

Husky Villas LLC

1200 Westlake Ave N, Suite 310 • Seattle, WA 98109

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1. Residency and Financials

1.1 PARTIES AND OCCUPANTS

This Lease Contract is between you, the undersigned resident(s) Harsh Arora, Anurag Jain, Akshat Kedar, Shivang Gupta and Husky Villas . You've agreed to rent

4259 8th Ave NE
7
Seattle, WA 98105

for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner/agent listed.

The apartment will be occupied exclusively by the resident(s) listed above. The Owner/Agent must approve unauthorized occupants living in the premises for longer than 7 consecutive days or more than 14 days, consecutive or not, in any 12 month period. Failure of additional residents to execute a Lease Agreement shall constitute a breach of this Apartment Lease Agreement. A guest staying over 7 consecutive days or more than 14 days, consecutive or not, in any 12 month period will be considered an unauthorized resident. Receipt of mail at the apartment by any person not listed on this agreement shall be deemed to be proof of occupancy by that person.

1.2 LEASE DURATION

The terms of this tenancy shall commence on 09/04/2017 and end on 08/20/2018 , and thereafter, shall be month-to-month on the same terms and conditions as stated herein, save any changes made pursuant to law, until terminated. If Landlord is unable to deliver the premises on the commencement day, the rent shall abate on a daily basis for any full day that possession of the premises are not delivered to Tenant. If, after seven (7) calendar days, Landlord is not able to deliver possession of the premises to Tenant, either party may cancel this Lease and the only damages allowed shall be a refund of all monies paid, less screening fees, under this Lease. Landlord shall not be liable for any consequential damages.

1.3 RENTS, FEES AND SECURITY DEPOSIT

Prior to move in you will have paid the following on-time charges:

You agree to pay the sum of \$2,000.00 as a Security Deposit for the performance of your obligations hereunder. This deposit does not limit our rights or your obligations. We shall have the right to proceed against you to recover costs for cleaning, painting, or repairs to the property and replacement of lost or missing property for which you are responsible, which exceed the amount of Security Deposit and/or Cleaning Fee, together with reasonable attorney's fees and charges incurred in collection of said costs, as provided by law. You agree the sum shall be deposited by Agent or Owner in the Owner's trust account with Bank of America whose address is 1600 Eastlake Avenue East, Seattle, WA 98102, or such other depository as the Owner or his/her successor may identify to the Lessee.

You agree to pay the following charges online via the tenant portal each month:

Rent Income	\$2,250.00
Utility Income	\$200.00
Total:	\$2,450.00

Prior to move in you will have paid the following charges/prorated charges, which ever is applicable:

Every month thereafter, you must pay your rent in advance or before the 1st day of each month with 5 days grace period. The following late fees will apply for payments made after the grace period: A \$25.00 Notice Fee will be charged for any/all notices served for failure to comply with lease.

Base late fee: \$50.00
Daily late fee: \$5.00

Property operations are 100% online and it is not possible to process paper checks on site. To compensate for our additional cost and effort related to handling and processing paper checks, a \$20 paper check fee will be charged each month you pay any amounts to us via paper check. Cash will not be an acceptable form of payment. Personal checks will not be accepted if you have had a personal check(s) returned by your bank. After the compliance period of any notice to pay or vacate or comply or vacate for a non-rent amount due, we reserve the right to disable your ability to pay online if we choose not to accept any late payments.

A charge of \$50 will apply for every returned check or rejected electronic payment plus the amount of any fees charged to the us by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized.

Resident is expected to remain a Resident for the the entire term specified in the Lease. If Resident fails to do so, Resident will be responsible to Landlord for all damages provided by law, including (but not limited to) rent due through the end of the contract term, minus rents paid by a replacement resident (if any). This amount will vary depending upon how long it takes Landlord to find a replacement resident and cannot be determined in advance of move-out as it is typically impossible to estimate.

To avoid this uncertainty, Resident may choose to exercise an Early Termination Option. Resident understands and acknowledges the Landlord is not legally obligated to allow early termination of the Lease unless provided for pursuant to statutory or common law. Moreover, any agreement for Early Termination of Leases shall constitute an informal resolution of Resident's claim for the anticipatory or actual breach of the Lease in consideration for the conditions set forth below which Resident must deliver to Landlord:

1. A written notice stating that Resident has elected to exercise the Early Termination Option, and a termination date that is at least 20 days from the date of the notice;
2. An early termination option payment of 2 month's rent.
3. A payment for any and all concessions that Resident has received through the termination date; and
4. Payment of rent and other amounts due through the new Lease end date.

Payment of the early termination payment and repayment of concessions is required with delivery of the early termination option notice. The new Lease end date will be the date specified in the notice. Exercise of the Early Termination Option will affect only Resident's rent obligations after the new Lease end date. Resident must comply with all other Lease obligations. Resident shall not be entitled to any refund of the early termination payment no matter when Landlord is able to re-rent the unit.

The notice will not move the Lease end date forward if:

1. Resident is in default under the Lease at the time that Resident gives notice of Resident's exercise of the option;
2. Resident provides the notice unaccompanied by the Early Termination Option payment; or
3. Resident does not properly exercise the Early Termination Option by following the procedures specified above, but vacates the Unit before the end date specified in the Lease.

We may charge reasonable fees to compensate for losses, damages, or any other reasonable costs incurred by Owner due to your actions or negligence.

Any and all interest accrued during the term of this lease contract from Landlord's deposit in trust account of your security deposit is payable to us.

We may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract.

1.4 UTILITIES

We'll pay for water, sewer, and garbage (and you will reimburse us as described above). You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. We do not guarantee or warrant that there will be no interruption of utility service. You shall contact the utility service provider in the event of an interruption of service. If your electricity is ever interrupted, you must use only battery-operated lighting.

1.5 INSURANCE

We do not maintain insurance to cover your personal belongings or personal injury. You assume all liability for personal injury, property damage or loss, and insurable risk. We urge you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like. You hereby acknowledge that you are not a co-insured or beneficiary of any fire or structural insurance maintained by the owner or management company.

