STUDENT HOUSING LEASE CONTRACT



General Lease Provisions

. PARTIES. This Lease Contract (sometimes referred to as the	2.3. Access Devices. In accordance with our policies, you'l
"Lease") is between <i>you</i> , the resident: Nikhil Praveen	receive access devices for your apartment and mailbox and other access devices including:
and us, the owner:	
PEP-GT LLC	
	3. TERM. The term of the Lease Contract begins on the <u>18th</u> day of <u>August</u> , <u>2023</u> (year), and ends at noon
(name of apartment community or title holder).	the <u>31st</u> day of <u></u> July <u></u> , <u>2024</u> (year). This Lease does not automatically renew.
APARTMENT. You are renting: Apartment No	3.1. Holdover. You or any occupant, invitee, or guest mus not hold over beyond the date contained in your move-ou notice or our notice to vacate (or beyond a different move out date agreed to by the parties in writing). If a holdove occurs, then (A) the rental value of your apartment while you hold over is due in advance on a monthly basis and shal
at 100 10th St NW (street address) in	be delinquent without notice or demand; (B) the renta value for the holdover period will be increased by 25% over the then-existing rent, without notice; (C) you'll be liable to us for all rent for the full term of the previously signed
residence only. When this Lease Contract is signed, all fees are paid and any guarantor paperwork is received, we will set aside a bedroom from our inventory for you. We will notify you of your bedroom assignment prior to move-in if not noted above.	Lease Contract of a new resident who can't occupy because of the holdover; <i>and</i> (D) at our option, we may extend the lease term-for up to one (1) month from the date of notice of lease extension-by delivering written notice to you or your apartment while you continue to hold over.
 2.1. Enrollment. You must be enrolled as a part-time or full-time student in a college, university, or institution of higher learning as a condition and qualification of entering into this student housing lease. 2.2. Use and Occupancy. Your access may include exclusive areas, shared common space in the apartment, and common areas in the property. We may assign another person to share a bedroom with you. If the apartment has a separate bathroom for each bedroom, you and any other person assigned to your bedroom will have exclusive use of that bathroom. Unless you have requested to live with another specific roommate(s) who is qualified, has applied, and has been approved to lease, we will have the right to assign another person to share the apartment. We do not make any representations about the identity, background or suitability of any other resident, and we are under no obligation to perform any resident screening of any kind, including credit, prior resident history or criminal background. Any disputes that arise are your responsibility to resolve directly in a reasonable manner that complies with this Lease. Disputes are not grounds to terminate this Lease. You have a non-exclusive right to use other areas in the apartment, including the kitchen, living area, patios/balconies and other shared spaces. Both you and other residents have equal rights to use the space and amenities in the apartment's common area. It is a violation of this Lease to use any spaces not assigned to you, and we have the right to assign a roommate to any vacancy at any time 	4. RENT AND CHARGES. Your rent for the term is \$ 13212.00 Under this Lease and in accordance with our policies, your total amount due is payable in advance and without demand in 12 installments of \$ 1101.00 each. This amoun may include or exclude other fees and charges as outlined in you lease package. The first installment is due on or before the 1st of the month in which this Lease begins. All other payments must be made by the 1st of the month in which they are due, with no grace period This amount is owed by you and is not the total rent owed by al residents. If you don't pay the first month's rent when or before the Lease Contract begins, we may end your right of occupancy and recove damages, future rent, reletting charges, attorney's fees, cour costs, and other lawful charges. Our mitigation duties unde Paragraph 9 (Early Move-Out; Reletting Charges) and 25 (Defaul by Resident) still apply. You must pay your installments on obefore the 1st day of the month in which they are due. There is no grace period, and you agree that not paying by the 1st of the month is a material breach of this Lease. Cash is not acceptable without our prior written permission. You cannot withhold or offset rent unless authorized by law. Your obligation to pay rent does not change if there is a reduction of amenity access or other services performed by us. If you don't pay rent on time you'll be delinquent and all remedies under state law and this Lease Contract will be authorized. 4.1. Payments. You will pay your rent: at the onsite manager's office 1 through our online payment site 1 through our
with or without notice. We provide student housing in accordance with the Fair Housing Act and without regard to race, color, religion, national origin, familial status, disability, or any other recognized protected class. Unless you specify that you have no objection to sharing an apartment with a person of a different gender (or gender identity) then we will assume you wish to share the apartment with someone of your same gender (or gender identity). We provide equal	We may, at our option, require at any time that you pay all rent and other sums in cash, certified or cashier's check money order, or one monthly check rather than multiple checks. At our discretion, we may convert any and all checks via the Automated Clearing House (ACH) system for the purposes of collecting payment. Rent is not considered accepted if the payment/ACH is rejected does not clear

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the unique nature of student housing.

¹ Nikhil Praveen ⁴⁹ Rena Gore

housing opportunity to students, and we will defer to

your request to the extent we are allowed by law in the

jurisdiction where the apartment is located and based on

or is stopped for any reason. Rent and late charges are

due without demand, and all other sums are due upon our $% \left(1\right) =\left(1\right) \left(1$

demand.

- 4.2. Application of Money Received. At our option and without notice, we may apply money received (other than sale proceeds or utility payments subject to governmental regulations) first to any of your unpaid obligations, then to current rent—regardless of notations on checks or money orders and regardless of when the obligations arose.
- 4.3. Utilities and Services. We'll pay for the following if

ciiccica.		
X gas	wastewater	☐ trash/recycling
uwater water	electricity	X cable/satellite
🗶 Internet	government fees	stormwater/drainage
🔲 other		

Your per-person share of any submetered or allocated utilities or services for the apartment will be included as an itemized charge on a billing statement to you. "Per person" is determined by the number of residents authorized to be living in the apartment at the time of the utility billing to you by us or our agent. You'll pay for all other utilities and services, related deposits, and any charges or fees on such utilities and services during your Lease term.

**Important Disclosure Regarding Management's Right to Select the Natural Gas Marketer (Provider). Resident (the Tenant) authorizes management (the Landlord) to act as resident's agent for the limited purpose of selecting the resident's natural gas marketer, to authorize the natural gas marketer to obtain credit information on the resident, if required by the marketer, and to enroll the resident on the marketer's standard variable price plan for which the resident is eligible, unless the resident chooses another price plan for which he or she is eligible. Resident acknowledges that management may have business relationship with the natural gas marketer that may provide for a financial or other benefit to management in exchange for the resident's enrollment with the marketer.

4.4. Late Charges. If you don't pay rent in full by 11:59 p.m. on 3rd day of the month, you'll pay a late charge. Your late charge will be (check one): X a flat rate of \$50.00 or ___ _ % of your total monthly rent payment. Regardless of the calculation method chosen above, the total amount of your late charges shall not exceed ten percent (10%) of your monthly rent payment.

35.00 You'll also pay a charge of \$ _ for each returned check or rejected electronic payment, plus a late charge.

The failure to pay rent timely or the violation of the animal restrictions will result in added administrative and other expenses to us. Since such additional expenses are difficult to determine, late fees and animal violation charges are considered liquidated damages. The amount of such fees and charges are reasonable estimates of the administrative and other expenses we would incur. Animal violation charges do not cover damages to the premises and don't limit your liability for same. All payment obligations under this Lease Contract shall constitute rent under this Lease Contract.

- 4.5. Ad Valorem Taxes/Fees and Charges Additional Rent. Unless otherwise prohibited by law, if, during the term of this Lease Contract, any locality, city, state, or Federal Government imposes upon us, any fee, charge, or tax, which is related to or charged by the number of occupants, or by the apartment itself, such that we are charged a fee, charge, or tax, based upon your use or occupancy of the apartment. we may add this charge as Additional Rent, during the term of the Lease Contract, with thirty (30) days advance written notice to you. After this written notice (the amount or approximate amount of the charge, will be included), you agree to pay, as Additional Rent, the amount of the charge, tax or fee imposed upon us, as a result of your occupancy. As examples, these charges can include, but are not limited to: any charges we receive for any zoning violation, sound, noise or litter charge; any charge under any nuisance or chronic nuisance type statute, 911 or other emergency services, per person, or per apartment charge or tax and any utility bill unpaid by you, which is then assessed to us for payment.
- 4.6. Lease Changes. No rent increases or Lease Contract changes are allowed before the initial Lease Contract term ends, except for changes allowed by any special provisions, by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed.

If, at least five (5) days before the advance notice deadline referred to in this paragraph, we give you written notice of rent increases or Lease Contract changes effective when the Lease Contract term or renewal period ends, this Lease Contract will automatically continue month-to-month with the increased rent or Lease Contract changes. The new modified Lease Contract will begin on the date stated in the notice (without necessity of your signature) unless you give us written move-out notice under the provisions herein.

5. SECURITY DEPOSIT. Your security deposit is \$ **2202.00** due on or before the date this Lease Contract is signed. Any animal deposit will be stated in an animal addendum.

Your security deposit will be (check one) I placed in an account at (state the bank's name)	
located at (state the bank's address)	
OR	
secured by a bond which is on file with the Fulton Clerk of Superior Court.	(County)

In the event interest is earned on the security deposit, Owner may keep the interest.

 $5.1. \ \ Refunds and Deductions. \ \textit{In accordance with our policies}$ and as allowed by law, we may deduct from your security deposit the amount of damages beyond normal wear and tear. You are required to provide us written notice of your forwarding address, on or before termination of this Lease Contract. We'll mail you, to the forwarding address you provide, your security deposit refund (less lawful deductions) and an itemized accounting of any deductions within the time provided by law to either the forwarding address if notice is provided, or if unknown, to the last known address. You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the apartment and is missing; replacing dead or missing smoke-detector and carbon monoxide detector batteries at any time; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone, Internet, television services or rental items (if you so request or have moved out); trips to open the apartment when you or any guest(s) or occupant(s) is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized access control devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored under Paragraph 28 (Surrender and Abandonment); removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security alarm charges unless due to our negligence; animal-related charges under Paragraph 20 (Animals); government fees or fines against us for violation (by you, your occupant(s), or guest(s)) of local ordinances relating to smoke detectors and carbon monoxide detectors, false alarms, recycling, or other matters; late-payment and returned-check charges; a charge (not to exceed \$100) for owner/manager's time and inconvenience in our lawful $removal\ of\ a\ n\ a\ nimal;\ attorney's\ fees,\ court\ costs,\ and\ filing$ fees actually paid or incurred with respect to an eviction proceeding, your default, or as otherwise provided by law or in this Lease Contract; and other sums due under this Lease Contract.

You'll be liable to us for (A) charges for replacing all keys and access devices if you fail to return them on or before your actual move-out date; (B) all delinquent and future rent if you have violated Paragraph 25 (Default by Resident); and (C) a reletting fee if you have violated Paragraph 9 (Early Move-Out). We may also deduct from your security deposit our reasonable costs incurred in rekeying security devices required by law if you vacate the apartment in breach of this Lease.

6. GUESTS. "Guests" include anyone entering the apartment for any reason related to your occupancy. You are responsible for the conduct of your guests, invitees, family members, and any other person whom you allow to enter the property or apartment, as

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if such conduct were your own. Unless otherwise stated in this Lease or in our policies, no more than 10 people may be present in the apartment at one time.

Other than a co-resident we assign, or an authorized occupant, no one else may occupy the bedroom. Other than authorized coresidents or occupants, no one else may occupy the Apartment. Unauthorized persons must not stay for more than ______3 ___ consecutive days without our prior written consent, and no more than twice that many days in any one (1) month. If the previous space isn't filled in, two (2) days per month is the limit.

- 6.1. Exclusion of Persons. We may exclude from the apartment community guests or others who, in our judgment, have been violating the law, violating this Lease Contract or any apartment rules, or disturbing other residents, neighbors, visitors, or owner representatives. We may also exclude from any outside area or common area a person who refuses to show photo identification or refuses to identify himself or herself as a resident, occupant, or guest of a specific resident in the community.
- 7. CARE OF APARTMENT/COMMON AREAS AND DAMAGES. You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment community due to a violation of the Lease Contract or rules, improper use, negligence, or intentional conduct by you or your invitees, guests or occupants; or any other cause not due to our negligence or fault as allowed by law except for damages by acts of God to the extent they couldn't be mitigated by your action or inaction.

Unless the damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for—repairs, replacement costs, and damage to the following that result from your or your invitees, guests, or occupants' negligence or intentional acts (A) damage to doors, windows, or screens; (B) damage from windows or doors left open; *and* (C) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment.

Each resident is jointly and severally liable for all lease obligations relating to any shared areas and utilities (if applicable). All residents will be jointly responsible for damage to the apartment that we do not determine (in our sole discretion) was caused by a specific resident, and other amounts due under the Lease. In addition to other obligations outlined in this Lease, you are liable for your per-person share of animal violation charges, missing batteries from smoke or other detectors, government fines, or damages to the apartment if we cannot, in our reasonable judgment, ascertain the identity of the person who caused the damages or the charge or fee to be incurred. "Per person" is determined by the number of persons, include you and other residents, authorized to live in the apartment at the time of the damage, charge, fine or violation.

8. INSURANCE. We do not maintain insurance to cover your personal property or personal injury.

8.1. Renter's Insurance Requirement

You are:

igsquare required to buy and maintain renter's insurance; \emph{or}

🗶 not required to buy renter's insurance.

8.2. Personal Liability Insurance Requirement

You are:

required to purchase and maintain personal liability insurance; *or*

X not required to buy liability insurance.

If neither option is checked, insurance is not required but is still strongly recommended. Even if not required, we urge you to get your own insurance for losses due to theft, fire, water, pipe leaks, and similar occurrences. Renter's insurance doesn't cover losses due to a flood. We urge all residents, to obtain flood insurance—particularly those residents in coastal areas, areas near rivers, and areas prone to flooding. A flood insurance resource which may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA).

9. EARLY MOVE-OUT. You'll be liable to us for a reletting charge of \$ _____101.00 ____ (not to exceed 100% of the highest monthly rent during the Lease Contract term) if you (A) fail to give written move-out notice as required; or (B) move out without paying rent in full for the entire Lease Contract term or renewal period; or (C) move out at our demand because of your default; or (D) are judicially evicted.

The reletting charge is not a cancellation fee or a buyout fee and does not release you from your obligations under this Lease Contract. It is an agreed-to liquidated amount covering only part of our damages; that is, our time, effort, and expense in finding and processing a replacement resident. These damages are uncertain and difficult to ascertain—particularly those relating to inconvenience, paperwork, advertising, showing apartments, utilities for showing, checking prospects, office overhead, marketing costs, and locator-service fees. You agree that the reletting charge is a reasonable estimate of such damages and that the charge is due whether or not our reletting attempts succeed. If no amount is stipulated, you must pay our actual reletting costs so far as they can be determined. The reletting charge does not release you from continued liability for: future or past-due rent; charges for cleaning, repairing, repainting, or unreturned keys; or other sums due.

