



(Continued)

4. Lessee acknowledges receipt of the condominium association/apartment building rules and regulations and further understands and agrees to abide by all of the rules and regulations. Lessee will be responsible for any fees levied against the unit due to breaching these rules and regulations. Tenant will be provided with two sets of keys and will be responsible for the cost associated with replacing missing keys throughout tenancy. If all keys are not returned at end of lease a \$25.00 fee per key will be deducted from the security deposit. If another occupant, concierge and/or trustee of said building submit a complaint to Lessor i.e. excessive noise/party/health issues etc., Lessor will instruct occupant, concierge and/or trustee of said building to contact the local authorities. If said condominium association deems fireplace(s) unsafe or unusable, Lessee will cease using fireplace(s) and will have no further recourse. Lessee hereby agrees to use only manufactured logs not actual wood. Some condominium associations require written approval from trustee of the association in order for Lessee to have a pet in the apartment. Lessee also understands and agrees that one pet named “?” (BREED, DIMENSIONS AND DESCRIPTION) will reside in unit, but that no other pets, cats, dogs, fish, reptiles or birds are allowed without written permission from Lessor. If said pet damages or soils unit, Lessee will be responsible for the retail cost to repair and/or replace said damages by a licensed contractor of the Lessor’s choice as well as any “loss of use” due to the unit being vacant to perform said repairs. If said condominium board votes to have pet removed due to i.e. excessive barking, odor, safety, security and/or common area related issues etc., Lessee hereby understands and agrees to remove aforementioned pet in a timely fashion. Should Lessee choose not to remain in unit, Lessee hereby understands and agrees to continue being financially responsible for the rent as well as paying an additional rental fee equal to one month's rent in order to secure a credit worthy replacement Tenant approved by Lessor. This property is a non-smoking apartment. In other words, if any of these rules are an issue for you, please do not sign this lease!

5. This property is being rented “as is” and “as shown” other than the following approved repairs: (description of approved repairs). Please note that excessive damage to unit (such as abundant and numerous picture holes, wall treatments, damage to hardwood floors or carpeting) will not be considered “normal wear and tear”. Lessee understands and agrees to the following repair policy: In case of emergency please contact the appropriate authorities! Any and all repair issues should then be reported to the Lessor's Agent during normal business hours Mon-Fri 9-5pm. Lessor's Agent shall direct Lessee to an approved service provider i.e. contractor, plumber, electrician, hvac company, etc. Lessee is to then contact said approved service provider and schedule a service date and time when the lessee can allow the vendor access. Lessee is to have approved service provider contact Lessor's Agent at the time of the initial appointment via cell: (617) 283-5044 with the diagnosis and estimated repair costs. Once Lessor approves repair(s), Lessee is to have the approved service provider repair said issue on the spot if possible, or if necessary to reschedule an appointment with approved service provider. The Lessor will arrange payment for all repairs."

6. Lessor will deliver said unit left “broom clean” not professionally cleaned; meaning empty of possessions, debris and entire unit swept clean prior to occupancy. In turn, Lessee agrees to have the unit left “broom clean” meaning empty of possessions, debris and entire unit swept clean prior to vacating said property no later than 6:00 pm on the aforementioned expiration date and/or extension date. If the unit is not "broom clean" prior to vacating, Lessor will deduct a minimum of \$250.00 from Lessor's security deposit in order to have said unit "broom cleaned" for the next Tenant. Lessee hereby understands and agrees to discuss any and all future improvements, repairs, paint etc. and obtain written permission from Lessor prior to any modifications to the property as these changes will become the property of the Lessor.

7. Lessee understands and agrees to apprise Lessor’s agent 90 days prior to termination of lease to discuss renewal of said lease. If requested by Lessor, agent shall prepare a one page “Lease Extension” at that time at no additional cost to either party. If Lessor and/or Lessee choose not to renew said lease by said date, Lessee hereby understands and agrees to afford Lessor's Agents access to aforementioned property for showings the last 75 days of tenancy. Showings will be afforded to Lessor’s Agent Monday through Friday 10:00 AM to 6:00 PM and Saturdays 12:00 PM to 3:00 PM with a twenty-four hour notice via email on record (see below). All open houses will be scheduled with tenant five days in advance. If Lessor sells aforementioned property to Lessee, Lessor will pay 3% of selling price to agent as compensation for “procuring cause” upon closing of said property.

\*\*\*In Case of Emergency Contact for Tenant(s): \_\_\_\_\_

|                 |                          |       |           |                 |       |
|-----------------|--------------------------|-------|-----------|-----------------|-------|
| _____           | _____                    | _____ | _____     | _____           | _____ |
| Lessor?         | email on record          | Date  | Lessor?   | email on record | Date  |
| _____           | _____                    | _____ | _____     | _____           | _____ |
| Lessee?         | email on record          | Date  | Cosigner? | email on record | Date  |
| _____           | <u>Rich@RichHaen.com</u> | _____ |           |                 |       |
| Rich Haen-Agent | email on record          | Date  |           |                 |       |