1.6 KEYS AND LOCKS

You will be provided the keys, access codes, and/or remote controls required to access your residence and parking areas. You will be liable for the entire cost of all key, lock, and remote control replacements. You shall not change the locks or add a deadbolt lock without our written consent.

All keys and remotes must be returned to us when you vacate the unit. You will be charged for the cost of any items not returned.

We certify that all door locks to said apartment unit have been replaced or re-keyed.

By initialing below, you acknowledge and agree to the terms in Section 1.

X <u>AGK</u>	X <u>SHJU</u>	X <u>AJ</u>	X <u>HA</u>
Akshat Kedar	Shivang Gupta	Anurag Jain	Harsh Arora

2. Policies and Procedures

2.1 COMMUNITY RULES

You and all guests and occupants must comply with all written community rules and policies, including instructions for care of our property. All rules are considered part of this Lease Contract, which may be terminated for non-compliance. We may make reasonable changes to written rules, effective immediately, if distributed and applicable to all units in the community.

Current Rules:

1. Quiet hours are from 10:00 pm to 8:00 am daily. Please refrain from doing laundry, running the dishwasher, vacuuming or any other activity that may disturb your neighbors during quiet hours. Musical instruments, radios, television sets, record players, etc., shall be played only during reasonable hours and at a conversational level.
2. Noise of any kind should be maintained to a level which stays within the walls of the apartment.
3. Window coverings may be provided in your apartment. Changing window coverings is prohibited without prior written consent of management.
4. Storage of personal items is limited to your apartment or designated storage areas. Common area breezeways, hallways and stairwells are to remain free from personal items. Decks and patios are for patio furniture, planters and barbecues. Not storage areas. Barbecues must be kept away from the building to avoid damaging the building siding. When using a portable grill or hibachi, it must be placed on a pedestal that is inflammable. Charcoal barbecues and lighter fluid are not permitted. Bikes and other equipment are not allowed on decks or patios.
5. Parking areas are for Resident's vehicles only. Guests must park in designated "Guest/Visitor Parking Spaces." All Resident vehicles must be registered with the apartment rental office. Illegally parked vehicles will be towed at owner's expense. Vehicles will be towed if their car alarm has been activated and the owner does not immediately respond.
6. All Recreational vehicles, trailers, boats, camper shells, etc. must be parked in areas designated for R.V. parking. If there is no R.V. parking available at your community then parking these vehicles on property is not permitted.
7. Outdoor activities are restricted to designated recreation areas. Outdoor activities are not allowed in common hallways, stairwells, elevators, parking areas, landscaped areas, laundry facilities, etc. This includes but is not limited to roller blading, skating, skate boarding and biking.
8. No satellite dishes, wires, aerials, clothes lines, wind chimes, antennas for radio or television, etc., for shall be installed on the roof, decks, or other parts of the building or premise without written permission of the Owner or Agent.
9. No signs of any kind shall be posted in or about the apartment property without prior written consent of the Landlord.
10. All maintenance requests must be in writing to the Landlord. All defects or potential defects must be reported to Landlord. Resident is responsible for any damage caused by Resident's failure to notify Landlord of defect as soon as is reasonably possible. All leaky faucets, toilets, broken windows, wet areas on walls or floors, or water intrusion of any kind, or other defects must be reported promptly to Landlord. Failure to report such problems could make the Resident liable for additional damages.
11. Resident acknowledges and accepts responsibility for maintaining the smoke/carbon monoxide detectors within their residence. Monthly testing is recommended to ensure that the detector is working. Resident must immediately notify Landlord of any non-operating smoke/carbon monoxide detectors.
12. Wallpapering, painting, staining, etc. of premises is prohibited. If nails, hooks, screws, tacks, etc. are to be used to affix anything to walls, Resident will be charged for all damages upon vacating the apartment.

13. All trash must be put in the proper receptacles, which are provided. Garbage should be bagged in plastic, separated from recyclables and all boxes broken down. Within City of Seattle, recycling is mandated. Any Resident found to be throwing recyclable materials into garbage will be charged fines levied against the community.
14. Sinks, garbage disposals, dishwashers, toilets, laundry machines and tubs are to be used only for the purposes for which they were intended. Wash and rinse dishes before placing them in the dishwasher. Use ONLY non-abrasive cleaning supplies (sprays and foams) for cleaning. Do not put banana peels, coffee grounds, spaghetti, artichoke leaves, corn stalks, celery, bones, fat, grease, glass, or like items down your disposal. Any blockages or damage caused by the Resident will be charged to the Resident.
15. Laundry facilities, whether in separate buildings or in individual apartments, shall be used for the sole purpose of washing and drying the usual personal and household articles. Cleaning of flammable materials or dyeing of clothes in washing machines is prohibited. Laundry room hours are posted. Please remove all clothes from machines promptly.
16. It is in violation of Washington State Law for Resident to harass any other resident, occupant or the guest of a resident on the basis of sex, marital status, race, creed, color, religion, national origin, sexual orientation or the presence of any sensory, mental or physical disability. If Resident becomes aware of any violation of these rules by any other resident, he or she should notify the Landlord in writing. It is against the policy of the Property Owner and Agent for Resident Manager to touch, seek sexual favors or engage in lewd conduct or language toward any Resident. Any such actions or unwelcome advances should be reported immediately to the Property Owner or Agent.
17. Residents are responsible for the actions and conduct of their guests at all times. Any person in the unit, with or without the Tenant's knowledge, including but not limited to invitees of guests or other invitees, shall be deemed to be guests for purposes of this agreement. Residents shall be responsible for their guests' compliance with all rules and regulations and will be held liable for any damage caused by guests. The activities of guests could lead to the termination of tenancy. Landlord specifically reserves the right to prohibit certain persons from the premises, and to require residents to take all reasonable steps to enforce that trespass notice.
18. Personal window-mounted air conditioner units are not allowed.
19. Residents shall not engage in any activity that violates any local, state or federal law, including but not limited to any drug laws, and shall not engage in any behavior that is or could be construed as the commission of waste, and shall not permit or maintain a nuisance (as defined by RCW 7.48.120 or RCW 59.18)
20. Washing of cars is prohibited.
21. **SMOKING IS NOT ALLOWED ON THE PREMISES. The term "smoking" means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, e-cig or vaping machine/device, hooka, or other tobacco product or similar lighted product in any manner or in any form, including marijuana.**
22. Installation of contact paper in drawers or in cabinets, or use decals on appliances, cabinets, mirrors or doors is prohibited.
23. Any odors offensive to other residents shall be a violation of due regard to the peace, comfort and quiet enjoyment of other residents in the building.
24. No climbing or playing on balconies, stairways, carports or entries will be permitted.
25. Defacing, marring or damage to the property will not be tolerated. You will be responsible for any costs involved.
26. No playing on or around garbage dumpsters, parking or carport areas will be tolerated.
27. **DO NOT** put Liquid Plumber or Drano down your drains - it can harm the pipes. Contact the Resident Manager if you have any plugged up drains.
28. The laundry and its facilities shall be used only for washing and drying of the usual personal and household articles. No cleaning with flammable materials or dyeing of clothes in washing machines will be permitted
29. Plumbing, electrical, appliance or glass repairs due to your (or your guests) neglect, misuse or accident will be repaired at your cost.
30. All wet garbage shall be wrapped in plastic bags, and boxes shall be crushed before placing in the garbage containers. All plastic garbage sacks must be tied shut.
31. No Levelor blinds, awnings, draw shades or non-conforming curtains or drapes shall be installed on exterior windows without the written permission of the Owner or Agent.
32. Roof access is strictly prohibited except in case of an emergency.
33. No signs or placards shall be posed in or about the apartment building without written permission of the Owner or Agent.
34. Fireworks and like kind items are not allowed under any circumstance on the property. Violators are subject to a \$250 fine at our sole discretion.