10. SECURITY AND SAFETY DEVICES.

10.1. Smoke Detectors and Carbon Monoxide Detectors.

We'll furnish smoke detectors and carbon monoxide detectors only if required by statute or ordinance. We may install additional detectors not so required. We'll test them and provide working batteries when you first take possession. Upon request, we'll provide, as required by law, a smoke alarm or carbon monoxide detector capable of alerting a person with a hearing-impairment disability.

You must test the smoke detectors and the carbon monoxide detectors on a regular basis, and must pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you. If you damage or disable the smoke detector or carbon monoxide detector or remove a battery without replacing it with a working battery or fail to report malfunctions to us, you will be liable to us for \$100 plus one (1) month's rent, you will be liable to us and others for any loss, actual damages, or fines from fire, smoke, or water and attorney's fees. We both must comply with any local smoke detector and carbon monoxide detector ordinances.

- **10.2. Duty to Report.** You must immediately report smoke detector and carbon monoxide detector malfunctions to us. Neither you nor others may disable neither the smoke detectors or the carbon monoxide detectors. If you disable or damage the smoke detector or carbon monoxide detector, or fail to replace a dead battery or report malfunctions to us, you will be liable to us and others for any loss, damage, or fines from fire, smoke, or water. We both must comply with any local smoke detector and carbon monoxide detector ordinances.
- **11. DELAY OF OCCUPANCY.** If occupancy is or will be delayed for construction, repairs, cleaning, or a previous resident's holding over, we're not responsible for the delay. The Lease Contract will remain in force subject to (1) abatement of rent on a daily basis during delay; *and* (2) your right to terminate as set forth below.

After termination, you are entitled only to a refund of your deposit(s) you paid and any rent you paid. Rent abatement or Lease Contract termination does not apply if delay is for cleaning or repairs that don't prevent you from occupying the apartment.

If there is a delay and we haven't given notice of delay as set forth immediately below, you may terminate up to the date when the apartment is ready for occupancy, but not later. **Termination notice must be in writing.**

- (a) If we give written notice to you when or after the initial term as set forth in Paragraph 3 (Term)—and the notice states that occupancy has been delayed because of construction or a previous resident's holding over, and that the apartment will be ready on a specific date—you may terminate the Lease Contract within three (3) days of your receiving the notice, but not later.
- (b) If we give written notice to you before the initial term as set forth in Paragraph 3 (Term) and the notice states that a construction delay is expected and that the apartment will be ready for you to occupy on a specific date, you may terminate the Lease Contract within seven (7) days after you receive written notice, but not later.

The readiness date is considered the new initial term as set forth in Paragraph 3 (Term) for all purposes. This new date may not be moved to an earlier date unless we and you agree.

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Resident Life

- 12. COMMUNITY POLICIES OR RULES. You and all guests and occupants must comply with any written apartment rules and community policies, including instructions for care of our property. Our rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if they are distributed and applicable to all apartments in the apartment community and do not change dollar amounts on page 1 of this Lease Contract. You must be enrolled as a part-time or full-time student in a college, university, or institution of higher learning as a condition and qualification of entering into this student housing lease.
 - **12.1. Photo/Video Release.** When signing this Lease, you grant us permission to use any photograph or video taken of you while you are using property common areas or participating in any event sponsored by us.
 - 12.2. Limitations on Conduct. Your apartment and other areas reserved for your private use must be kept clean and free of trash, garbage, and other debris. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. You agree to keep all $passage ways \, and \, common \, areas \, free \, of \, obstructions \, such \,$ as trash, storage items, and all forms of personal property. No person shall ride or allow bikes, skateboards, or other similar objects in the passageways. You will use balconies with care and will not overload them. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care and in accordance with apartment rules and posted signs. Glass containers are prohibited in all common areas. Within the apartment community you, your occupant(s), and your guest(s) must not use candles or use kerosene lamps or kerosene heaters without our prior written approval; cook on balconies or outside. You, your occupant(s), and your guest(s) must not solicit $business\,or\,contributions.\,Conducting\,any\,kind\,of\,business$ (including child-care services) in your apartment or in the apartment community is prohibited—except that any lawful business conducted "at home" by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to your apartment for business purposes. We may regulate:
 - (a) the use of patios, balconies, and porches;
 - (b) the conduct of furniture movers and delivery persons; *and*
 - (c) recreational activities in common areas.

You'll be liable to us for damage caused by you or any guests or occupants.

- **12.3. Notice of Convictions and Registration.** You agree to notify us if you or any occupants are convicted of (A) any felony, *or* (B) any misdemeanor involving a controlled substance, violence to another person or destruction of property. You also agree to notify us if you or any occupant registers as a sex offender in any state. Informing us of criminal convictions or sex offender registry does not waive our right to evict you.
- 12.4. Attendance and Enrollment. We may, at our option, require information about your attendance and enrollment. If required by us, you must notify us prior to any extended absence from your apartment that is for more than fourteen (14) days and not during a regular school break. If you are suspended or expelled by an educational institution, we have the right, but not the obligation, to terminate your Lease. Within ten (10) days of your suspension or expulsion, you must give us written notice if our policies require this information. At our request, the educational institution may give us information about your enrollment status.
- 13. PROHIBITED CONDUCT. You, your occupant(s) or guest(s), or the guest(s) of any occupant(s), may not engage in the following activities:
 - (a) criminal conduct; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others;

- (b) behaving in a loud or obnoxious manner;
- (c) disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community;
- (d) disrupting our business operations;
- (e) injuring our reputation by making bad faith allegations against us to others;
- (f) storing anything in closets having gas appliances;
- (g) tampering with utilities or telecommunications;
- (h) bringing hazardous materials into the apartment community;
- (i) using windows for entry or exit;
- (j) heating the apartment with a gas-operated cooking stove or oven; or
- (k) smoking of any kind, in accordance with our policies.
- 14. PARKING. We may regulate the parking place of all cars, trucks, motorcycles, bicycles, scooters, boats, trailers, and recreational vehicles by anyone. Motorcycles, motorized bikes, or scooters, may not be parked inside an apartment or on sidewalks, under stairwells, or in handicapped parking areas. We may remove unauthorized or illegally parked vehicles from the apartment community at your expense under the terms of this Lease Contract or by appropriate statute. A vehicle is unauthorized or illegally parked in the apartment community if it:
 - (a) has a flat tire or other condition rendering it inoperable;
 - (b) is on jacks, blocks or has wheel(s) missing;
 - (c) has no current license plate or no current registration and/ or inspection sticker;
 - (d) takes up more than one parking space;
 - (e) belongs to a resident or occupant who has surrendered or abandoned the apartment;
 - (f) is parked in a marked handicap space without the legally required handicap insignia;
 - (g) is parked in space marked for manager, staff, or guest at the office;
 - (h) blocks another vehicle from exiting;
 - (i) is parked in a fire lane or designated "no parking" area;
 - (j) is parked in a space marked for other resident(s) or apartment(s);
 - (k) is parked on the grass, sidewalk, or patio;
 - (l) blocks garbage trucks from access to a dumpster; or
 - (m) belongs to a resident and is parked in a visitor or retail parking space.
- **15. RELEASE OF RESIDENT.** Unless allowed by this Lease Contract, federal or state law, you won't be released from this Lease Contract for any reason.

The termination of one resident or co-resident's lease or right of occupancy shall not terminate right of occupancy of the remaining resident or co-resident who is sharing the bedroom and/or apartment.

15.1. Death of Sole Resident. If you are the sole resident, upon your death the Lease Contract may be terminated without penalty with at least thirty (30) days written notice by your legal representative. You will be liable for payment of rent until the latter of: (1) the termination date, or (2) until all possessions in the bedroom or apartment are removed. You will be liable for all rent, charges, and damages to the apartment until it is vacated, and any removal and storage costs.

In the event of your death or incapacitation, you designate the following person for the purpose of removing your personal property and returning possession:

Name: Praveen Naniyat
Address: Meprathu Anjilithanam
Thiruvalla Kerala 689582
Phone number: (404) 891-1933

15.2. Release or Termination Due to a Family Violence Court Order. You may terminate the Lease Contract by giving us a thirty (30) day written notice and a copy of the family violence order as provided in OCGA 44-7-23 if a Court has issued a civil or criminal family violence order protecting you or your minor child. If you obtained an ex parte temporary protective order (TPO) you must also provide a copy of the police incident report on which the order was based.

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The termination will take effect on the thirtieth (30th) day after providing us your written Lease Contract termination notice accompanied by a copy of the family violence order; however, you may continue to occupy the apartment until the termination date. You will continue to be responsible for any past due rent and rent that comes due prorated through the date your Lease Contract termination is effective. Also, you are responsible for all other sums that come due or are incurred through the Lease Contract termination date.

If you signed the Lease Contract but have not yet taken possession of the apartment you may terminate the Lease Contract prior to taking possession by giving us at least fourteen (14) days written notice and providing a copy of the family violence order and a copy of the police incident report if the order was an ex parte TPO. If you give us a proper fourteen (14) day termination notice based on a family violence order prior to taking possession of the apartment you are not liable for payment of any rent or other fees, and the Lease Contract will terminate.

16. MILITARY TRANSFER AND LEASE TERMINATIONS.

A resident (including a resident's spouse) who is a service member on active duty or is called to active duty in the regular or the reserve component of the U.S. Armed Forces, U.S. Coast Guard or National Guard, shall have the right to end this Lease Contract early by giving thirty (30) days written notice, paying all rent due through the notice date, and providing a copy of the official military orders or written verification signed by the service member's commanding officer or by providing base housing orders as provided in OCGA Section 44-7-22, if the service member is:

- (a) Ordered to federal duty for a period of ninety (90) days or longer;
- (b) Receives a permanent change of station orders to move at least 35 miles away from the rental housing;
- (c) Is released from active duty after leasing housing and must move 35 miles or more away from the service member's home of record prior to entering active duty;
- (d) After entering into this rental agreement, the service member becomes eligible to live in government quarters or the failure to move to government quarters will result in a forfeiture of the member's basic allowance for housing;
- (e) Receives temporary duty orders or temporary change of station orders or state active duty orders for a period exceeding sixty (60) days that is at least 35 miles away from the location of the rental housing; *or*
- (f) Receives orders after signing the lease but before taking possession of the rental housing.

After you deliver to us your written termination notice, the Lease Contract will be terminated under this military clause thirty (30) days after delivery of your notice to us. You must furnish us a copy of your military orders, such as permanent change-ofstation orders, call-up orders, or deployment orders or written notification from your commanding officer. After you move out, we'll return your security deposit, less lawful deductions. For the purposes of this Lease Contract, orders described in (b) above will only release the resident who qualifies under (a) and (b) above and receives the orders during the Lease Contract term and such resident's spouse or legal dependents living in the resident's household. A co-resident who is not your spouse or dependent cannot terminate under this military clause. Unless you state otherwise in Paragraph 35 (Special Provisions), you represent when signing this Lease Contract that (1) you do not already have deployment or change-of-station orders; (2) you will not be retiring from the military during the Lease Contract term; and (3) the term of your enlistment or obligation will not end before the Lease Contract term ends.

Even if you are entitled to terminate this Lease Contract under this paragraph, liquidated damages for making a false representation of the above will be the amount of unpaid rent for the remainder of the lease term when and if you move out, less rents from others received in mitigation under Paragraph 25 (Default by Resident). You must immediately notify us if you are called to active duty or receive deployment or permanent change-of-station orders.

17. RESIDENT SAFETY AND LOSS. We are not liable to you, other residents in your apartment, or your guests for any damage, injury or loss to person or property caused by persons, including but not limited to theft, burglary, assault, vandalism or other crimes. We're not liable to you, other residents, guests, or occupants 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,

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explosions, interruption of utilities, or other occurrences unless such damage injury or loss unless otherwise required by law. We have no duty to remove any ice, sleet, or snow but may remove any amount with or without notice. During freezing weather, you must ensure that the temperature in the apartment is sufficient to make sure that the pipes do not freeze (the appropriate temperature will depend upon weather conditions and the size and layout of your apartment). If the pipes freeze or any other damage is caused by your failure to properly maintain the heat in your apartment, you'll be liable for damage to our and other's property. If you ask our representatives to perform services not contemplated in this Lease Contract, you will indemnify us and hold us harmless from all liability for those services.

You acknowledge that we are not equipped or trained to provide personal security services to you, other residents or your guests. You recognize that we are not required to provide any private security services and that no security devices or measures on the property are fail-safe. You further acknowledge that even if an alarm is provided it is a mechanical device that requires proper operation by you regarding coding and maintaining the alarm. Any charges resulting from the use of an intrusion alarm will be charged to you, including but not limited to any false alarms with police/fire/ambulance response or other required city charges.

We do not warrant security of any kind. You agree that you will not rely upon any security measures taken by us for personal security, and that you will call local law enforcement authorities if any security needs arise, along with 911 or any other applicable emergency number if an emergency occurs.

18. CONDITION OF THE PREMISES AND ALTERATIONS.

- 18.1. As-Is. We disclaim all implied warranties. You accept the apartment, fixtures, and furniture as is. We disclaim all implied warranties. You'll be given an Inventory and Condition form on or before move-in. Prior to move-in, you must sign and note on the form all defects or damage and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition.
- 18.2. Standards and Improvements. You must customary diligence in maintaining the apartment and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter our property. No holes or stickers are allowed inside or outside the apartment. But we'll permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood-paneled walls, unless our rules state otherwise. No water furniture, washing machines, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless statutorily allowed or we've consented in writing. You may install a satellite dish or antenna provided you sign our satellite dish or antenna lease addendum which complies with reasonable restrictions allowed by federal law. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors and carbon monoxide detectors, furniture, telephone and cable TV wiring, screens, locks, and access control $% \left(1\right) =\left(1\right) \left(1$ devices. When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the apartment; after that, you'll replace them at your expense with bulbs of the same type and wattage. Your improvements to the apartment (whether or not we consent) become ours unless we agree otherwise in writing.

