pay a pet deposit to the Landlord.

(c) If you authorize the Landlord to accept delivery of any package on your behalf, the Landlord agrees to do so merely as an accommodation to you. Notwithstanding such authorization, the Landlord shall not be obligated to accept any package on your behalf and shall be entitled to refuse to accept delivery of any package. You hereby release the Landlord, and agree that the Landlord shall not be responsible or liable for, any damage to, loss arising from or theft of any package accepted by the Landlord on your behalf.

(d) You shall have the right to use, in common with others, all hallways, corridors, entrances and exists, stairwells, elevators, lobbies and other common areas and facilities of the Building designated by the Landlord for common use by the residents of the Building.

(e) You are responsible for any and all damages resulting from smoking on the Apartment. You acknowledge that smoking is not permitted in the public areas of the Building.

(f) It shall be your responsibility to (i) check any smoke detectors in the Apartment periodically during the term of this Lease, (ii) replace batteries as necessary to keep the smoke detectors in proper working condition and (iii) report any malfunctions of the smoke detectors to the Landlord in writing. The Landlord assumes no responsibility or liability resulting from any non-reported malfunctions to or your misuse of or failure to maintain the smoke detectors that results in injury or damage to persons or to the Apartment.

(g) This Lease is and shall remain subject and subordinate to all mortgages now or hereafter affecting the Building. This provision shall be self-operative, but you agree, upon demand of the Landlord, to execute any instrument requested by the Landlord to evidence such subordination.

(h) The paragraph headings appearing in this Lease have been inserted for the purpose of convenience and they do not purport to and shall not be deemed to define, limit or extend the scope or intent of the paragraphs to which they pertain.

(i) You acknowledge that the statements and representations made in your rental application (if any) are true and complete; that such statements have induced the Landlord to enter into this Lease; that they are deemed a part of this Lease; and that the falsity or incompleteness of any of them shall constitute a material breach hereof and entitle the Landlord 1) to the same relief as a breach of any other covenant or condition contained herein, or 2) to immediately terminate the lease upon written notice to you.

(j) The Landlord shall not be liable to you or responsible for any failure to furnish any service or to perform its agreements under this Lease where such failure arises from events of force majeure, including, without limitation, strikes, riots, acts of God, terrorism, shortages of labor or materials, acts of third parties, war, laws, regulations or restrictions or any other causes of any kind whatsoever which are beyond the reasonable control of the Landlord.

(k) This Lease, and all addenda related to this Lease, contain the final and entire agreement between the parties hereto and neither they nor their agents shall be bound by any terms, conditions, statements, warranties, or representations, oral or written not herein contained. By executing this Lease, you acknowledge receipt of a copy of this Lease.

(l) Any provision of this Lease that shall be prohibited or unenforceable in any jurisdiction or with respect to any person shall, as to such jurisdiction or person, be ineffective only to the extent of such prohibition or unenforceability, without invalidating the remaining provisions hereof, and any such prohibition or unenforceability shall not invalidate or render unenforceable such provision in any other jurisdiction or, as the case may be, with respect to any other person. To the extent permitted by applicable law, the parties hereto hereby waive any law that renders any provision hereof prohibited or unenforceable in any respect.

(m) All of your agreements and obligations in this Lease that cannot reasonably be ascertained as having been observed or performed at the time of termination of this Lease shall survive and be enforceable against you following termination.

(n) Time is of the essence with respect to all of your agreements and obligations hereunder.



(o) This Lease and all issues arising hereunder shall be governed by the laws of the State of Delaware.
(p) Notice. All demands, approvals, consents or notices shall be in writing and delivered by email, hand or sent by certificate of mailing, or sent by overnight or same day courier service at the party's respective Notice Address(es) set forth in Section 1. Each notice shall be deemed to have been received on the earlier to occur of actual delivery or the date on which delivery is refused, or, if Tenant has vacated the Premises or any other Notice Address without providing a new Notice Address, 3 days after notice is deposited in the U.S. mail or with a courier service in the manner described above. Either party may, at any time, change its Notice Address (other than to a post office box address) by giving the other party written notice of the new address.

IN WITNESS WHEREOF, the Landlord and the Resident have each duly executed this Lease as of the Effective Date set forth above in the Lease Summary.

LANDLORD: 811 Market -
811 Market LLC

By: _____
Authorized Signatory

RESIDENT: **ALL OCCUPANTS 18 YEARS AND OLDER
MUST SIGN THIS LEASE**

Name: _____

Name: _____

By executing this Lease, Resident acknowledges that Resident has received a copy of the summary of the Delaware Landlord-Tenant Code prepared by the Consumer Protection Unit of the Delaware Attorney General's Office.