2.2 RESIDENT SAFETY AND PROPERTY LOSS

You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors, keyed deadbolt locks, key less deadbolts, window latches, and other security or safety devices. You agree to make every effort to abide by the rules and guidelines in this Lease Contact.

Casualty Loss. We're not liable to any resident, guest, occupant or any other person for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law. IT IS **STRONGLY RECOMMENDED** THAT LESSEE OBTAIN HIS/HER/THEIR OWN INSURANCE POLICY TO PROTECT THEIR PERSONAL POSSESSIONS. A RENTERS POLICY IS AVAILABLE THROUGH MANY INSURANCE COMPANIES. LESSEE ACKNOWLEDGES THAT ANY INSURANCE CARRIED BY THE LESSOR DOES NOT EXTEND TO THE BENEFIT OF THE LESSEE.

Smoke Detectors. The Unit is equipped with smoke/carbon monoxide detectors, which are Hard Wired () or Battery Operated (X), in accordance with state or local government regulations. You acknowledge that they you have inspected the smoke/carbon monoxide detectors in the Apartment and that it is operable and in good condition at the commencement of occupancy. Washington law provides that it is the your responsibility to maintain the smoke/carbon monoxide detectors, including batteries, and that the you test the smoke/carbon monoxide detectors once a month. The fine for failing to maintain the smoke/carbon monoxide detectors is **\$50.00** up to a maximum of **\$200.00**. You must immediately report smoke/carbon monoxide detectors malfunctions to us. Neither you nor others may disable smoke/carbon monoxide detectors. You will be liable to others and us for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling or damaging the smoke/carbon monoxide detectors or from your failure to replace a dead battery or report malfunctions to us. Failure to maintain the smoke/carbon monoxide detectors is also grounds for termination of tenancy.

1. The property () does, (X) does not have a fire sprinkler system
2. The property () does, (X) does not have a fire alarm system.
3. The property (X) does, () does not have a smoking policy.
4. The property () does, (X) does not have an emergency notification plan for its occupants.
5. The property () does, (X) does not have an emergency relocation plan.
6. The property () does, (X) does not have an emergency evacuation plan.

Safety and Crime Free. You or any guest or resident under your control, should not engage in any criminal activity in your unit or community. RESIDENT HEREBY ACKNOWLEDGES THAT COMMITTING A CRIME SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THIS AGREEMENT AND JUST CAUSE FOR TERMINATION. Proof of violation shall not require criminal conviction but shall be at the reasonable discretion of property management based on a preponderance of the evidence.

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911 or call emergency personnel. You should then contact our representative. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes.

2.3 PARKING (IF APPLICABLE)

Approved Vehicle(s)

You agree to park only the above vehicle(s) on the property, and that you do so at your own risk. We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. Vehicles are prohibited from parking on the premises if they are inoperable, have no current license, take up more than one parking space, are parked in a marked handicap space without proper handicap insignia, block other vehicles from existing, are parked in a space not dedicated to parking, including, but not limited to, grass, sidewalks, patio, and fire lanes. Parking is provided on a month to month basis for a term of one month, with the first month's rent payable upon acceptance and signing of this agreement. You or we may terminate the paid parking component of this agreement with 20 days written notice prior to the end of any monthly rental period.

You agree to maintain the space and return it in the same condition you received it and to pay for costs associated with the cleaning and repair of damages resulting from your use.

Vehicles with oil leaks are not permitted.

Vehicle maintenance and washing is not permitted on the property.

Vehicles left unattended and/or not moved for more than five calendar days will be considered abandoned and are subject to immediate tow. Vehicles that are improperly parked, inoperable (including flat tires, broken windows and in need of visible repairs), expired plates, expired inspection sticker, or unlicensed may be towed away at the expense of the vehicle's owner. If you anticipate being away for an extended period of time, please notify management in writing prior to departure.

No Recreational vehicles, trailers, boats, camper shells, etc. are permitted; unless the property has a designated area.

Parking areas and vehicles are not to be used for storage.

Vehicles may be towed at owner's expense if their car alarm has been activated and the owner does not immediately respond.

We may choose to issue parking permits to authorized vehicles. Parking permits must be placed on front windshield lower left corner at all times to avoid your vehicle from being towed at owner's expense.

Guests staying overnight must register their vehicles with management.