19. REQUESTS, REPAIRS, AND MALFUNCTIONS.

Written Requests Required. IF YOU OR ANY OCCUPANT NEEDS TO SEND A NOTICE OR REQUEST—FOR EXAMPLE, FOR REPAIRS, INSTALLATIONS, SERVICES, OR SECURITY-RELATED MATTERS—IT MUST BE SUBMITTED THROUGH EITHER THE ONLINE RESIDENT PORTAL, OR SIGNED AND IN WRITING AND DELIVERED TO OUR DESIGNATED REPRESENTATIVE (except for fair-housing accommodation or modification requests or situations involving imminent danger or threats to health or safety such as fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, or crime in progress). Our written notes on your oral request do not constitute a written request from you. A request for maintenance or repair by anyone residing in your bedroom or apartment constitutes a request from all residents.

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- 19.2. Notifications and Requirements. You must promptly notify us in writing of: water leaks or excessive moisture; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to property, health, or safety. Unless we instruct otherwise, you are required to keep the apartment cooled or heated according to our policies.
- 19.3. Utilities. We may change or install utility lines or equipment serving the apartment if the work is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately.
- 19.4. Casualty Loss and Equipment Repair. We'll act with customary diligence to make repairs and reconnections, taking into consideration when casualty insurance proceeds are received. Rent will not abate in whole or in part. Air conditioning problems are not emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day.
- 19.5. Our Right to Terminate for Casualty Loss/Property Closure. If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate your tenancy within a reasonable time by giving you written notice. We also have the right to terminate this Lease during the Lease term by giving you at least thirty (30) days' written notice of termination if we are demolishing your apartment or closing it and it will no longer be used for residential purposes for at least six (6) months, or if the property is subject to eminent domain. If your tenancy is so terminated, we'll refund prorated rent and all deposits, less lawful deductions. We may also remove personal property if it causes a health or safety hazard.

20. ANIMALS.

- 20.1. No Animals Without Consent. Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the Apartment or Apartment Community unless we've so authorized in writing. If we allow an animal as a pet, you must execute a separate animal addendum which may require additional deposits, rents, fees or other charges. An animal deposit is considered a general security deposit. The animal addendum includes information governing animals, including assistance or service animals. We will authorize an assistance animal for a disabled person without requiring an animal deposit. When allowed by applicable laws, before we authorize an assistance animal, if the disability is not readily apparent, we may require a written statement from a qualified professional verifying the disability-related need for the assistance animal. If we authorize an assistance animal. we may require you to execute a separate animal and/ or assistance animal addendum. Animal deposits, additional rents, fees or other charges will not be required for an assistance animal needed due to disability, including an emotional support or service animal, as authorized under federal, state, or local law. You represent that any requests you made are true, accurate and made in good faith. You must not feed stray or wild animals.
- 20.2. Removal of Unauthorized Animal. We may remove an illegal or unauthorized animal by (1) leaving, in a conspicuous place in the apartment, a written notice of our intent to remove the animal within 24 hours; and (2) following the procedures of Paragraph 21 (When We May Enter). We won't be liable for loss, harm, sickness, or death of the animal unless due to our negligence. We'll return the animal to you upon request if it has not already been turned over to a humane society or local authority. You must pay for the animal's reasonable care and kenneling charges. We have no lien on the animal for any purpose.
- 20.3. Violations of Animal Policies and Charges. 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, including an initial charge of \$ _____ 100.00 per animal (not to exceed \$100 per animal) and a daily

- charge of \$___10.00_ per animal (not to exceed \$10 per day per animal) from the date the animal was brought into your apartment until it is removed. 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. Initial and daily animal-violation charges and animal-removal charges are liquidated damages for our time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules
- 21. WHEN WE MAY ENTER. If you or any co-resident, guest or occupant is present, then repairers, servicers, contractors, our representatives or other persons listed in (b) below may peacefully enter the bedroom or apartment bedroom or at reasonable times for the purposes listed in (b) below. If nobody is in the bedroom or apartment, such persons may enter peacefully and at reasonable times by duplicate or master key (or by breaking a window or other means when necessary in emergencies) if:
 - (a) written notice of the entry is left in a conspicuous place in the apartment immediately after the entry; *and*
 - $(b) \ entry \ is \ for: responding \ to \ your \ request \ or \ any \ co-resident's;$ making repairs or replacements; estimating repair or refurbishing costs; performing pest control; doing preventivemaintenance; changing filters; testing or replacing smoke-detector and carbon monoxide detector batteries; retrieving unreturned tools, equipment or appliances; preventing waste of utilities; exercising our contractual lien; leaving notices; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or access control devices; removing or rekeying unauthorized access control devices; removing unauthorized window coverings; stopping excessive noise; removing health or safety hazards (including hazardous materials), or items prohibited under our rules; removing perishable foodstuffs if your electricity is disconnected; removing unauthorized animals; cutting off electricity according to statute; retrieving property owned or leased by former residents; inspecting when immediate danger to person or property is reasonably suspected; allowing entry by a law officer with a search or arrest warrant, or in hot pursuit; showing apartment to prospective residents (after move-out or vacate notice has been given); or showing apartment to government inspectors for the limited purpose of determining housing and fire ordinance compliance by us and to lenders, appraisers, contractors, prospective buyers, or insurance agents and for all other business related purposes.
- 22. NOTICES. Notices and requests from you or any other resident or occupant of the apartment constitute notice from all residents. Unless this Lease or the law requires otherwise, any notice required to be provided, sent or delivered in writing by us may be given electronically, subject to our rules. Your notice of tenancy termination or intent to move out must be signed by you. A notice from us to you to pay sums owed only by you, or regarding sale of property that belongs only to you or that was in your possession and care, will be addressed to you only. You represent that you have provided your current e-mail address to us, and that you will notify us in the event your e-mail address changes.
- 23. SUBLETTING, TRANSFERS, RELOCATION AND REPLACE-MENTS. Prior written consent required. Replacing a resident, subletting, assignment, or granting a right or license to occupy is allowed only when we expressly consent in writing.
 - **23.1. Transfers.** You must get our prior written approval for any transfer. If transfer is approved, you must:
 - (a) be in compliance with all terms of this Lease;
 - (b) execute a new Lease or other agreement for the space to which you are transferring;
 - (c) complete all required forms;
 - (d) pay a new security deposit in advance if required; and
 - (e) pay transfer fee of \$ 350.00 in advance if you are moving from one apartment to another or \$ 350.00 in advance if you are moving from one exclusive space to another in the same apartment.

Under no circumstances will we be responsible for paying your moving costs.

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- **23.2. Relocation.** We reserve the right at any time, upon five (5) days prior written notice to you and without your having to pay any transfer fee, to relocate you to another bedroom in the apartment or to another apartment within the apartment community. We will pay for rekeying if we require you to relocate.
- **23.3. Replacement.** If departing or remaining residents find a replacement resident acceptable to us before moving out and we expressly consent, in writing, to the replacement, subletting, assignment, or granting a right or any license to occupy, then:
 - (a) a reletting charge will not be due;
 - (b) a reasonable administrative (paperwork) and/or transfer fee *will* be due, and a rekeying fee *will* be due if rekeying is requested or required; *and*
 - (c) the departing and remaining residents will remain liable for all lease obligations for the rest of the original lease term.

If we approve a replacement resident, then, at our option, that resident must sign a new Lease. Deposits will not transfer, unless we agree otherwise in writing. The departing resident will no longer have a right to occupancy or a security deposit refund, but will remain liable for the remainder of the original Lease Contract term unless we agree otherwise in writing—even if a new Lease Contract is signed.

23.4. Rental Prohibited. You agree that you won't rent or offer to rent your bedroom or all or any part of your apartment to anyone else. You agree that you won't accept anything of value from anyone else for the use of any part of your apartment. You agree not to list any part of your apartment on any lodging rental website or with any service that advertises apartments for rent.

Owner's Rights and Remedies

- **24. OUR RESPONSIBILITIES.** We'll act with customary diligence to:
 - (a) keep common areas reasonably clean, subject to Paragraph 18 (Condition of the Premises and Alterations);
 - (b) maintain fixtures, hot water, heating and air-conditioning equipment;
 - (c) comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; *and*
 - (d) make all reasonable repairs, subject to your obligation to pay for damages and items for which you are liable.
 - 24.1. Your Remedies. If we violate any of the above, you may terminate your tenancy and exercise other remedies under state statute only as follows:
 - (a) you must make a written request for repair or remedy of the condition, and all rent must be current at the time;
 - (b) after receiving the request, we have a reasonable time to repair, considering the nature of the problem and the reasonable availability of materials, labor, and utilities;
 - (c) if we haven't diligently tried to repair within a reasonable time, you must then give us written notice of intent to terminate your tenancy unless the repair is made within seven (7) days;
 - (d) if repair hasn't been made within seven (7) days, you may terminate your tenancy and exercise other statutory remedies. Security deposits and prorated rent will be refunded as required by law;
 - (e) you may terminate your tenancy under this provision only if the repair or condition is so material and substantial as to render the apartment unfit for habitation; and
 - (f) you must move out of the apartment on or before the termination date specified in your notice.

25. DEFAULT BY RESIDENT.

25.1. Acts of Default. 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 (A) you don't pay rent or other amounts that you owe when due; (B) you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, regardless of whether or where arrest or conviction occurs; (C) you abandon the bedroom or apartment; (D) you give incorrect, misleading, or false answers in a rental application; (E) you or any occupant is arrested, convicted, or given deferred adjudication for (1) a felony offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute, or (2) any sex-related crime, including a misdemeanor; (F) any illegal drugs or drug paraphernalia are found in your apartment or you or your occupants or guests sell, distribute, solicit, possess, or control any illegal drugs or drug paraphernalia in your vehicle, your apartment, anywhere in the apartment community, or on your person; (G) you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government; ${\it or}$ (H) you allow a co-resident who has been evicted to stay in your bedroom or the apartment.

The resident defaults contained in the Lease will be limited to conduct by you or any of your invitees, guests or occupants, or to conduct in which you and any invitee, guest, occupant or resident participated. The remedies for a default committed solely by a resident in the apartment will be limited to those that affect that resident only.

- **25.2. Eviction.** If you default, we may end your right of occupancy by giving you a 24-hour written notice to vacate. Notice may be by:
 - (a) regular mail;
 - (b) certified mail, return receipt requested;
 - (c) personal delivery to any resident;
 - (d) personal delivery at the apartment to any occupant over 16 years old;
 - (e) affixing the notice to the inside of the apartment's main entry door.

Termination of your possession rights or subsequent reletting doesn't release you from liability for future rent or other lease obligations. If you are evicted, you must leave the apartment and cannot live in another bedroom or anywhere else in the apartment. In an eviction rent is owed through the date the lease is terminated or the date on which the apartment is re-rented to a new resident, whichever occurs first.

- 25.3. Other Remedies. We may report unpaid amounts to credit agencies. If you default and move out early, you will pay us any amounts stated to be rental discounts in Paragraph 35 (Special Provisions), in addition to other sums due. Upon your default, we have all other legal remedies, including tenancy termination. The prevailing party may recover from the non-prevailing party 15% attorney's fees and all other litigation costs. Late charges are liquidated damages for our time, inconvenience, and overhead in collecting late rent (but are not for attorney's fees and litigation costs). All unpaid amounts bear 16% interest per year from due date, compounded annually.
- **25.4. Mitigation of Damages.** If you move out early, you'll be subject to Paragraph 9 (Early Move-Out) and all other remedies. We'll exercise customary diligence to relet and mitigate damages. We'll credit all subsequent rent that we actually receive from subsequent residents against your liability for past-due and future rent and other sums due.
- **25.5. Default by Other Residents.** If there is a default by another resident, it may not be possible to prevent their occupancy of the apartment during legal proceedings.

Disclaimer: If there is a breach of this Lease Contract and the law does not allow us to evict only the breaching resident, all non-defaulting co-residents may be relocated as provided under Paragraph 2 (Apartment) to evict the defaulting resident.

26. OTHER IMPORTANT PROVISIONS.

26.1. Representatives' Authority; Waivers; Notice.
Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate this Lease Contract or any part of it, unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing.

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Any dimensions and sizes provided to you relating to the apartment are only approximations or estimates; actual dimensions and sizes may vary. No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written-notice requirements, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances. Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default. We may require a guarantor if you do not qualify on your own. If anyone else has guaranteed performance of this Lease, a separate Lease Guaranty for each guarantor must be executed and submitted per our policies, we may, at our option, terminate this Lease. Written notice to or from our managers constitutes notice to or from us. Any person giving a notice under this Lease Contract should retain a copy of the memo, letter or fax that was given (and any fax-transmittal verification). Fax or electronic signatures are binding. All notices must be signed.

26.2. Entire Agreement. Neither we nor any of our representatives have made any oral promises, representations, or agreements.

26.3. Miscellaneous.

- (a) Exercising one remedy won't constitute an election or waiver of other remedies.
- (b) Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties.
- (c) All remedies are cumulative.
- (d) No employee, agent, or management company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf.
- (e) This Lease Contract binds subsequent owners.
- (f) This Lease remains in effect if any provision or clause is invalid or if initials are omitted on any page.
- (g) All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.
- (h) This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.

- (i) Lease Contract obligations must be performed in the county where the apartment is located.
- (j) All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.
- (k) The term "including" in this Lease should be interpreted to mean "including but not limited to."
- (I) Nothing in this Lease constitutes a waiver of our remedies for a breach under your prior lease that occurred before the lease term in Paragraph 3 (Term) begins.
- (m) Resident agrees and understands that the terms and conditions of this agreement, including any and all rules and regulations or other documents or policies referred to herein, will be construed and applied under and according to the laws of the state of Georgia.
- **26.4. Rooming House.** In no event shall the apartment be deemed a rooming or lodging house and, in the event any state or local agency makes any determination to the contrary, we reserve the right to terminate the Lease upon seven (7) days' notice.
- **26.5. Force Majeure.** If we are prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, war, acts of terrorism, riots, flood, fire, hurricane, tornado, sabotage, or other occurrence which is beyond our control, then we shall be excused from any further performance of obligations and undertakings hereunder, to the fullest extent allowed under applicable law. Your exposure to or contracting of a virus does not excuse you from fulfilling your Lease obligations.

Furthermore, if such an event damages the property to materially affect its habitability by some or all residents, we reserve the right to vacate any and all leases and you agree to excuse us from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

26.6. Limitation on Actions. To the extent allowed by law, resident also agrees and understands that any legal action against Management or Owner must be instituted within one (1) year of the date any claim or cause of action arises and that any action filed after one (1) year from such date shall be time barred as a matter of law.