RULES AND REGULATIONS ADDENDUM

1. Resident shall not in any way obstruct the entry passages, corridors, hallways, lobby or stairways, or use the same in any other way than as a means of passage.
2. Resident shall not install or display any sign, placard, picture, advertisement, name or notice on any part of the exterior or interior common areas of the Building.
3. The Landlord shall retain the right to control and prevent access to the Building of all persons whose presence in the reasonable judgment of the Landlord would be prejudicial to the safety, character, reputation and interests of the Building and its residents.
4. Resident shall not make or permit conduct in or around the Building which is illegal, causes a public nuisance or violates any state law or local ordinance, interferes with the quiet enjoyment of the Apartment of other residents, or could result in the risk of physical injury to others.
5. Resident shall use the laundry facilities, if any, only at such times as designated by the Landlord. Resident shall not allow clothing to air-dry outside of the Apartment.
6. The Landlord shall have the right to designate the times and manner of Resident's move in to and out of the Building. All damage done to the Building by moving shall be repaired at Resident's expense. Resident shall remove all packing boxes and containers from the Apartment and Building. Resident must load and unload its property from the streets, cartways or parking areas. Moving trucks and vans are not permitted onto sidewalk areas.
7. Resident shall not use any method of heating or air-conditioning other than that supplied by the Landlord. Resident shall cooperate fully with the Landlord to assure the most effective operation of the Building's heating and air-conditioning systems.
8. Resident shall not use or keep any kerosene, gasoline or other flammable or combustible fluid or material in the Apartment. Resident shall not permit the Apartment to be used in a manner that is offensive or objectionable to the Landlord or other occupants of the Building by reason of noise, odor or vibrations.
9. The Landlord reserves the right, exercisable without notice and without liability to Resident, to change the name and street address of the Building.
10. Resident shall not install any radio or television antenna (including satellite dishes and similar devices), loudspeaker or other device on the roof or exterior walls of the Building. Resident shall not hang or install any window coverings other than white-backed curtains or white louvered blinds or shutters.
11. Other than for reasonable and customary decorating, Resident shall not mark, drive nails, screw or drill into the woodwork or plaster or in any way deface the Apartment or any part thereof. The Landlord reserves the right to direct electricians as to where and how telephone wires are to be introduced to the Apartment. Resident shall not cut or bore holes for wires. Resident shall not affix any floor covering to the floor of the Apartment in any manner except as approved by the Landlord. Resident shall repair any damage resulting from noncompliance with this rule.
12. Resident shall not be permitted to remove any screens, windows, storm windows or doors and shall be responsible for any damage resulting from such removal.
13. Resident shall comply with all safety fire protection and evacuation procedures and regulations established by the Landlord or any governmental agency. Resident shall be responsible for the proper use of smoke detectors, fire extinguishers and sprinkler systems and all damage to or missing parts of the foregoing equipment shall be assessed against Resident.
14. Resident assumes any and all responsibility for protecting the Apartment from theft, robbery and pilferage.
15. Resident shall not cause or permit any unusual or objectionable odors to be produced upon, permeate through, or to issue out of the Apartment; Resident shall not permit any part of the Apartment to be used for the purpose of gambling or for any illegal, immoral or improper purpose; Resident shall not allow anything to be thrown out of the window or doors or down the passages of the Building.
16. Resident shall store all its trash and garbage within the Apartment and shall not place in any trash receptacle any material which cannot be disposed of in the ordinary and customary manner of trash and garbage disposal.
17. The Landlord shall furnish Resident with a suitable number of keys, access cards or electronic security passes for the Apartment. The Landlord may charge an additional amount, to be determined by the Landlord from time to time, for any additional keys, cards or passes requested by resident. Resident shall not alter any lock or install a new additional lock or bolt on the entrance door of its Apartment without written consent of the Landlord. Resident, upon the termination of its tenancy, shall deliver to the Landlord the keys, cards and/or passes which have been furnished to Resident, and in the event of loss of any keys, cards or passes so furnished, shall pay the Landlord therefore.
18. The toilets, wash bowls, sinks and other apparatus shall not be used for any purpose other than that for which they were constructed. The expense of any breakage, stoppage or damage resulting from the violation of this rule shall be borne by Resident.
19. Smoking of any kind is prohibited in the building including all Common Areas.
20. The requirements of Resident will be attended to only upon written application to the office of the Building Manager by



an authorized individual.

- 21. Resident shall not throw or shake or hang from any window or door any carpet, clothing or other articles, or sweep dirt or refuse from the Apartment into any entranceway or common area.
- 22. Resident shall not be permitted to bring hot tubs, water beds, fish tanks in excess of 50 gallons, weight lifting equipment or large appliances into the Apartment without the Landlord's prior written consent.
- 23. Canvassing, soliciting and distribution of handbills or any other written material from third parties and peddling in the Building are prohibited and each resident shall cooperate to prevent same.
- 24. Resident shall not cause or permit any person to wash, clean, polish or make any repairs to any motor vehicle in the parking or in any other area belonging or adjacent to the building.
- 25. These Rules and Regulations are in addition to, and shall not be construed to in any way modify or amend, in whole or in part, the terms, covenants, agreements and conditions of any lease in the Building. In the event of a conflict between the provisions contained in the Lease and these Rules and Regulations the provisions of the Lease shall prevail.
- 26. The Landlord reserves the right to make such other and reasonable Rules and Regulations as, in its judgment, may from time to time be needed for safety and security, for care and cleanliness of the Building and for the preservation of good order therein. Resident agrees to abide by all such Rules and Regulations hereinabove stated and any additional rules and regulations.
- 27. Resident shall be responsible for the observance of all of the foregoing rules by Resident's family members, guests, invitees, agents, servants and licensees.

By executing the Lease, you acknowledge that you have read and understand the foregoing Rules and Regulations and agree that any violation thereof shall entitle the Landlord to terminate the Lease.

Resident: _____

Date

Resident: _____

Date