Parking in unauthorized covered parking and in fire zones will be towed immediately at owner's expense.

You may not make any physical alteration to the space without the prior written consent from us.

2.4 PETS (IF APPLICABLE)

Approved Pet(s)

You are allowed to keep only the approved pets above, and only if you comply with the policies and rules. You must remove an illegal animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. We will authorize a service animal for a disabled person. We may require a written statement from a qualified professional, verifying the need for the service animal.

\$1,000.00 fee will be charged for each unauthorized pet.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for defleaing, deodorizing, and shampooing.

The following dog breeds are not allowed: Pit Bull, Rottweiler, Shar Pei, Bull Dog, Chow, Akita, Doberman, Presa Canarios, Wolf Hybrid, German Shepherd, or any dog that the Landlord believes, in its sole discretion, is a cross breed of or related to any of the above.

In the event of a disagreement between Landlord & Resident in regard to the breed, the Landlord shall have the right to require that resident provide written evidence from a licensed veterinarian or the American Kennel Club certifying the breed and/or cross breed is not related to the prohibited breeds.

Reptiles, exotic pets and inherently dangerous pets are not allowed.

Dogs must be at least ONE year old.

You will be strictly liable for any and all damages and liability arising out of the Pet's behavior and shall indemnify and hold harmless the owner of the Property and the property manager from all costs of litigation and attorney's fees resulting from such behavior or damages and liability.

Permission is given for the Pet described above and does not extend to any other animal or offspring of the Pet.

Pet must be kept inside the Apartment, on a leash, or carried at all times. Pet may not be tied to buildings, fences or anywhere in the common area of the Property.

Pets may not defecate or urinate in the common area of the Property. Pets must not soil or damage gardens, shrubbery, plants, walkways, driveways, or carpets in or out of the Apartment. A clean-up fee of \$50.00 may be charged each and every time if Resident fails to clean up after the pet.

Resident agrees to accept responsibility for any damages caused by the pet to the Apartment contents (interior or exterior) or other persons or their Property. Payment for damages will be due and payable immediately.

No food or water dishes may be left outside of the Apartment.

Excessive barking that is a nuisance to other residents will not be tolerated, and which you may be fined for by the local Animal Control Services or required to remove the animal.

Violations of these rules are just cause for eviction. If a pet becomes a problem, in the sole opinion of the Landlord, Landlord reserves the right to require that a pet be removed from the property. Once a pet has been removed from the property, the pet deposit shall not be returned until the termination of the tenancy. No pets are allowed to visit the property and no "pet-sitting" shall be allowed.

There may be an additional charge assessed upon your move-out to fumigate and/or deodorize the Apartment.

Proper disposal of cat litter (securely bagged) shall be done on a frequent basis.

Resident warrants that the pet is housebroken. Resident further warrants that the pet has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc. Resident further warrants that the Pet has no vicious history or tendencies.

Resident agrees to keep the Pet registered in accordance with local laws and requirements. Resident agrees to immunize the Pet in accordance with local laws and requirements. Abused or poorly cared for pets, as well as those left alone for more than 24 hours, may be reported to the appropriate local authority.

If you or any guest or occupant violates these rules (with or without your knowledge), you'll be subject to an unauthorized pet fee of \$1000, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for de-fleaing, deodorizing, shampooing and any other costs that in our sole but reasonable discretion are attributable to the pet.

By initialing below, you acknowledge and agree to the terms in Section 2.

X SHJU X AJ X HA X AGK
Shivang Gupta Anurag Jain Harsh Arora Akshat Kedar

3. Responsibilities

3.1 CONDITION OF THE PREMISES AND ALTERATIONS

You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You shall maintain the premises in good, clean and tenantable condition throughout the tenancy. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices. You may not paint or make any permanent alteration without our written consent.

YOU UNDERSTAND AND AGREE THAT YOU ARE RESPONSIBLE FOR AND WILL BE HELD LIABLE FOR ALL DAMAGES IN EXCESS OF NORMAL WEAR AND TEAR.

3.2 REQUESTS, REPAIRS, MALFUNCTIONS

You shall report any damage or problem immediately upon discovery or you may be held responsible for the cost. Our complying with or responding to any oral request regarding security or nonsecurity matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to the property, or your health, or safety. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work.

3.3 RIGHT OF ENTRY AND INSPECTIONS

We have the right to enter the premises at all reasonable hours, with proper notice, for the purpose of inspection, responding to your request, making repairs and/or preventative maintenance, pest control, showing to prospective residents, buyers, loan officers or insurance agents, and for any emergency situations that may arise. We shall, whenever practicable, give the you notice twenty-four (24) hours prior to showing the apartment, or forty-eight (48) hours prior to doing a repair in the apartment, as required under RCW 59.18.150. You agree that in case of an emergency or abandonment we may enter the apartment without your consent.

3.4 LOCK-OUTS

We have the right to exercise a "lock-out" fee, payable upon entry, if you lose your keys or lock yourself out of the apartment. Charges will be \$100.00 from 9:00 a.m. to 5:00 p.m., and at all other hours you agree to engage a licensed locksmith at your sole expense, and are required to notify management immediately.

3.5 DUMPING

The capacity of the garbage collection is limited. Any trash from your move-in is to be taken to the local county transfer station. Disposing of furniture in and around the dumpster area is strictly prohibited. Over-filling the dumpster will require us to hire a trash disposal service at your expense to remove extra trash. **Minimum fees for one person plus a truck is approximately \$100.00.**

3.6 MOVE IN & MOVE OUT

If your apartment is in Seattle, you acknowledge receipt of Seattle's Laws on Property Owner & Tenant Rights & Responsibilities at:

<http://www.seattle.gov/DPD/Publications/CAM/cam604.pdf>

If your apartment is in Washington state, you acknowledge receipt of the state's Residential Landlord-Tenant Act at:

<http://apps.leg.wa.gov/Rcw/default.aspx?cite=59.18>

When moving out, you agree to give us a written notice with your intent to vacate 20 (twenty) days prior to the date of expiration of the Lease Contract. In such notice, you agree to include your forwarding address. According to the terms of this Lease Contract, rent has been prorated to the first day of each calendar month. You understand that month-to-month occupancy is a residency running from the first to the last day of each month. **Example: Notice given on the 17th day of one month binds the residency until the last day of the next month, NOT the third day, of the FOLLOWING month.** Further, you understand that if such notice is not given, you will be obligated for the next month's rent, as provided by Washington State law. **You agree that if you remain in possession of said apartment after date of intention to vacate, you agree to pay a daily rental of \$100.00 thereafter.** Finally, you agree to promptly vacate if you are unable or fail to pay the rent or comply with any other provisions in the Lease Contract.