End of the Lease

- 27. MOVE-OUT PROCEDURES. The move-out date can't be changed unless we and you both agree in writing. You won't move out before the lease term or renewal period ends unless all rent for the entire lease term or renewal period is paid in full. Early move-out may result in reletting charges and liability for future rent under Paragraphs 9 (Early Move-Out) and 25 (Default by Resident). You're prohibited by law from applying any security deposit to rent. You won't stay beyond the date you are supposed to move out. All residents, guests, and occupants must vacate or surrender the bedroom and apartment before the thirty (30)-day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.
 - 27.1. Cleaning. You must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning charges—including charges for cleaning carpets, draperies, furniture, walls, etc. that are soiled beyond normal wear (that is, wear or soiling that occurs without negligence, carelessness, accident, or abuse).
 - 27.2. Move-Out Inspection. Within three (3) business days after the Lease Contract terminates and you vacate the premises or within three (3) business days after you surrender and we accept back possession of the apartment—whichever occurs first—we'll inspect your apartment and prepare a comprehensive list of damage done during your occupancy (over and above normal wear) and the estimated dollar value of the damage.

Upon your request within five (5) business days after the Lease Contract terminates and you vacate the premises or upon your request within five (5) business days after you surrender and we accept back possession of the apartment—whichever occurs first—you have the right

to inspect the premises and inspect our list of damages and estimated dollar value of the damages.

If you are present with us at the time of the inspection we will both sign the damage list which will become conclusive evidence of the accuracy of the list. If you refuse to sign the list, you must state specifically in writing the items on the list with which you object or dissent. You may note your objections or dissent on the list we prepare, or you may submit a separate list of your objections and dissent to our list.

Within thirty (30) days after obtaining possession of your apartment once the Lease Contract terminates and you vacate the premises or within thirty (30) days after you surrender and we accept possession of the premises —whichever occurs first—we will either: 1) return your full security deposit; or 2) return the remaining portion (if any) of your security deposit less any amounts we deducted for damages exceeding wear and tear, unpaid rent, or other charges or fees you owe us under the Lease Contract. If we do not return your full security deposit we will send you the remaining balance of the deposit (if any) along with a copy of the damage list and estimated value from our inspection.

If you vacate or surrender the premises without notifying us, we will inspect the premises and compile the list of damages and estimated value within a reasonable time after we discover you surrendered the premises or vacated.

If you are present at the move out inspection after vacating and sign the final damage list or if you are present at the move out inspection and do not object or dissent in writing to the items on the list, you are not entitled to recover your security deposit or other damages under OCGA 44-7-35.

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If you did not request a copy of the final damage list and you did not inspect the premises after vacating you still will have the right to dispute the damages we assessed against your security deposit.

If you did not request a copy of the final damage list and were not present for our inspection after vacating you still will have the right to dispute the damages we assessed against your security deposit.

28. SURRENDER AND ABANDONMENT.

You have *surrendered* the bedroom and the apartment when (A) the move-out date has passed and no one is living in the bedroom in our reasonable judgment; or (B) all bedroom and apartment keys and access devices listed herein have been turned in where rent is paid—whichever date occurs first.

You have *abandoned* the bedroom and the apartment when all of the following have occurred (A) you appear to have moved out with the intention to give up all rights to occupy or use the apartment in our reasonable judgment; (B) you've been in default for non-payment of rent for five (5) consecutive days or water, gas, or electric service for the apartment that we are not responsible for paying has been terminated; *and* (C) you've not responded for two (2) days to our notice left on the inside of the main entry door, stating that we consider the bedroom abandoned.

- 28.1. The Ending of Your Rights. Surrender, abandonment, and judicial eviction end your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the bedroom or apartment; determine any security deposit deductions; and remove property left in the bedroom and apartment. Surrender, abandonment, and judicial eviction affect your rights to property left in the bedroom and apartment but do not affect our mitigation obligations.
- 28.2. All property in the apartment is subject to a contractual lien to secure payment of delinquent rent.

 For this purpose, "apartment" excludes common areas but includes interior living areas and exterior patios, balconies, attached garages, and storerooms for your exclusive use.
- 28.3. Removal After Surrender, Abandonment, or Eviction.
 We or law officers may remove and/or store all property remaining in the bedroom, apartment or in common areas (including any vehicles you or any occupant or guest owns or uses) if you are judicially evicted or if you surrender or abandon the apartment.

- **28.4. Storage.** We may store, but have no duty to store, property removed after judicial eviction, surrender, or abandonment of the bedroom or apartment. We're not liable for casualty loss, damage, or theft of such property. You must pay reasonable charges for our packing, removing, storing, and selling any property. We have a lien on all property removed and stored after surrender, abandonment, or judicial eviction for all sums you owe.
- **28.5. Redemption.** If we've removed and stored property after surrender, abandonment, or judicial eviction, you may redeem only by paying all sums you owe, including rent, late charges, reletting charges, storage, damages, etc. We may return redeemed property at the place of storage, the management office, or the apartment (at our option). We may require payment by cash, money order, or certified check.
- **28.6. Disposition or Sale.** Except for animals and property removed after the death of a sole resident, we may throw away or give to a charitable organization all items of personal property that are (1) left in the bedroom and apartment after surrender or abandonment; *or* (2) left outside more than 24 hours after a writ of possession is executed, following a judicial eviction.

Animals removed after surrender, abandonment, or eviction may be kenneled or turned over to local authorities or humane societies. Property not thrown away or given to charity may be disposed of only by sale, which must be held no sooner than thirty (30) days after written notice of date, time, and place of sale is sent by both regular mail and certified mail (return receipt requested) to your last known address. The notice must itemize the amounts you owe and the name, address, and phone number of the person to contact about the sale, the amount owed, and your right to redeem the property. Sale may be public or private, is subject to any third-party ownership or lien claims, must be to the highest cash bidder, and may be in bulk, in batches, or item-by-item. Proceeds exceeding sums owed must be mailed to you at your last known address within thirty (30) days after sale.

General Provisions and Signatures

- **29. DISCLOSURE RIGHTS.** If someone requests information on you or your rental history for law enforcement, governmental, or business purposes, we may provide it.
- **30. ASSOCIATION MEMBERSHIP.** We represent that either: (A) we or; (B) the management company that represents us, is at the time of signing this Lease Contract or a renewal of this Lease Contract, a member of both the National Apartment Association and any affiliated state and local apartment (multi-housing) associations for the area where the apartment is located.
- **31. CANCELLATION.** If written cancellation is received within seventy-two (72) hours of the date you sign this Lease, the Lease will be voided with no penalties to you, unless we have received the first installment or you have been issued keys.
- **32. SEVERABILITY.** If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the Lease and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.
- 33. ORIGINALS AND ATTACHMENTS. This Lease Contract has been executed in multiple originals, with original or electronic signatures. We will provide you with a copy of the Lease Contract. Your copy of the Lease Contract may be in paper format, in an electronic format at your request, or sent via e-mail if we have communicated by e-mail about this Lease. Our rules and community policies, if any, will be attached to the Lease Contract and provided to you at signing. When an Inventory and Condition form is completed, you should retain a copy, and we

should retain a copy. Any addenda or amendments you sign as a part of executing this Lease Contract are binding and hereby incorporated into and made part of the Lease Contract between you and us. **This Lease is the entire agreement between you and us.** You acknowledge that you are NOT relying on any oral representations. A copy or scan of this Lease Contract and related addenda, amendments, and agreements may be used for any purpose and shall be treated as an original.

	DISCLOSURE NOTICE. Name and address of the company or				
	authorized to manage the apartment community: Southeast, LLC				
GREF	Southeast, Inc				
Name a	and address of the company or party authorized to receive				
	s or lawsuits: 999 S. Shady Grove Rd,				
Memphis TN 38016					
	gement's corporate name and license number as required				
Manag					
by the	rules of the Georgia Real Estate Commission (Ga. R. & Reg				
by the					
by the 520-1	rules of the Georgia Real Estate Commission (Ga. R. & Reg .10 are 100 Midtown				
by the 520-1	rules of the Georgia Real Estate Commission (Ga. R. & Reg .10 are 100 Midtown orate Name of Licensed Managing Agent) and				
by the 520-1 (Corpo H-60)	rules of the Georgia Real Estate Commission (Ga. R. & Reg .10 are 100 Midtown orate Name of Licensed Managing Agent) and				

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35. SPECIAL PROVISIONS. The following or attached special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease and will	Resident (sign below)		
supersede any conflicting provisions of this printed Lease form. See Additional Special Provisions	Owner or Owner's Representative (signing on behalf of owner)		
Before submitting a rental application or signing this Lease, you should review the documents and consult an attorney. You are legally bound by this Lease when you sign it. A facsimile or electronic signature on this Lease is as binding as an original signature. The leasing process will be completed after we review, approve and return a countersigned Lease to you. You understand a contract has been formed even if the specific apartment or bedroom is to be assigned at a later date.	Name, address and phone number of managing agent for the property for notice purposes. This person or entity is authorized to receive services of process and to manage the property. GREP Southeast LLC 100 10th St. NW Atlanta, GA 30309 (404) 891-1933 Name and address of locator service (if applicable)		
Additional provisions or changes may be made to the Lease if agreed to in writing by the parties. You are NOT relying on any oral representations.			
You are entitled to receive a copy of this Lease after it is fully signed.	After-hours phone number (404) 891–1933 (Always call 911 for police, fire, or medical emergencies.)		
Keep it in a safe place.	(inwayo can off for police) meaned emergencies,		
SPECIAL PROVISIONS (CONTINUED) Student Housing Lease Rules. You DO NOT need to be enrolled as a par university, or institution of higher learning into this student housing lease. Community Qui 10pm - 9am; Friday and Saturday 1:00am - 10:00	t-time or full-time student in a college, as a condition and qualification of entering et Hours are as follows: Sunday - Thursday		

ADDITIONAL SPECIAL PROVISIONS



DWELLING UNIT DESCRIPTION	N. Unit No	TBD	, 100 10th St		
	(city) (Georgia,	(street address) i	in Atlanta 309	(zip code).
LEASE CONTRACT DESCRIPTION Owner's Name: PE		_			(zip coue).
Residents (list all residents): Ni	khil Praveen				
_					
INTERNET. We provide in	townst commiss of		acmica from t	ho utilitica no	idad in
this Lease. You acknowl					
to you to edit, censor, guests may create, plac					
to engage in any crimin	al, illegal or una	authorized	activity and an	y such use is a	default of
this Lease. You shall n					
hamper the ability of o					
wireless routers or mod	ems or take any me	easurers to	interfere with	our internet s	ystems by
configuring devices con					
using the internet protuse. Your use of the in					
equipment, programs or					
sufficient bandwidth to					
residents taking up sig the Rent you agree to p					
of facilities and servi					
releases you from the o					
clean condition, reason					
becomes our property wh Section 3: Entry Device	s item ("e") is re	eplaced wit	h the following	g: After Hours L	ock Outs,
Resident is to contact					
needed. Owner shall hav Student Housing Lease C	ontract in its ent	tirety. Own	er shall have t	the right to exe	rcise its
decision to void the le					
shall give you a 60 day Student lease in its en					
college, school, or ano					
voided, terminated, res					
any refundable deposits refundable fees. PACKAG					
the community has enter					· · · · · · · · · · · · · · · · · · ·
Inc. ("Fetch"), to prov	ide Package Manage	ement Servi	ces. Fetch will	. provide Reside	nts with
on-demand package recei	_		_		
windows outlined in Fet at www.fetchpackage.com					
representatives will no					
packages that are missi					
<u>left unattended elsewhe</u> <u>delivered to Resident</u> ,					
monthly Package Deliver					410
Reside (All residents			Date of	Signing Addendum	
Owner or Owner's	Representative		Date of	Signing Addendum	
		National	Apartment Association 0	official Form,November 20:	18 - Georgia 🏠



UTILITY AND SERVICES ADDENDUM



This Utility Addendum is incorporated into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated May 22, 2023 between PEP-GT LLC			
("We" and/or "we" and/or "us") and Nikhil Praveen			
("You" and/or "you") of Apt. No located at 100 10th St NW			
(street address) in Atlanta, GA 30309 and is in addition to all terms and conditions in the Lease. This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.			
1. Responsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, will be as indicated below.			
a) Water service to your dwelling will be paid by you either: directly to the utility service provider; or water bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable 0			
b) Sewer service to your dwelling will be paid by you either: directly to the utility service provider; or sewer bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable None			
c) Gas service to your dwelling will be paid by you either: directly to the utility service provider; or gas bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable			
d) Trash service to your dwelling will be paid by you either: directly to the utility service provider; or trash bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable			
e) Electric service to your dwelling will be paid by you either: directly to the utility service provider; or electric bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable			
f) Stormwater service to your dwelling will be paid by you either: directly to the utility service provider; or stormwater bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable			
g) Cable TV service to your dwelling will be paid by you either: directly to the utility service provider; or cable TV bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable			
h) Master Antenna service to your dwelling will be paid by you either: directly to the utility service provider; or master antenna bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable			
i) Internet service to your dwelling will be paid by you either: directly to the utility service provider; or internet bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable			
j) Pest Control service to your dwelling will be paid by you either: directly to the utility service provider; or pest control bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable			

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k	k) (Other) Utility Bundle		service to	your dwelling	g will be paid by you eit	her:
	directly to the utility service provide bills will be billed by the service pro If flat rate is selected, the currer If any arty billing company if app	vider to us and it flat rate is \$ ₋	100.00	o you based o per montl	n the following formula 1.	a: 4
1	() (Other)		service to	your dwelling	gwill be paid by you eit	her:
	directly to the utility service provide bills will be billed by the service pro If flat rate is selected, the currer 3rd party billing company if app	vider to us and it flat rate is \$ ₋		per montl	1.	
"1 "2 "3 "4 "5 "6 "7 "8	METERING/ALLOCATION METHOD KEY "1" - Sub-metering of all of your water/gas/electric use "2" - Calculation of your total water use based on sub-metering of hot water "3" - Calculation of your total water use based on sub-metering of cold water "4" - Flat rate per month "5" - Allocation based on the number of persons residing in your dwelling unit "6" - Allocation based on the number of persons residing in your dwelling unit using a ratio occupancy formula "7" - Allocation based on square footage of your dwelling unit "8" - Allocation based on a combination of square footage of your dwelling unit and the number of persons residing in your dwelling unit "9" - Allocation based on the number of bedrooms in your dwelling unit "10" - Allocation based on a lawful formula not listed here (Note: if method "10" is selected, a separate sheet will be attached describing the formula used)					
s a v c f n c	Allocation formulas are used when the apartment has no sub-meter. The formula may be based on factors such as, the interior square footage of the apartment, number of bedrooms, number of occupants, number of bathrooms, presence of washing machine, and average water usage for that floor plan. The allocation is an estimate of usage by the resident. If an allocation method is used, we or our billing company will calculate your allocated share of the utilities and services provided and all costs in accordance with state and local statutes. Under any allocation method, Resident may be paying for part of the utility usage in common areas or in other residential units as well as administrative fees. Both Resident and Owner agree that using a calculation or allocation formula as a basis for estimating total utility consumption is fair and reasonable, while recognizing that the allocation method may or may not accurately reflect actual total utility consumption for Resident. Where lawful, we may change the above methods of determining your allocated share of utilities and services and all other billing methods, in our sole discretion, and after providing written notice to you. More detailed descriptions of billing methods, calculations and allocation formulas will be provided upon request.					
(If a flat fee method for trash or other utility so (as may be amended with written notice as and that the amount billed is not based on a	specified above	e) represent a fai			
u fo o	. When billed by us directly or through our billing company, you must pay utility bills within5 days of the date when the utility bill is issued at the place indicated on your bill, or the payment will be late. If a payment is late, you will be responsible for a late fee as indicated below. The late payment of a bill or failure to pay any utility bill is a material and substantial breach of the Lease and we will exercise all remedies available under the Lease, up to and including eviction for nonpayment. To the extent there are any new account, monthly administrative, late or final bill fees, you shall pay such fees as indicated below.					
N	New Account Fee:	\$	_ (not to exceed s	\$	_)	
N	į		_ (not to exceed S		,	
L	Late Fee:		_ (not to exceed S		-	
F	Final Bill Fee:	\$6.00_	_ (not to exceed S	\$10.00	_)	
I	If allowed by state law, we at our sole discre	etion may ame	nd these fees, wit	th written not	tice to you.	
c to w	You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the dwelling. If you breach the Lease, you will be responsible for utility charges for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services, we may charge you for any utility service billed to us for your dwelling and may charge a reasonable administration fee for billing for the utility service in the amount of \$			ou were obliged utility services,		
	When you move out, you will receive a final at the time you move out or it will be deduct			ed on your pr	ior utility usage. This b	oill must be paid
p fi	We are not liable for any losses or damages provided to the dwelling unless such loss or from any and all such claims and waive any	r damage was t claims for offs	the direct result o	of negligence l	by us or our employees	. You release us

- to such outages, interruptions, or fluctuations.
- 7. You agree not to tamper with, adjust, or disconnect any utility sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction or other remedies available to us under your Lease, this Utility Addendum and at law.
- 8. Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent last.
- **9.** You represent that all occupants that will be residing in the Unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants.
- **10.** You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities.

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all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control. 12. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Utility Addendum and will supersede any conflicting provisions of this printed Utility Addendum and/or the Lease Contract. Utility Bundle includes water, sewer, trash and electricity. Resident Signature ____ Resident Signature ___ Date ___ Resident Signature _____ Resident Signature _____ Date _____ Resident Signature _____ Date _____ Resident Signature _____ Date _____ Date _____ Management ____

11. This Addendum is designed for use in multiple jurisdictions, and no billing method, charge, or fee mentioned herein will be used in any jurisdiction where such use would be unlawful. If any provision of this addendum or the Lease is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this addendum or the Lease. Except as specifically stated herein,

⁶² Rena Gore

ASBESTOS ADDENDUM



Date:	May 22, 2023
	(when this Addendum is filled out)

	DWELLING UNIT DESCRIPTION. Unit No	4.	FEDERAL RECOMMENDATIONS. The United States Environmental Protection Agency (EPA) has determined that the mere presence of asbestos materials does not pose a health risk to residents and that such materials are safe so long as they are not dislodged or disturbed in a manner that causes the asbestos fibers to be released. Disturbances include sanding, scraping, pounding, or other techniques that produce dust and cause the asbestos particles to become airborne. The EPA does not require that intact asbestos materials be removed. Instead, the law simply requires that we take reasonable precautions to minimize the chance of damage or disturbance of those materials.
	Residents (list all residents): Nikhil Praveen		COMMUNITY POLICIES AND RULES. You, your families, other occupants, and guests must not disturb or attach anything to the walls, ceilings, floor tiles, or insulation behind the walls or ceilings in your dwelling unless specifically allowed in owner's rules or community policies that are separately attached to this Lease Contract. The foregoing prevails over other provisions of the Lease Contract to the contrary. Please report any ceiling leaks to management promptly so that pieces of acoustical ceiling material or ceiling tiles do not fall to the floor and get disturbed by people walking on the fallen material. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
3.	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control. ASBESTOS. In most dwellings which were built prior to 1981 and in some built after that, asbestos was commonly used as a construction material. In various parts of your dwelling, asbestos materials may have been used in the original construction or in renovations prior to the enactment of federal laws which limit asbestos in certain construction materials.		
	Resident(s) (All residents must sign)		Date of Signing Addendum
	Owner or Owner's Representative	_	Date of Signing Addendum

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BED BUG ADDENDUM



Date: May 22, 2023
(when this Addendum is filled out)

Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for any bed bugs in your dwelling or surrounding dwellings. This addendum contains important information that outlines your responsibility and potential liability with regard to bed bugs.

1.	DWELLING UNIT DESCRIPTION.				
	Unit No				
	(street address) in				
	Atlanta				
	(city), Georgia, (zip code).				
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date: May 22, 2023				
	Owner's name: PEP-GT LLC				
	Residents (list all residents):				
	Nikhil Praveen				

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

- **3. PURPOSE.** This Addendum modifies the Lease Contract and addresses situations related to bed bugs *(cimex lectularius)* which may be discovered infesting the dwelling or personal property in the dwelling. You understand that we relied on your representations to us in this Addendum.
- **4. INSPECTION AND INFESTATIONS.** BY SIGNING THIS ADDENDUM, YOU REPRESENT THAT:
 - YOU HAVE INSPECTED THE DWELLING PRIOR TO MOVING IN, OR PRIOR TO SIGNING THIS ADDENDUM, AND YOU DID NOT FIND ANY EVIDENCE OF BED BUGS OR A BED BUG INFESTATION:

OR

 YOU WILL INSPECT THE DWELLING WITHIN 48 HOURS AFTER MOVING IN, OR WITHIN 48 HOURS AFTER SIGNING THIS ADDENDUM AND WILL NOTIFY US OF ANY BED BUGS OR BED BUG INFESTATIONS.

You agree that you have read the information provided in this Addendum and that you are not aware of any infestation or presence of bed bugs in your current or previous dwellings, furniture, clothing, personal property, or possessions. You also acknowledge that you have fully disclosed to us any previous bed bug infestations or bed bug issues that you have experienced.

If you disclose to us a previous experience with bed bug infestations or other bed bug related issues, we can review documentation of the previous treatment(s) and inspect your personal property and possession to confirm the absence of bed bugs.

5. ACCESS FOR INSPECTION AND PEST TREATMENT.

You must allow us and our pest control agents access to the dwelling at reasonable times to inspect for or treat bed bugs as allowed by law. You and your family members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments. We have the right to select any licensed pest control professional to treat the dwelling and building. We can select the method of treating the dwelling, building and common areas for bed bugs. We can also inspect and treat adjacent or neighboring dwellings to the infestation even if those dwellings are not the source or cause of the known infestation. Unless otherwise prohibited by law, you are responsible for and must, at your own expense, have your own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that we approve. You must do so as close as possible to the time we treated the dwelling. If you fail to do so, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract. You agree not to treat the dwelling for a bed bug infestation on your own.

- **6. NOTIFICATION.** You must promptly notify us:
 - of any known or suspected bed bug infestation or presence in the dwelling, or in any of your clothing, furniture or personal property.
 - of any recurring or unexplained bites, stings, irritations, or sores of the skin or body which you believe is caused by bed bugs, or by any condition or pest you believe is in the dwelling.
 - if you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or of any confirmation of bed bug presence by a licensed pest control professional or other authoritative source.
- **7. COOPERATION.** If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents to treat and eliminate the bed bugs. You must follow all directions from us or our agents to clean and treat the dwelling and building that are infested. You must remove or destroy personal property that cannot be treated or cleaned as close as possible to the time we treated the dwelling. Any items you remove from the dwelling must be disposed of off-site and not in the property's trash receptacles. If we confirm the presence or infestation of bed bugs in your dwelling, we have the right to require you to temporarily vacate the dwelling and remove all furniture, clothing and personal belongings in order for us to perform pest control services. If you fail to cooperate with us, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract.
- 8. RESPONSIBILITIES. You may be required to pay all reasonable costs of cleaning and pest control treatments incurred by us to treat your dwelling unit for bed bugs. If we confirm the presence or infestation of bed bugs after you vacate your dwelling, you may be responsible for the cost of cleaning and pest control treatments. If we must move other residents in order to treat adjoining or neighboring dwellings to your dwelling unit, you may be liable for payment of any lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other dwellings. If you fail to pay us for any costs you are liable for, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract, and obtain immediate possession of the dwelling. If you fail to move out after your right of occupancy has been terminated, you will be liable for holdover rent under the Lease Contract.

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9.	TRANSFERS. If we allow you to transfer to another dwelling in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest control professional. You must provide proof of such cleaning and treatment to our satisfaction. You are legally bound by this do	10. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
_		Date of Signing Addendum
_		

 $You \ are \ entitled \ to \ receive \ an \ original \ of \ this \ Addendum \ after \ it \ is \ fully \ signed. \ Keep \ it \ in \ a \ safe \ place.$

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BED BUGS — A Guide for Rental Housing Residents

Bed bugs, with a typical lifespan of 6 to 12 months, are wingless, flat, broadly oval-shaped insects. Capable of reaching the size of an apple seed at full growth, bed bugs are distinguishable by their reddish-brown color, although after feeding on the blood of humans and warm-blooded animals—their sole food source—the bugs assume a distinctly blood-red hue until digestion is complete.

Bed bugs don't discriminate

Bed bugs increased presence across the United States in recent decades can be attributed largely to a surge in international travel and trade. It's no surprise then that bed bugs have been found time and time again to have taken up residence in some of the fanciest hotels and apartment buildings in some of the nation's most expensive neighborhoods.

Nonetheless, false claims that associate bed bugs presence with poor hygiene and uncleanliness have caused rental housing residents, out of shame, to avoid notifying owners of their presence. This serves only to enable the spread of bed bugs.

While bed bugs are, by their very nature, more attracted to clutter, they're certainly not discouraged by cleanliness.

Bottom line: bed bugs know no social and economic bounds; claims to the contrary are false.

Bed bugs don't transmit disease

There exists no scientific evidence that bed bugs transmit disease. In fact, federal agencies tasked with addressing pest of public health concern, namely the U.S. Environmental Protection Agency and the Centers for Disease Control and Prevention, have refused to elevate bed bugs to the threat level posed by disease transmitting pests. Again, claims associating bed bugs with disease are false.

Identifying bed bugs

Bed bugs can often be found in, around and between:

- Bedding
- · Bed frames
- Mattress seams
- Upholstered furniture, especially under cushions and along seams
- Around, behind and under wood furniture, especially along areas where drawers slide
- Curtains and draperies
- Along window and door frames
- Ceiling and wall junctions
- Crown moldings
- · Behind and around wall hangings and loose wallpaper
- Between carpeting and walls (carpet can be pulled away from the wall and tack strip)
- Cracks and crevices in walls and floors
- Inside electronic devices, such as smoke and carbon monoxide detectors

⁶⁶ Rena Gore

- Because bed bugs leave some persons with itchy welts strikingly similar to those caused by fleas and mosquitoes, the origination of such markings often go misdiagnosed. However, welts caused by bed bugs often times appear in succession and on exposed areas of skin, such as the face, neck and arms. In some cases, an individual may not experience any visible reaction resulting from direct contact with bed bugs.
- While bed bugs typically prefer to act at night, they often do
 not succeed in returning to their hiding spots without leaving
 traces of their presence through fecal markings of a red to dark
 brown color, visible on or near beds. Blood stains tend also to
 appear when the bugs have been squashed, usually by an
 unsuspecting host in their sleep. And, because they shed, it's
 not uncommon for skin casts to be left behind in areas typically
 frequented by bed bugs.

Preventing bed bug encounters when traveling

Because humans serve as bed bugs' main mode of transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade. Travelers are therefore encouraged to take a few minutes upon arriving to their temporary destination to thoroughly inspect their accommodations, so as to ensure that any uninvited guests are detected before the decision is made to unpack.

Because bed bugs can easily travel from one room to another, it is also recommended that travelers thoroughly inspect their luggage and belongings for bed bugs before departing for home.

Bed bug do's and don'ts

- Do not bring used furniture from unknown sources into your dwelling. Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of second-hand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand furniture is bed bug-free, residents should assume that the reason a seemingly nice looking leather couch, for example, is sitting curbside, waiting to be hauled off to the landfill, may very well be due to the fact that it's teeming with bed bugs.
- **Do address bed bug sightings immediately.** Rental housing residents who suspect the presence of bed bugs in their unit must immediately notify the owner.
- Do not attempt to treat bed bug infestations. Under no circumstance should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides poses too great a risk to you and your neighbors.
- **Do comply with eradication protocol**. If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed bug eradication protocol set forth by both your owner and their designated pest management company.



CONSTRUCTION ADDENDUM



DWELLING UNIT	100 1011 01 25					
Unit No.	TBD	, 100 10th St NV				
		(street address)				
Atlanta						
(city), Georgia,	30309	_ (zip code).				
LEASE CONTRACT DESCRIPTION.						
Lease Contract Da	nte: May 22, 20	23				
Owner's name: PI	EP-GT LLC					
Residents (list all	residents):					
Nikhil Pravee	en					

2.

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

- 3. PURPOSE OF ADDENDUM. By signing this Addendum, Resident acknowledges that existing, on-going, or future construction on the property may affect your use, view, and enjoyment of such property.
- 4. RESIDENT ACKNOWLEDGMENT OF CONSTRUCTION ON PROPERTY. Resident acknowledges that the property, including its common areas and apartments, may currently or in the future, be under repair, renovation, improvement, or construction. Owner does not guarantee that the repair, renovation, improvement, or construction will be completed on a set date or time and therefore, is not under any obligation to have said repair, renovation, improvement, or construction completed by a set date or time. Resident also acknowledges that the repair, renovation, improvement, or construction does not represent a breach of Owner's obligations under the Lease Contract.
- **5. USE OF AMENITIES AND SERVICES.** Repair, renovation, improvement, or construction at the property may create conditions where Resident's use of the property's amenities and services may be limited or not available.
- 6. NOISE AND OTHER DISTURBANCES. Repair, renovation, improvement, or construction at or near the property may create noise or other disturbances, and the property itself, or portions thereof, may be unfinished for some time with respect to landscaping, building exteriors, interiors, amenities, walkways, lighting and the like. Resident acknowledges that these conditions may create inconveniences that may be beyond the control of the Owner. Resident agrees that despite these inconveniences, the obligations of the Resident, including payment of rent, as set forth in the Lease Contract will still be in effect.