Surrender, abandonment, and eviction ends your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment. Surrender, abandonment, and eviction affect your rights to property left in the apartment. Owner may dispose of said property as provided by the Landlord Tenant Act of 1973. Owner shall mail a notice to your last known address stating the location and address of stored property. Surrender, abandonment, and eviction do not affect our mitigation obligations.

Cleaning. You must thoroughly clean the unit, including but not limited to doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. If you don't clean adequately, you'll be liable for reasonable cleaning charges. **Upon vacating, carpets and blinds or drapes will be professionally cleaned at your cost.**

Charges. You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or other damages, excluding ordinary wear and tear; replacement cost of our property that was in or attached to the apartment and is missing; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored; removing illegally parked vehicles; animal-related charges; government fees or fines against us for violation (by you, your occupant, or guest) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late-payment and returned-check charges, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

Painting.

4259 8th Ave NE
7
Seattle, WA 98105

was last painted the month prior to 09/04/2017. For occupancy of less than **Twenty Four (24)** months, you agree to pay a pro-rated cost of touch-up painting or full re-paint upon vacating. Charges will be calculated by dividing the cost of painting by **Twenty Four (24)** months and subtracting **One Twenty Fourth (1/24)** for each month of occupancy. You are cautioned to properly care for walls and cabinetry to reduce costs of repainting.

Uncleaned / Damaged Conditions. Should Lessee leave the apartment in an unclean or damaged condition and Owner/Manager is unable to lease the apartment because of the condition, then Lessee shall be liable for 1/30th of monthly rent for each day of lost rent based on the rent Lessee was last paying.

Deposit Refund. We'll mail to you at your last known address your security-deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 21 (twenty one) days, or as amended by Washington State Law, after the Lease Contract termination and delivery of possession to us.

By initialing below, you acknowledge and agree to the terms in Section 3.

X <u>SHJ</u>	X <u>AJ</u>	X <u>HA</u>	X <u>AGK</u>
Shivang Gupta	Anurag Jain	Harsh Arora	Akshat Kedar

4. General Clauses

4.1 RELEASE FROM LEASE CONTRACT

Unless you're entitled to terminate this Lease Contract pursuant to Washington State or federal law, you won't be released from this Lease Contract for any reason, including, but not limited to, voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents or loss of employment.

Military Personnel Clause. You may terminate the Lease Contract if you enlist or are drafted or commissioned and on active duty in the Armed Forces of the United States. You must give us written notice of termination pursuant to Washington State and/or federal law.

Replacements and Subletting. Replacing a resident, subletting, or assignment is allowed exclusively with our written consent. If we approve a replacement resident, at our option, the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or the remaining and replacement residents must sign an entirely new Lease Contract. In addition, you agree to pay a Five Hundred Dollar and No/100 (\$500.00) Sublet Fee payable upon fully executed sublet document.

Airbnb / VRBO / Short Term Rental. Tenant agrees the unit is **NOT** to be used as a short term/vacation rental. Such services prohibited include, but not limited to, VRBO, AirBNB, Vacationrentals.com, etc. "Use" includes advertising, and any and all other activities involved in locating short term renters and or disseminating information of, and regarding, the possible availability of the Premises for any apartment for rental by short-term or transient occupants on sites such as Expedia, Priceline, hotels.com, booking.com, Airbnb or other similar locator websites, or web-based, electronic media, or private websites for individuals or companies.

4.2 DEFAULT BY RESIDENT

You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: failure to pay rent or other amounts that you owe when due; you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, or engages in dangerous behavior, regardless of whether or where arrest or conviction occurs; you abandon the apartment; you give incorrect or false answers in rental application or you provide false or fraudulent documentation requested by us; you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense; any illegal drugs or paraphernalia are found in your apartment; you or any guest or occupant engages in any prohibited conduct; or you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government. If you are in default for any reason, we may file a suit for Lease Contract termination after giving you written notice of Lease Contract termination. Such notice will state that your Lease Contract will terminate unless the breach is remedied within the period provided for in state law. In the event of default, all future rent owing under the Lease or Rental Agreement shall be immediately accelerated and the total rent and all future late charges shall be due and owing as of the date of the default. Tenant understand that if Tenant is given a notice to pay or comply or vacate and chooses to vacate the unit during the period of the notice, that the Tenant shall remain liable for the rent through the end of the lease term or the next month in the case of a month-to-month tenancy.

Holdover. You or any occupant, invitee or guest must not hold over beyond the date contained in your move-out notice to vacate (or beyond a different move-out dated agreed to by the parties in writing). If a holdover occurs, then we shall be entitled for damages for the hold-over period plus any expenses incurred due to the breach of this condition of the Lease Contract.

Other Remedies. If your rent is delinquent or you have not vacated the unit by the date specified in the Lease Contract termination notice, you immediately forfeit all rights to occupy the apartment any longer. Each day of your unlawful presence in the apartment constitutes a separate offense. We may report unpaid amounts to credit agencies. Upon your default and early move-out, you will pay us any amounts stated to be rental discounts, in addition to other sums due. Upon your default, we have all other legal remedies, including suit for Lease Contract termination, possession, damages, rent, and all other monies due. We may turn any returned checks over to law enforcement officials for prosecution according to law.