7. RELEASE OF LIABILITY. To the extent allowed by state law or local ordinance, by signing this Addendum, Resident agrees to waive all claims related to Resident's inability to access, use, and enjoy the amenities, services, and facilities affected by existing, on-going, or future repair, renovation, improvement, or construction on the property.

The existing, on-going, or future construction at the property includes:

Title/Description:	
Anticipated Start Date:	
Anticipated End Date:	

To the extent allowed by state law or local ordinance, Resident further agrees that any inconvenience associated with the repair, renovation, improvement, or construction, such as, but not limited to, those disclosed herein, will not be deemed to give Resident any offset to rent obligations, or other compensation, nor will they be the basis for a complaint(s) or defense(s) against Owner for rent relief, constructive eviction, fitness and habitability, peaceful and quiet enjoyment, nuisance, or any other claim, right or remedy.

8. DELAY OF OCCUPANCY. Resident acknowledges that occupancy of the apartment may be delayed due to repair, renovation, improvement, or construction of the property, including common areas and apartments. Such repair, renovation, improvement, or construction may cause unforeseen delays due to scheduling conflicts, delay in permit issuance, acts of God, and other things beyond the control of Owner. The Lease Contract will remain in effect subject to: (1) the start date of the term of the lease contract shall be changed to the first day that Owner provides Resident the apartment for occupancy, and rent shall be abated until occupancy is provided; and (2) your right to terminate as set forth in your Lease Contract under DELAY OF OCCUPANCY, and in accordance with applicable state law or local ordinance.

Resident hereby knowingly and voluntarily accepts the risks of delays and the apartment not being ready for occupancy on the date set forth in the Lease Contract. Resident agrees that Owner's failure to have the apartment ready on the set date in the Lease Contract due to a repair, renovation, improvement, or construction delay does not constitute a willful failure to deliver possession of the apartment. Resident hereby waives and relinquishes any rights, claims, or causes of action against Owner related to delays in delivering the apartment, including, but not limited to, any holdover rent, or other penalties imposed at Resident's current place of residence, provided however, that Owner agrees that rent will not commence under the Lease Contract until possession is delivered to Resident.

- **9. DISPLACEMENT.** In the event Resident must be displaced from the apartment that is the subject of the Lease Contract due to repair, renovation, improvement, or construction in or around the apartment, Owner, at Owner's sole option, shall transfer Resident to another apartment within the apartment community that is not affected by the repair, renovation, improvement, or construction or shall provide appropriate comparable accommodations for Resident. However, in the event of Resident's displacement and subsequent re-location, the terms of the Lease Contract, including but not limited to the payment of rent shall remain in full force and effect.
- 10. SEVERABILITY. If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease contract and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.

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1. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:	
Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
	Date of Signing Addendum

FIRE SAFETY INFORMATION ADDENDUM



Dwelling Unit Description.	Unit No. TB	D , 100	10th St NV	7	
		,			(street address) in
Atla	nta	<i>(city)</i> , Georgia		30309	(zip code)
Lease Contract Description.	Lease Contract Date:	May 22,	2023		
Owner's name: PEP-GT LLC					
Residents (list all residents):					
Nikhil Praveen					

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

"SAFETY TIPS"

- 1. Never smoke in bed.
- 2. Locate fire exits on this floor. (Note: Do NOT consider elevators as exits.)
- 3. Count the number of doors to the nearest exit, and check for any possible obstructions.
- 4. (When applicable: Locate fire alarm pull stations on this floor.)
- 5. (When applicable: Locate fire extinguishers on this floor.)
- 6. Check any windows to see if they can be opened; if so determine how they open.
- 7. Keep your room key on a table next to your bed.
- 8. If you leave your room, keep door closed and take your key.
- 9. Write down the number for the local fire department and keep it next to the phone.

THE LOCAL FIRE DEPARTMENT NUMBER IS _ (404) 546-7000

"IN CASE OF FIRE"

- 1. DON'T PANIC; remain calm.
- 2. Report fire to front desk or fire department as appropriate.
- 3. If room is smoky, get on hands and knees (or stomach) and crawl to door.
- 4. Feel door knob; If **HOT**, do **NOT** open door; if cool, open slowly.
- 5. If hallway is smoky, stay next to wall and count the doors as you crawl to exit.
- 6. Do **NOT** use any elevators.
- 7. Do **NOT** prop open doors to exit staircase.
- 8. Hang on to handrail and WALK DOWN exit staircase.
- 9. (When applicable: Pull fire alarm as you evacuate.)

"IF YOU CANNOT LEAVE THIS ROOM"

- 1. Notify (or Call) front desk (or manager, fire department, or other appropriate person) and let them know where you are.
- 2. Wet sheets, towels or clothing and stuff them in all cracks around doors and vents.
- 3. (When applicable: Turn on bathroom fan.)
- 4. Check to see if there is smoke **OUTSIDE** window; if **NO** smoke and if any window can be opened, hang a sheet or light colored material outside.
- 5. (When applicable: Fill bathtub (or sink) with cold water for firefighting.)
- 6. Using ice bucket or other container, keep doors and walls wet.
- 7. If room is smoky, fold a wet towel in a triangle and tie over your nose and mouth; stay low.
- 8. Make yourself visible to rescue personnel through any window or balcony; DO NOT JUMP!
- 9. Keep fighting fire until help arrives; DON'T GIVE UP!

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FOR YOUR SAFETY, THIS BUILDING HAS THE FOLLOWING:

(Applicable items are marked with an " \boxtimes ")

X	Automatic sprinkler protection in every room.				
	Automatic sprinkler protection in every hallway.				
X	Automatic smoke detectors in every room.				
X	Automatic smoke detectors in every hallway.				
X	Fire extinguishers on every floor.				
X	Fire alarm pull stations at every exit.				
	Posted evacuation plans in every room.				
Pressurized staircase with self-closing doors. (NOTE: In case of fire, do NOT prop doors open.					
X	Fire safety staircase with self-closing doors. (NOTE: In case of fire, do NOT prop doors open.)				
	☐ Emergency lighting and exit lights.				
	Fire resistant drapery and bedding.				
	An alternative fire exit to the roof. (NOTE: To be used ONLY if heavy smoke is encountered when walking DOWN the existaircase.)				
	Other:				
	Other:				
You acl	nowledge receipt of this Fire Safety Information Addendum and agree to make this information available to any of your nts, guests, invitees or visitors by posting it in a prominent, visible location in the apartment.				



MIXED USE ADDENDUM



1.	DWELLING UNIT DESCRIPTION. Unit No. TBD , 100 10th St NW (street address) in Atlanta (city), Georgia, 30309 (zip code).	5.	resident to research the area around their apartment. You agree that you were given the opportunity to exercise due diligence by reading this Addendum and researching the area surrounding the apartment. You acknowledge and understand the risks disclosed herein. Having conducted your due
2.	LEASE CONTRACT DESCRIPTION.		diligence, you agree to fully assume the risks set forth in this Addendum.
	Lease Contract Date: May 22, 2023 Owner's name: PEP-GT LLC Residents (list all residents):	6.	ASSUMPTION OF RISK / WAIVER. You have chosen to reside at the apartment despite any inconveniences such as those disclosed herein or any other inconvenience, which may be associated with living in a mixed-use environment. You further agree: You are voluntarily assuming the risks of inconvenience and nuisance related to residing in your
	Nikhil Praveen		apartment located in a mixed-use area. You agree that any inconvenience associated with the mixed-use and/or the surrounding area, such as, but not limited to, those disclosed herein, will not be deemed to give you any offset to rent obligations, nor will they be the basis for a complaint against us for rent relief, constructive eviction, fitness and habitability, peaceful and quiet enjoyment, nuisance, or any other claim, right or remedy. We shall have no duty to evict any commercial business for any lights, sounds, vibrations, odors, etc. that may occur as a result of their commercial business. As such, you waive any and all claims against us that arise out of or
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found	7.	are in any way related to lights, noises, sounds, vibrations, smoke, odors or any other inconvenience that may be caused by commercial businesses within the mixed-use area and/or their guests. SEVERABILITY. If any provision of this addendum or the Lease is invalid or unenforceable under applicable law, such
3.	PURPOSE OF ADDENDUM. The purpose of this Addendum is to provide you with notice that the apartment community and your apartment are located in a mixed-use living environment. The area surrounding your apartment contains both residences and commercial businesses. These commercial entities will produce certain noises, sounds, and odors up to twenty-four (24) hours a day.	8.	provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this addendum or the Lease. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
4.	RESIDENT ACKNOWLEDGEMENT. By signing this Addendum, Resident acknowledges, understands and hereby agrees:		
	Your apartment is located in the immediate area of commercial businesses, including, but not limited to, bars, nightclubs, restaurants and retail stores. Certain challenges and disturbances may be associated with living in immediate proximity to such commercial businesses. These challenges and disturbances may include, but are not limited to, lights, noises, sounds (including but not limited to music, voices and other forms of entertainment), vibrations, odors and smoke, which may penetrate the walls and floors of the apartment community and your apartment caused by commercial businesses within the mixed-use area and/or by their guests. Such challenges and disturbances may occur up to twenty-four (24) hours a day.		
	Resident or Residents (All residents must sign)	_	Owner or Owner's Representative (Signs below)
			Date of Signing Addendum
		_	

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MOLD INFORMATION AND PREVENTION ADDENDUM



Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize any mold growth in your dwelling. That is why this addendum contains important information for you, and responsibilities for both you and us.

Unit NoTBD		, <u>100</u>	_, <u>100 10th St N</u>				
		(s	treet ac	ddre.	ss) i		
Atlanta							
(city), Georgia,	30309	_ (zip cod	de).				
LEASE CONTRACT DESCRIPTION.							
Lease Contract Date: May 22, 2023							
Owner's name	: PEP-GT LLC						
-							
Residents (list	all residents):						
Nikhil Pra	veen						

1. DWELLING UNIT DESCRIPTION.

3. ABOUT MOLD. Mold is found virtually everywhere in our environment—both indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter.

and is hereby incorporated into and made a part of such Lease

Contract. Where the terms or conditions found in this

 $Addendum\ vary\ or\ contradict\ any\ terms\ or\ conditions\ found$

in the Lease Contract, this Addendum shall control.

Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. A 2004 Federal Centers for Disease Control and Prevention study found that there is currently no scientific evidence that the accumulation of mold causes any significant health risks for person with normally functioning immune systems. Nonetheless, appropriate precautions need to be taken.

- **4. PREVENTING MOLD BEGINS WITH YOU.** In order to minimize the potential for mold growth in your dwelling, you must do the following:
 - Keep your dwelling clean—particularly the kitchen, the bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food.
 - Remove visible moisture accumulation on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines—especially if the leak is large enough for water to infiltrate nearby walls. Turn on any exhaust fans in the bathroom and kitchen before you start showering or

- cooking with open pots. When showering, be sure to keep the shower curtain inside the tub or fully close the shower doors. Also, the experts recommend that after taking a shower or bath, you: (1) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up your towels and bath mats so they will completely dry out.
- Promptly notify us in writing about any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out.
- Promptly notify us in writing about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary.
- Keep the thermostat set to automatically circulate air in the event temperatures rise to or above 80 degrees Fahrenheit.
- 5. IN ORDER TO AVOID MOLD GROWTH, it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:
 - rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;
 - overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
 - leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks;
 - washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
 - leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and
 - insufficient drying of carpets, carpet pads, shower walls and bathroom floors.
- 6. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant®, Pine-Sol Disinfectant® (original pine-scented), Tilex Mildew Remover® or Clorox Cleanup®. (Note: Only a few of the common household cleaners will actually kill mold). Tilex® and Clorox® contain bleach which can discolor or stain. Be sure to follow the instructions on the container. Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter can be

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	used to help remove non-visible mold products from porous items, such as fibers in sofas, chairs, drapes and carpets—provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes. DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on porous surfaces, such as sheetrock walls or ceilings, or (2) large areas of visible mold on non-porous surfaces. Instead, notify us in writing, and we will take appropriate action. COMPLIANCE. Complying with this addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this addendum, please contact us at the management office or at the phone number shown in your Lease Contract. If you fail to comply with this Addendum, you can be held responsible for property damage to the dwelling and any health problems that may result. We can't fix problems in your dwelling unless we know about them.	9. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	Resident or Residents (All residents must sign here)	Owner or Owner's Representative (Signs here) Date of Lease Contract
_		May 22, 2023

NO-SMOKING ADDENDUM



May 22, 2023

(when this Addendum is filled out)

All use of any tobacco product involving smoking, burning, or combustion of tobacco is prohibited in any portion of the apartment community. You are entitled to receive an original of this No-Smoking Addendum after it is fully signed. Keep it in a safe place.

health, safety, and welfare of other residents inside any dwelling or building is also prohibited by this Addendum and
other provisions of the Lease Contract.
5. SMOKING OUTSIDE BUILDINGS OF THE APARTMENT COMMUNITY. Smoking is permitted only in specially
designated areas outside the buildings of the apartment
community. Smoking must be at least100 feet from the
buildings in the apartment community, including administrative office buildings. If the previous field is not completed, smoking is only permitted at least 25 feet from the buildings in the apartment community, including administrative office buildings. The smoking-permissible areas are marked by signage.
Smoking on balconies, patios, and limited common areas attached to or outside of your dwelling \(\square is \(\mathbb{X}\) is not permitted.
The following outside areas of the community may be used for smoking:
Even though smoking may be permitted in certain limited outside areas, we reserve the right to direct that you and your occupants, family, guests, and invitees cease and desist from smoking in those areas if smoke is entering the dwellings or

3. DEFINITION OF SMOKING. Smoking refers to any use or possession of a cigar, cigarette, e-cigarette, hookah, vaporizer, or pipe containing tobacco or a tobacco product while that tobacco or tobacco product is burning, lighted, vaporized, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. The term tobacco includes, but is not limited to any form, compound, or synthesis of the plant of the genus Nicotiana or the species N. tabacum which is cultivated for its leaves to be used in cigarettes, cigars, e-cigarettes, hookahs, vaporizers, or pipes. Smoking also refers to use or possession of burning, lighted, vaporized, or ignited non-tobacco products if they are noxious, offensive, unsafe, unhealthy, or irritating to other persons.

described Lease Contract for the above described premises,

and is hereby incorporated into and made a part of such Lease

Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found

in the Lease Contract, this Addendum shall control.