4.3 CONTRACT TERMINATION AND DISPUTE

This Agreement sets forth the entire agreement between the parties with respect to the matters set forth herein, notwithstanding the contents of any prior agreement, assumptions, advertisements, warranties or representations by any person or entity. It shall not be altered nor modified unless such alteration or modification is in writing and signed by all signatories hereto. No verbal agreements, advertisements, warranties or representations have been made or relied upon by either party or any agent or employee of either party, and neither party nor any agent or employee of either party is entitled to alter any provisions of this Lease by any verbal representations or agreements to be made subsequent to the execution of this Lease. The failure of the Owner to insist upon strict performance of any of the covenants and agreements of this lease, or to exercise any option herein conferred in any one or more instances or the acceptance of any rent by or on behalf of the tenant by the landlord, shall not be construed to be a waiver or relinquishment of any such or any other covenants or agreements, but the same shall be and remain in full force and effect. If any Tenant pays only a portion of rent or other charges due (partial payment), with the government or another entity being responsible for paying the remainder of the rent and/or other charges due, and the government or other entity actually pays its portion and the Tenant fails to pay its portion as agreed, then Tenant agrees that in such an instance receipt of any payment from the government or other entity does not constitute a partial payment and Landlord may move forward with eviction proceeding against Tenant, unless the parties agree and enter into a written non-waiver agreement. All parts, portions and provisions of this Agreement shall be deemed separate and severable. In the event of the invalidity of any part, portion or provision, the rest of this Agreement, which with such part, portion or provision, deleted, shall be given full force and effect

Costs and Attorney Fees. In the event of disagreement or litigation regarding the performance of the terms and provisions of this Agreement by either party hereto, the prevailing party shall be entitled to the payment of their costs and expenses, including reasonable attorney's fees, as provided and limited by the Lessee Landlord Tenant Act of 1973, together with Amendments thereto, if any. If the matter is not filed in court, both parties agree that the prevailing party is entitled to be compensated upon demand to the other party. The Landlord shall be deemed to be the prevailing party if the action voluntarily is halted by the Landlord prior to judgment, or if the case is not filed, prior to filing, on the basis that the Landlord accepted from the Tenant of all or part of the amounts alleged to be owing, or on the basis that the Tenant vacated the rental unit.

Force Majeure. We shall be excused from performance of obligations if we are prevented from fulfilling such obligations by an act of God, strikes, epidemics, war, acts of terrorism, riots, or other occurrence, which is beyond our control.

4.4 BEDBUGS

We have inspected the unit and know of no bedbug infestation. Residents have an important role in preventing and controlling bedbugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation, and limiting its spread.

You represent that all furnishings and other personal property that will be moved into the unit are free of bedbugs. You agree to maintain the premises in a manner that prevents the occurrence of a bedbug infestation. You agree to uphold this responsibility in part by complying with the following list of responsibilities:

1. Resident shall practice good housekeeping, including the following:

- Resident shall remove clutter. Bed bugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, especially under the bed and in closets. Reducing clutter also makes it easier to carry out housekeeping.
- Resident shall keep the unit clean. Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bed bugs, and report these immediately.
- Resident shall avoid using secondhand or rental furnishings, especially beds and mattresses. Used items are often infested with bed bugs. If you must use rented or secondhand items, inspect them carefully, and never accept any item that shows signs of bed bugs. Resident shall not bring discarded items from the curbside into the unit.
- Resident shall cover mattresses and box springs with zippered, vinyl coverings. These are relatively inexpensive, and can prevent bedbugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer.
- Resident shall arrange furniture to minimize bed bug hiding places. If possible, keep beds and upholstered furniture several inches away from the walls. Bed bugs can jump as far as three inches.
- Resident shall check for hitch-hiking bed bugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs before you enter your apartment. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation. After guests visit, inspect beds, bedding, and upholstered furniture.

2. Resident shall report any problems immediately. Specifically, Resident shall:

- Report any signs of bed bugs immediately. Do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from unit to unit.
- Report any maintenance needs immediately. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.

3. Resident shall cooperate with pest control efforts including but not limited to allowing entry for treatment and inspections. If your unit (or a neighbor's unit) is infested with bed bugs, a pest management professional may be called in to apply pesticides. The treatment is more likely to be effective if your unit is properly prepared. Resident complies with the recommendations from the pest management professional, including:

- Removing all bedding (bed skirts too), drapes, curtains, and small rugs; bag these for transport to the laundry or dry cleaner.
- Checking mattresses carefully; those with minimal infestation may be cleaned, encased in vinyl covers, and returned to service. Heavily infested mattresses are not salvageable; seal these in plastic and dispose of them properly.
- Emptying dressers, nightstands, and closets. Remove all items from floors and surfaces. Inspect every item for signs of bed bugs. Using sturdy plastic bags, bag all clothing, shoes, boxes, toys, stored goods, etc. Bag washable and non-washable items separately. Take care not to tear the bags, and seal them well. Used bags must be discarded properly.
- Vacuuming floors, including inside closets. Pay special attention to corners, cracks, and dark places.
- Vacuuming all furniture, including inside drawers and nightstands. Vacuum mattresses, box springs, and upholstered furniture, being sure to remove and vacuum all sides of loose cushions, as well as the undersides of furniture.
- Carefully removing vacuum bags, sealing bags in plastic, and discarding.
- Cleaning all machine-washable bedding drapes, clothing, etc. Use the hottest water the machine provides, and dry at highest heat setting. Take other items to a dry cleaner, but be sure to advise the dry cleaner that the items are infested. Discard any items that cannot be decontaminated.
- Moving furniture toward the center of the room, so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

4. Resident agrees to indemnify and hold harmless the Owner/ Agent from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Owner/Agent may sustain or incur as a result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises.

4.5 TANNING BEDS (IF APPLICABLE)

Before using any sun tanning equipment, you should consider the answer to each of the following questions in order to determine the effects that this equipment will have on you.

1. Are you frequently exposed to the sun?
2. Have you been subjected to a major sunburn?
3. Do you tan easily?
4. Do you have a tendency to burn?
5. Do you have any allergies to sunlight?
6. Are you taking any medication that would cause sensitivity to sunlight?
7. Have you ever been advised by a physician to stay out of the sun?

We advise you to consult with a physician before using tanning equipment if the answer to any of these questions is yes! In addition, the following precautions are necessary when using tanning equipment, these include, but are not limited to:

1. Using protective eye wear at all times.
2. Limiting your use to no more than 20 minutes per visit.
3. Do not wear any jewelry in the tanning bed.
4. Be sure the time is set correctly before you start.
5. Use is limited to residents over the age of 18.
6. Only one person at a time in the tanning room.
7. Do not use any oils or lotions unless they were made specifically for tanning bed use.
8. Always clean tanning bed before and after use.

Disclaimer of Responsibility: It is understood that all tanning equipment is made available to the resident for free and its use is strictly voluntary. Because there is no conclusive long-term evidence that can guarantee the safety of tanning equipment; you understand that its use is entirely at your own risk. You agree NOT to hold the owners, management or their agents of this community liable for any visual impairment or skin disorders directly or indirectly resulting from the use of the community's tanning equipment. You also agree to follow all instructions listed above and posted in the tanning room. Agent for Owner reserves the right to deny tanning bed use to any Resident that may be harmed from such use. No person under 18 years old is allowed to use the tanning beds for any reason.

4.6 RECREATIONAL FACILITIES RULES (IF APPLICABLE)

1. Hours of operation will be posted at all recreation facilities. Management reserves the right to close facilities for a reasonable time due to maintenance, repairs, or seasonal use.
2. Residents and guests using any and all recreation facilities do so at their own risk.
3. All residents and guests shall be responsible to comply with the all rules as posted.
4. All residents shall be financially responsible for any loss of personal property or damage caused by Resident or Guest to recreational equipment and/or recreational facilities.
5. All residents & guests shall use all recreational equipment and areas for the uses that they were intended. Any residents or guest abusing or misusing the recreational equipment or areas will be restricted from such equipment or areas or barred completely from its use.
6. No alcoholic beverages, food, glass containers, or radios are permitted in indoor or outdoor recreational areas.
7. No profanity, loud yelling, throwing objects or horseplay will be permitted anywhere in the recreational areas or surrounding building.
8. No smoking in any indoor recreational areas. Pool/Spa/Sauna
9. There is no lifeguard on duty. Residents and guests shall use the pool, spa and sauna at their own risk.

10. No cut-offs, shorts, or T-shirts are allowed. Proper swimsuit attire is required.
11. Use only unbreakable containers. No glass is permitted in or around the pool area. No alcoholic beverages of any kind are permitted.
12. Always shower before and after using pool or spa and sauna. Do not use oils or lotions as they may cause damage.
13. Running, diving, horseplay, bicycle riding, skating, or harassment will NOT be permitted or tolerated. No flotation devices such as rafts, beach balls, inner tubes, etc.
14. For the protection of every resident, we cannot allow anyone to use the pool, spa or sauna if he/she has an infectious disease, sore or inflamed eyes, a cold, nasal or ear discharge, open sores, or bandages of any kind.
15. Because of health regulations, pets are prohibited in or around the spa and pool area.
16. The Jacuzzi/Hot Tub/Spa is not a pool and should only be used for appropriate activities.
17. Consult with a physician before using a spa.
18. All residents and guests must adhere to posted rules and regulations on usage and misuse of the pool, spa and sauna.
19. A resident must accompany all guests at all times; no more than 2 guests per apartment.
20. No one under the age of 18 will be allowed to use the swimming pool or spa alone unless accompanied by an adult of 18 years of age or older. If a resident, between thirteen years of age and seventeen years of age is using the pool or spa, at least one other person 14 years of age or older must be at the pool or spa facility.
21. Resident further understands and agrees that any and all facilities provided by the Landlord are provided as a gratuity and are not a part of the Resident's Lease, and that Landlord reserves the right to change or limit the hours of any such facilities, or to eliminate them completely without prior notice to the Resident and that any such action by Landlord shall not constitute a claim by Resident of any breach of this lease by Landlord, nor be a basis for any reduction of Resident's rent or early termination of Resident's Lease.

4.7 LEAD BASED PAINT

Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women.

You acknowledge receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home": https://www.epa.gov/sites/production/files/2014-02/documents/lead_in_your_home_brochure_land_b_w_508_easy_print_0.pdf

Owner's Disclosure: We have no knowledge of lead-based paint and/or lead-based paint hazards in the housing. However, we assume and recommend that you also assume that any pre-1978 housing contains lead.

4.8 MOLD

You acknowledge that mold can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the your apartment, storage, or other rented areas, mildew and mold can grow. It is important for you to keep these areas clean and to promptly notify the Landlord of any leaks, moisture problems, and/or mold growth.

You have been provided and acknowledge receipt of the following mold information from the Washington state Department of Health and the EPA:

<http://www.doh.wa.gov/mold>

<https://www.epa.gov/mold>

You also agree to maintain the premises in a manner that prevents the occurrence of an infestation of mold or mildew in the premises. You agree to uphold this responsibility in part by complying with the following list of responsibilities:

1. Keep the apartment free of dirt and debris that can harbor mold.
2. Immediately report to the Landlord any water intrusion, such as plumbing leaks, drips, or "sweating" pipes.
3. Immediately notify owner of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
4. Immediately notify the Landlord in writing of any significant mildew or mold growth on surfaces in the apartment.
5. Allow the Landlord to enter the unit to inspect for mold and make necessary repairs.

6. Use bathroom exhaust fans while showering or bathing and use exhaust fans whenever cooking, dishwashing, or cleaning. If the apartment is equipped with an automatic apartment ventilation fan, Resident agrees to not disable or otherwise adjust the fan settings. Resident also agrees to report to the Landlord any non-working fans.

7. Acknowledge that mold can grow on damp surfaces within 24 to 48 hours and agree to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible.

8. Notify the Landlord of any problems with the heating, ventilating, and/or air conditioning systems.

9. Resident agrees to indemnify and hold harmless the Landlord, and Property Manager from any actions, claims, losses, damages, and expenses, including, but not limited to, attorney's fees that the Landlord may sustain or incur as a result of the negligence of the Resident, including failure to abide by this agreement, or any other person living in, occupying, or using the premises.