1. DWELLING UNIT DESCRIPTION.

4. SMOKING ANYWHERE INSIDE BUILDINGS OF THE APARTMENT COMMUNITY IS STRICTLY PROHIBITED. All forms and use of burning, lighted, vaporized, or ignited tobacco products and smoking of tobacco products inside any dwelling, building, or interior of any portion of the apartment community is strictly prohibited. Any violation of the nosmoking policy is a material and substantial violation of this Addendum and the Lease Contract.

The prohibition on use of any burning, lighted, vaporized, or ignited tobacco products or smoking of any tobacco products extends to all residents, their occupants, guests, invitees and all others who are present on or in any portion of the apartment community. The no-smoking policy and rules extend to, but are not limited to, the management and leasing offices, building interiors and hallways, building common areas, dwellings, club house, exercise or spa facility, tennis courts, all interior areas of the apartment community, commercial shops, businesses, and spaces, work areas, and all other spaces whether in the interior of the apartment community or in the enclosed spaces on the surrounding community grounds.

d in certain limited ect that vou and vour ease and desist from ing the dwellings or buildings or if it is interfering with the health, safety, or welfare or disturbing the quiet enjoyment, or business operations of us, other residents, or guests.

Smoking of non-tobacco products which are harmful to the

6. YOUR RESPONSIBILITY FOR DAMAGES AND CLEANING.

You are responsible for payment of all costs and damages to your dwelling, other residents' dwellings, or any other portion of the apartment community for repair, replacement, or cleaning due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees, regardless of whether such use was a violation of this Addendum. Any costs or damages we incur related to repairs, replacement, and cleaning due to your smoking or due to your violation of the no-smoking provisions of the Lease Contract are in excess of normal wear and tear. Smoke related damage, including but not limited to, the smell of tobacco smoke which permeates sheetrock, carpeting, wood, insulation, or other components of the dwelling or building is in excess of normal wear and tear in our smoke free apartment community.

7. YOUR RESPONSIBILITY FOR LOSS OF RENTAL INCOME AND ECONOMIC DAMAGES REGARDING OTHER RESIDENTS. You are responsible for payment of all lost rental income or other economic and financial damages or loss to us due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees which results in or causes

other residents to vacate their dwellings, results in disruption of other residents' quiet enjoyment, or adversely affects other residents' or occupants' health, safety, or welfare.

8. LEASE CONTRACT TERMINATION FOR VIOLATION OF THIS ADDENDUM. We have the right to terminate your Lease Contract or right of occupancy of the dwelling for any violation of this No-Smoking Addendum. Violation of the nosmoking provisions is a material and substantial default or violation of the Lease Contract. Despite the termination of the Lease Contract or your occupancy, you will remain liable for rent through the end of the Lease Contract term or the date on which the dwelling is re-rented to a new occupant, whichever comes first. Therefore, you may be responsible for payment of rent after you vacate the leased premises even though you are no longer living in the dwelling.

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 9. EXTENT OF YOUR LIABILITY FOR LOSSES DUE TO SMOKING. Your responsibility for damages, cleaning, loss of rental income, and loss of other economic damages under this No-Smoking Addendum are in addition to, and not in lieu of, your responsibility for any other damages or loss under the Lease Contract or any other addendum. 10. YOUR RESPONSIBILITY FOR CONDUCT OF OCCUPANTS, FAMILY MEMBERS, AND GUESTS. You are responsible for communicating this community's no-smoking policy and for ensuring compliance with this Addendum by your occupants, family, guests, and invitees. 11. THERE IS NO WARRANTY OF A SMOKE FREE ENVIRONMENT. Although we prohibit smoking in all interior parts of the apartment community, there is no warranty or guaranty of any kind that your dwelling or the apartment community is smoke free. Smoking in certain limited outside areas is allowed as provided above. 	12. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
Enforcement of our no-smoking policy is a joint responsibility which requires your cooperation in reporting incidents or suspected violations of smoking. You must report violations of our no-smoking policy before we are obligated to investigate and act, and you must thereafter cooperate with us in prosecution of such violations. This is an important and binding legal document. By signing this Addendum you are agreeing to follow our no-smoking policy and you are acknowledging that a violation could lead to termination of your Lease Contract or right to continue living in the dwelling. If you or someone in your household is a smoker, you should carefully consider whether you will be able to abide by the terms of this Addendum.	
Resident or Residents (All residents must sign here)	Owner or Owner's Representative (Signs here)

PHOTO, VIDEO, AND STATEMENT RELEASE ADDENDUM



1.	Unit No	4. PHOTO AND VIDEO RELEASE. You hereby grant us and our agents and affiliates (collectively, the "Released Parties")
	(street address) in	permission and a license to take, use, reuse, and publish the likeness of you and any minor occupants in all photographs or other electronic and/or digital media in any and all of our
2.	(city), Georgia, 30309 (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract Date: May 22, 2023 Owner's name: PEP-GT LLC	publications, including, without limitation, any website entries, advertising websites, and any other marketing materials. You understand and agree that these materials will become the property of the Released Parties and will not be returned. You agree to irrevocably authorize the Released Parties to
	Residents (list all residents): Nikhil Praveen	edit, alter, copy, exhibit, publish, or distribute this media for any lawful purpose whatsoever including, without limitation, promotional and advertising uses. You waive the right to inspect or approve the finished product, including any written or electronic copy, wherein your likeness appears now or in the future. In addition, you waive any right to payment, royalties, or any other compensation arising or related to the use of the media.
		5. CONSENT TO USE YOUR NAME, LIKENESS, WRITTEN COMMENTS, AND STATEMENTS. You are expressly agreeing to allow us to post your name, picture, written comments, and statements, and/or the names, pictures, written comments and statements of any minor occupants in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. You hereby
	Occupants (list all occupants):	grant the Released Parties permission and a license to use, reproduce, and publish any media on its website, social media platforms, or in other marketing-related materials, whether in electronic or print form.
	This Addendum constitutes an Addendum to the above	6. RELEASE OF LIABILITY. You hereby release, hold harmless, and forever discharge us from any claims or causes of actions including, without limitation, any and all claims for libel or violation of any right of publicity or privacy, related to our use of the media in any and all of our publications, including any website entries, advertising websites, social media websites, and any other marketing material so long as the claim or cause of action does not result from our intentional misconduct or gross negligence. This consent and release shall be binding upon you and your heirs, legal representatives and assigns.
	described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.	7. REVOCATION. You have the right to revoke your consent to our use of your name, picture, video, voice, written comments, or statement, and/or the name, picture, video, voice, written comments, or statement of any minor occupants, by written notice to us.
3.	PURPOSE OF ADDENDUM. By signing this Addendum, you, without payment or other consideration, agree to grant us permission to use your likeness in photographs, videos and/or other electronic and/or digital reproductions, including voice, in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. For purposes of this addendum, photographs, videos, written comments, statements, and other digital reproductions will	8. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

and/or other electronic and/or digital reproductions, including voice, in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. For purposes of this addendum, photographs, videos, written comments, statements, and other digital reproductions will hereinafter be collectively referred to

A. CONSENT FOR MINOR OCCUPANTS. By signing this Addendum, if any minor occupants are named above, you further certify that you are the parent, or legal guardian of the minor occupant(s) named above, and you, without payment or other consideration, agree to grant us permission to use their likeness in photographs, videos

hereinafter be collectively referred to as "media."

as "media."

Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
	Date of Signing Addendum

PACKAGE ACCEPTANCE ADDENDUM



1.	DWELLING UNIT DESCRIPTION. Unit No	6.	DUTY OF CARE, INDEMNIFICATION, ASSUMPTION OF RISKS AND WAIVER. As to any package for which we sign
	(street address) in		and/or receive on your behalf, you understand and agree that we have no duty to notify you of our receipt of such package,
	(city), Georgia, 30309 (zip code).		nor do we have any duty to maintain, protect, or deliver said package to you, nor do we have any duty to make said package
2	LEASE CONTRACT DESCRIPTION.		available to you outside disclosed business hours. Any
۷.	Lease Contract Date: May 22, 2023		packages or personal property delivered to us or stored by us shall be at your sole risk, and you assume all risks
	Owner's name: PEP-GT LLC		whatsoever associated with any loss or damage to your
			packages and personal property. You, your guests, family,
			invitees, and agents hereby waive any and all claims against us or our agents of any nature regarding or relating to any
			package or item received by us, including but not limited to,
	Residents (list all residents):		claims for theft, misplacing or damaging any such package,
	Nikhil Praveen		except in the event of our or our agent's gross negligence or willful misconduct. You also agree to defend and indemnify
			us and our agents and hold us both harmless from any and
			all claims that may be brought by any third party relating to
			any injury sustained relating to or arising from any package that we received on your behalf. You also agree to indemnify
			us and our agents and hold us harmless from any damage
			caused to us or our agents by any package received by us for
			you. You also authorize us to throw away or otherwise dispose
			of any package that we, in our sole discretion, deem to be dangerous, noxious, or in the case of packaged food, spoiled,
			and waive any claim whatsoever resulting from such disposal.
	This Addendum constitutes an Addendum to the above	7.	SEVERABILITY. If any provision of this Addendum or the
	described Lease Contract for the above described premises,		Lease Contract is illegal, invalid or unenforceable under any
	and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this		applicable law, then it is the intention of the parties that (a)
	Addendum vary or contradict any terms or conditions found		such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or
	in the Lease Contract, this Addendum shall control.		otherwise affecting the remainder of this Addendum or the
3.	PURPOSE OF ADDENDUM. By signing this Addendum, you		Lease, (b) the remainder of this Addendum shall not be affected
	wish for us to sign for, and to accept, U.S. mail and privately-		thereby, and (c) it is also the intention of the parties to this Addendum that in lieu of each clause or provision that is illegal,
	delivered packages or other items on your behalf, subject to		invalid or unenforceable, there be added as a part of this
	the terms and conditions set forth herein.		Addendum a clause or provision similar in terms to such
4.	PACKAGE ACCEPTANCE.		illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.
	Generally. You hereby authorize us and our agent to accept,		
	on your behalf, any package or item delivered to our on-site management office during disclosed business hours, including	8.	SPECIAL PROVISIONS. The following special provisions
	but not limited to any package delivered by the U.S. Postal		control over conflicting provisions of this printed form:
	Service or by any private courier service or individual. You		
	also specifically authorize us to sign on your behalf if the person or entity delivering said package or item requires an		
	adult signature prior to delivery, including but not limited to		
	the delivery of certified or registered mail. A photo I.D. is		
	required before any packages will be released. Packages will		
	only be released to verified Residents or approved representatives.		
	Limitations. You understand and agree that we may refuse		
	to accept any package for any reason or no reason at all.		
5.	TIME LIMITATION. Due to limited storage space, we must		
	ask that you pick up your package as soon as possible. You		
	also agree that we shall have no duty whatsoever to hold or		
	store any package for more than 5 days after receipt (accordingly, you should notify the management office if you		
	are going to be away from the apartment home and expect to		
	be receiving a package(s)). After said time, you agree that any		
	such package is deemed abandoned and you authorize us to return the package to its original sender.		
	Resident or Residents		Owner or Owner's Representative
	(All residents must sign)		(Signs below)
			Date of Signing Addendum
	2019. National Apartment Association, Inc 6/2019. Georgia		€



WASHER AND DRYER ADDENDUM



Unit No TBD, 100 10th St N
(street address)
Atlanta
(city), Georgia, (zip code).
LEASE CONTRACT DESCRIPTION. Lease Contract Date: May 22, 2023 Owner's name: PEP-GT LLC
Residents (list all residents):
Nikhil Praveen
This Addendum constitutes an Addendum to the abord described Lease Contract for the above described premis and is hereby incorporated into and made a part of such Lea Contract. Where the terms or conditions found in the Addendum vary or contradict any terms or conditions four in the Lease Contract, this Addendum shall control.
PURPOSE OF ADDENDUM. In consideration of your agree to rent a washer and dryer from us and by signing the Addendum, you agree to the terms and conditions set for herein.
OWNER SUPPLIED WASHER AND DRYER.
A. Washer and Dryer Rental Fees. We agree to rent to y a washer and dryer for the sum of \$ 0.00 per mon beginning on a
expiring concurrently with the above referenced Lea Contract, including any renewal periods.
You shall pay the monthly washer and dryer rental amount in advance and without demand, as additional rent, alo with your monthly rent payment. If any monthly washer a dryer rent is not paid on or before the due date, we or agent(s) reserve the right to remove the equipment, as providely law.
B. Identification of Washer and Dryer. You are entitled exclusive use of a:
☐ Full Size ☐ Stackable ☑ Other: Combination Washer/Dryer
Washer Model/Serial Number:
N/A
Dryer Model/Serial Number:
N/A
The washer/dryer set will hereinafter collectively be referr to as the "equipment." You acknowledge that you ha inspected the equipment, and have found the same to be good working condition free from any defect or mechanic

shall not remove the equipment from the dwelling. Removal of the equipment from the dwelling without our prior written consent will constitute theft, and result in our reporting to law enforcement and pursuit of both criminal and civil penalties against you.

- C. Responsibility for Damages. You agree to immediately report any and all repairs or maintenance needed to the equipment to us. You will be responsible for any damages to our property, or to the personal property of others, if you fail to promptly report needed repairs or maintenance, and such needed repairs or maintenance not being able to be carried out causes damage to our property, or to the personal property of others. Except as may otherwise be prohibited by law, (1) you are responsible for any damage caused by a leaking washer, and will be billed by us for such damage; (2) we are not liable for any damage caused by the equipment; (3) you agree to waive any and all claims, liabilities and actions of any nature you may ever have against us and our agents for the delivery, repair, maintenance or removal of equipment unless such claims arise from any proximately caused negligence or intentional act committed by us or our agents; and (4) you agree to indemnify and to hold us and our agents harmless from and/or for any and all damages of any nature or kind $arising \ from \ your \ will ful \ or \ negligent \ misuse \ of \ the \ equipment.$
- **D. Insurance.** At all times you must carry renter's insurance that provides insurance coverage for damage to your personal belongings from accidental water discharge from the equipment or other causes. The insurance must also provide coverage for any potential liability, due to your fault, for water or other damage to other units and to personal property of others. You must verify with your insurance agent that such coverages are included in your policy and must furnish us a copy of the policy upon our request.