By initialing below, you acknowledge and agree to the terms in Section 4.

X SHJU X AJ X HA X AGK
Shivang Gupta Anurag Jain Harsh Arora Akshat Kedar

5. FIRE SAFETY & PROTECTION INFORMATION NOTICE

5.1 CONDITIONS

The dwelling unit located at:

4259 8th Ave NE
7
Seattle, WA 98105

, has been equipped with 1 smoke detection device(s); as required by RCW 48.48.140.

The above described smoke detection device(s) are: () hard wired, or (X) battery operated. If battery operated, the unit(s) has been checked and is properly operating at the commencement of tenancy. Under the law, it is the tenant's responsibility to maintain the smoke detection device(s) in properly operating condition in accordance with the manufacturer's recommendations, including providing it with replacement batteries as needed. A fine of not more than TWO HUNDRED DOLLARS (\$200.00) is imposed for failure to comply with these provisions of RCW 48.48.140(3). Failure to maintain the smoke detector is also grounds for termination of tenancy. Additionally, if liability or damages occur because of a tenant's failure to maintain the unit, you may leave yourself open to potential lawsuits and liability (see WAC 212-10-050). Tenant also agrees to test the smoke detector(s) for proper operation once a month and report any malfunctions to the landlord in writing.

2. The subject property (check one): () does, (X) does not have a fire sprinkler system.

3. The subject property (check one): () does, (X) does not have a fire alarm system.

4. The subject property (check one): (X) does, () does not have a smoking policy.

5. The subject property (check one): () does, (X) does not have an emergency notification plan for its occupants.

6. The subject property (check one): () does, (X) does not have an emergency relocation plan.

7. The subject property (check one): () does, (X) does not have an emergency evacuation plan.

By initialing below, you acknowledge and agree to the terms in Section 5.

X SHJU X AJ X HA X AGK
Shivang Gupta Anurag Jain Harsh Arora Akshat Kedar

6. Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

6.1 LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of now lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

6.2 LESSORS DISCLOSURE

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

6.3 LESSEE'S ACKNOWLEDGEMENT

Lessee has received copies of all information listed above.

Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

6.4 CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

By initialing below, you acknowledge and agree to the terms in Section 6.

X <u>SHJG</u>	X <u>AJ</u>	X <u>HA</u>	X <u>AGK</u>
Shivang Gupta	Anurag Jain	Harsh Arora	Akshat Kedar

7. Mold & Mildew

7.1 CONDITIONS

Mold and mildew are problems that are especially prevalent in high moisture areas such as the Pacific Northwest. Mold and mildew spores are present in the environment and can't be eliminated. Excess moisture is the leading cause of mold or mildew growth indoors. However, most sources of moisture can be controlled by simple procedures under your control. In order to reduce the incidence of mold and mildew, protect your own health and the condition of your unit, Resident agrees to do the following:

7.2 KEEP THE HUMIDITY BELOW 40%

- Use bathroom fans during and for at least 30 Minutes after bathing or showering. If no fan available, open window slightly for ventilation for the same amount of time.
- Use the fan above the stove whenever cooking, or if no fan, open a window slightly for ventilation.
- Use the fan in the laundry area during and for 20 minutes after using the washer or dryer, or if no fan, open a window slightly for ventilation.
- Cover fish tanks.
- No space heaters indoors.
- Use a dehumidifier during humid months.
- Do not keep an excess number of houseplants.

7.3 KEEP THE TEMPERATURE DOWN AND PROVIDE ADEQUATE VENTILATION

- Keep heating between 50 and 70 degrees at all times.
- Open multiple windows at least twice a week for one hour to allow cross ventilation of the dwelling.
- Allow at least 2 inches between furniture and exterior walls to aid ventilation.
- Open closet doors and window coverings to allow ventilation.

7.4 CLEAN REGULARLY AND THOROUGHLY

- Clean bathrooms and kitchens with mold killing products.
- If mold or mildew appears on walls, ceilings, floors, or around tubs or sinks, immediately remove the mold or mildew. Following is the cleaning method recommended by the EPA:
- Mold growth can be removed with commercial cleaning products or a weak bleach solution (one cup bleach in one gallon of water). Wear gloves during cleanup and be careful not to spread the mold. Sensitive people who have to clean up mold should wear a tight-fitting facemask. (Do not get solution on carpet, as it will ruin the carpet.)
- Dry any water that spills from showers, sinks, etc.
- Clean up spills onto carpets, rugs or floors and thoroughly dry the carpet or rug.
- Regularly check and clean the window tracks and keep free of condensation.

7.5 NOTIFY MANAGEMENT IMMEDIATELY OF EXCESS MOISTURE PROBLEMS

1. Water leakage, leaking plumbing, leaking tubs or showers, or running toilets.
2. If you have attempted to clean mold or mildew and it reappears quickly or you were not able to remove it, report the mold or mildew to management immediately.

7.6 ACKNOWLEDGEMENT

Resident understands and agrees that failure to do any of the enumerated actions in this Addendum shall constitute both material non-compliance with the rental agreement affecting health and a serious violation of the Rental Agreement. Resident will be financially responsible for all damage resulting from their failure to comply with this Addendum.

By initialing below, you acknowledge and agree to the terms in Section 7.

X SHJG X AJ X HA X AGK
Shivang Gupta Anurag Jain Harsh Arora Akshat Kedar

8. Sign and Accept

8.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You may access this lease later at anytime from the tenant portal.

X Shivang gupta
Lessee IP Address: 223.225.145.189
08/04/2017 11:41pm PDT

X Akshat Gajanan Kedar
Lessee IP Address: 182.48.233.83
08/05/2017 12:11am PDT

X Anurag Jain
Lessee IP Address: 112.196.146.93
08/04/2017 11:51pm PDT

X Brian Thirtyacre
Lessor IP Address: 73.157.85.20
08/05/2017 08:26am PDT

X Harsh Arora
Lessee IP Address: 120.56.161.179
08/04/2017 11:54pm PDT