5. ACCESS TO WASHER AND DRYER; EMERGENCIES.

You agree to allow our agent(s) access to the dwelling and the equipment for the purpose of delivery, repair, maintenance, replacement or removal of the equipment. You agree to make any necessary preparations, including clearing a path to the laundry closet and securing all pets. Additionally, without advanced notice, you agree to allow our agent(s) access to the dwelling and the equipment in the event of an emergency, as provided by law.

- 6. RESIDENT USE AND MAINTENANCE OF WASHER AND DRYER. You agree to use the equipment for normal household
 - purposes, to use diligence in using the equipment, and to take proper care of the equipment. An equipment operations manual will be provided to you upon your request. You acknowledge that you know how to operate the equipment. You are liable to us for all damages to the equipment beyond normal wear and tear including, but not limited to, scratches, dents, dings and costs for repairs. You must pay us for all damages to the equipment upon demand. If not previously paid, we will assess the cost of equipment rent and damages to the equipment against your security deposit and/or final account upon move-out. If you remove the equipment from the dwelling, you shall pay us the actual cost of replacing the equipment.
- 7. ADDITIONAL PROVISIONS. You agree that sums and charges owed under this Addendum are additional rent. Violation of this Addendum including, but not limited to, your failure to pay monthly equipment rent is a breach of the Lease Contract, and we shall have all remedies available including termination of the Lease Contract and eviction. In addition, upon your failure to pay equipment rent, we shall have the right to remove the equipment, as provided by law. You shall remain liable for all amounts due under this Addendum until you vacate the dwelling, including holding over or month-to-month periods, and all provisions of this Addendum will remain in full force and effect during such periods.

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issue. You further acknowledge that the equipment is for your

use and in consideration of your agreement to pay washer

and dryer rent. We are the owner of the equipment, and you

SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:	
control over conflicting provisions of this printed form.	
Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
	Date of Signing Addendum

Page 2 of 2

RESIDENT PARKING ADDENDUM



Date: May 22, 2023
(when this Addendum is filled out)

1. DWELLING UNIT DESCRIPTION. Unit No	
(street ac	on any part of the property. Upon signing this agreemen you knowingly accept the risk of parking any vehicle(s) or the property.
(city), Georgia,(zip code).	11. Any action by you, any occupant, guest, or visitor that violates
2. LEASE CONTRACT DESCRIPTION. Lease Contract Date: May 22, 2023 Owner's name: PEP-GT LLC	
Residents (list all residents):	12. You understand and agree that any judgment of possession entered against you shall be a judgment for possession o any parking spaces which you are entitled to under this addendum. Once such judgment is rendered and executed upon you, you shall immediately remove all vehicles from the property parking areas. If you fail to remove your
Nikhil Praveen	vehicle(s), we shall tow the vehicle(s) at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of use of the vehicle(s).
	Resident agrees to pay a onetime fee of \$ per vehicle on or before the day of In alternative resident agrees to pay \$ monthly per vehicle due on or before the tay of the month. If no amount is filled in parking shall be free for properly registered and authorized vehicles.
This Addendum constitutes an Addendum to the described Lease Contract for the above described pand is hereby incorporated into and made a part of succentract. Where the terms or conditions found Addendum vary or contradict any terms or condition in the Lease Contract, this Addendum shall control.	Resident understands and accepts that all-parking rights and hease and privileges will immediately be revoked in the case that all-parking rights and privileges will immediately be revoked in the case that all-parking rights and privileges will immediately be revoked in the case that all-parking rights are
The term of this Parking Addendum is as	follows: returned for non-sufficient funds.
Begins on August 18th , 2023 ending on July 31st , 2024	and VEHICLE INFORMATION:
RESIDENT AND OWNER AGREE AS FOLLOWS:	Vehicle 1 Make:
3. You agree to properly register all vehicles with manual of you get a new or replacement vehicle you must and complete a revised agreement.	agement. Model & Year:
 If you are provided with a parking tag or sticker it properly installed and displayed. 	Permit Number: must be Phone Number: Parking Space:
5. Unless your vehicle(s) has been assigned a specific you may park in any available space(s) in the parki with the exception of spaces reserved for a particul any marked handicap space, unless you possess a govissued handicap decal or similar signage.	ng areas, Make:
6. If you are assigned a specific parking space(s) we shape upon the space(s) and retain the right to change a space(s) at our sole discretion.	Permit Number:
7. You understand and accept that we have the right at without notice, to tow unauthorized or non-registered from any parking space on the property.	
You agree to use parking spaces in accord with the the Lease and Community Rules.	terms of License Plate:
9. Any vehicles which are improperly parked or are in of this addendum, the terms of the Lease or Commun will be towed at your expense. You agree that we sh	ity Rules

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use of the vehicle(s).

liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of

. SPECIAL PROVISIONS.	
	_ _
	_ _
	_ _
	_ _
	_
Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
	_
	Date of Signing Addendum
	_

CRIME/DRUG FREE HOUSING ADDENDUM



1.	Unit No	 Violation of any federal drug laws governing the use, possession, sale, manufacturing and distribution of marijuana, regardless of state or local laws. (So long as
	Atlanta (city), Georgia, 30309	the use, possession, sale, manufacturing and distribution of marijuana remains a violation of federal law, violation of any such federal law shall constitute a material
2.	(zip code). LEASE CONTRACT DESCRIPTION.	violation of this rental agreement.) 5. Engaging in, or allowing, any behavior that is associated with drug activity, including but not limited to having
	Lease Contract Date: May 22, 2023 Owner's name: PEP-GT LLC	excessive vehicle or foot traffic associated with his or her unit.
	Residents (list all residents):	 Any breach of the Lease Contract that otherwise jeopardizes the health, safety, and welfare of the Owner, Owner's agents, or other Residents, or involving imminent, actual or substantial property damage.
	Nikhil Praveen	7. Engaging in or committing any act that would be a violation of the Owner's screening criteria for criminal conduct or which would have provided Owner with a basis for denying Resident's application due to criminal conduct.
		8. Engaging in any activity that constitutes waste, nuisance, or unlawful use.
2	ADDENDUM APPLICABILITY. In the event any provision	B. AGREE THAT ANY VIOLATION OF THE ABOVE PROVISIONS CONSTITUTES A MATERIAL VIOLATION OF THE PARTIES' LEASE CONTRACT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this Addendum shall be deemed a serious violation, and a material default, of the parties'
	in this Addendum is inconsistent with any provision(s) contained in other portions of, or attachments to, the abovementioned Lease Contract, then the provisions of this Addendum shall control. For purposes of this Addendum, the term "Premises" shall include the dwelling unit, all common areas, all other dwelling units on the property or any common areas or other dwelling units on or about other property owned by or managed by the Owner. The parties hereby amend and supplement the Lease Contract as follows:	Lease Contract. It is understood that a single violation shall be good cause for termination of the Lease Contract. Notwithstanding the foregoing comments, Owner may terminate Resident's tenancy for any lawful reason, and by any lawful method, with or without good cause. 5. CRIMINAL CONVICTION NOT REQUIRED. Unless otherwise provided by law, proof of violation of any criminal law shall not require a criminal conviction.
4.	CRIME/DRUG FREE HOUSING. Resident, members of the Resident's household, Resident's guests, and all other persons affiliated with the Resident:	6. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	A. Shall not engage in any illegal or criminal activity on or about the premises. The phrase, "illegal or criminal activity" shall include, but is not limited to, the following:	
	 Engaging in any act intended to facilitate any type of criminal activity. 	
	 Permitting the Premises to be used for, or facilitating any type of criminal activity or drug related activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest. 	
	3. The unlawful manufacturing, selling, using, storing, keeping, purchasing or giving of an illegal or controlled substance or paraphernalia as defined in city, county, state or federal laws, including but not limited to the State of Georgia and/or the Federal Controlled Substances Act.	
	Resident or Residents (sign here)	Date of Signing Addendum
	Owner or Owner's Representative (signs here)	Date of Signing Addendum





Protect Your **Family From** Lead in Your Home





United States Environmental **Protection Agency**



United States Consumer Product Safety Commission



United States Department of Housing and Urban Development

March 2021

Are You Planning to Buy or Rent a Home Built **Before 1978?**

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- · How lead gets into the body
- · How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or leadbased paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

• Read EPA's pamphlet, The Lead-Safe Certified Guide to Renovate Right, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- · Always keep painted surfaces in good condition to minimize
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead
- · Talk to your landlord about fixing surfaces with peeling or
- Regularly clean floors, window sills, and other surfaces.
- · Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- · Wash children's hands, bottles, pacifiers, and toys often.
- · Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

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Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- · Decreased muscle and bone growth
- · Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death

Although children are especially susceptible to lead exposure, lead can be dangerous for a dults, too.

In adults, exposure to lead can cause:

- · Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- · High blood pressure
- Digestive problems
- Nerve disorders
- · Memory and concentration problems

Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- · Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

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Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint. $^{\!1}$

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. Lead-based paint may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- · Doors and door frames
- $\, \cdot \,$ Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- + 10 micrograms per square foot (µg/ft²) and higher for floors, including carpeted floors
- 100 $\mu g/ft^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- \cdot 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

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¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint inspection tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - · Lab tests of paint samples
- A risk assessment tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - · Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD** (**5323**) for a list of contacts in your area.³

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What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or stateapproved Lead-Safe Certified renovation firms (see page 12).

⁸⁶ Rena Gore

- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can temporarily reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover leadcontaminated soil. These actions are not permanent solutions and will need ongoing attention.
- ongoing attention.

 You can minimize exposure to lead
 when renovating, repairing, or painting by hiring an EPA- or statecertified renovator who is trained in the use of lead-safe work
 practices. If you are a do-it-yourselfer, learn how to use lead-safe
 work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

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³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ($\mu g/ft^2$) for floors, including carpeted floors
- 100 $\mu g/ft^2$ for interior windows sills
- 400 μg/ft² for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, The Lead-Safe Certified Guide to Renovate Right



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- Contain the work area. The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- Avoid renovation methods that generate large amounts of lead-contaminated dust. Some methods generate so much leadcontaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- Clean up thoroughly. The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

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Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula.
 Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator)
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- Lead smelters or other industries that release lead into the air.
- Your job. If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Hobbies that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old toys and furniture may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in lead crystal or lead-glazed pottery or porcelain may contain lead.
- Folk remedies, such as "greta" and "azarcon," used to treat an upset stomach

In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call 1-800-424-LEAD (5323).

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call 1-800-638-2772, or visit CPSC's website at cpsc.gov or safer products.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws a pply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at 1-800-424-LEAD.

 $Hearing-\ or\ speech-challenged\ individuals\ may\ access\ any\ of\ the\ phone\ numbers\ in\ this\ brochure\ through\ TTY\ by\ calling\ the\ toll$ free Federal Relay Service at 1-800-877-8339.

U. S. Environmental Protection Agency (EPA) **Regional Offices**

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact U.S. EPA Region 1 U.S. EPA Region 1 5 Post Office Square, Suite 100, OES 05-4 Boston, MA 02109-39 12 (888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact U.S. EPA Region 2 2890 Woodbridge Avenue Building 205, Mail Stop 225 Edison, NJ 0883 7-3 679 (73 2) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact U.S. EPA Region 3 1650 Arch Street Philadel phia, PA 19103 (215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact U.S. EPA Region 4 AFC Tower, 12th Floor, Air, Pesticides & Toxics 61 For syth Street, SW Atlanta, 6A, 30303 (404) 562-8998

Region 5 (Illino is, Indiana, Michigan, Minneso ta, Ohio, Wisconsin) Regional Lead Contact U.S. EPA Region 5 (LL-17J) 77 West Jackson Boulevard Chicago, IL 60604-3666 (312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact U.S. EPA Region 6 U.S. EPA Region 6 1445 Ross Avenue, 12th Floor Dallas, TX 75202-2733 (214) 665-2704

Region 7 (low a, Kansas, Missouri, Nebraska)

Region 7 (low a, Kansas Regional Lead Contact U.S. EPA Region 7 11201 Renner Blvd. Lenexa, KS 66219 (800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact U.S.EPA Region 8 1595 Wynkoop St. Denver, CO 80202 (303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact U.S.EPA Region 9 (CMD-4-2) 75 Hawthome Street San Francisco, CA 94105 (415) 947-4280

Region 10 (Alaska, Idaho, Oregon,

Washington, Regional Lead Contact U.S. EPA Region 10 (20-C04) Air and Toxis Enforcement Section 1200 Sixth Avenue, Suite 155 Seattle, WA 98101 (206) 553-1200

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Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East West Highway Bethesda, MD 20814-4421 1-800-638-2772 cpsc.gov or saferproducts.gov

U.S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

451 Seventh Street, SW, Room 8236 Washington, DC 20410-3000 (202) 402-7698 hud.gov/lead

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U. S. EPA Washington DC 20460 U. S. CPSC Bethesda MD 20814 U. S. HUD Washington DC 20410

EPA-747-K-12-001 March 2021

IMPORTANT!

Lead From Paint, Dust, and Soil in and **Around Your Home Can Be Dangerous if Not Managed Properly**

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

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Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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 known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below): (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).			
(ii) X Lessor has no knowled	ge of lead-based _l	paint and/or lead-based paint haza	ards in the housing.
 (b) Records and reports available to the lessor (check (i) or (ii) below): (i) ☐ Lessor has provided the lessee with all available records and reports pertaining to and/or lead-based paint hazards in the housing (list documents below). 			ning to lead-based paint
(ii) X Lessor has no reports o the housing.	r records pertain	ing to lead-based paint and/or lead	d-based paint hazards in
Lessee's Acknowledgement (init	tial)		
(c) Lessee has receive	ed copies of all in	formation listed above.	
(d) Lessee has receive	ed the pamphlet I	Protect Your Family from Lead in Y	our Home.
Agent's Acknowledgement (initi	al)		
(e) Agent has informed of his/her response		ne lessor's obligations under 42 U. compliance.	S.C. 4852d and is aware
Certification of Accuracy The following parties have review information they have provided is		n above and certify, to the best of the	heir knowledge, that the
PEP-GT LLC, 100 10th St	NW #TBD		
Apartment Name & unit number (OR street address		lanta
Lessee (Resident)	Date	Lessee (Resident)	Date
Lessee (Resident)	Date	Lessee (Resident)	Date
Lessee (Resident)	Date	Lessee (Resident)	Date
PEP-GT LLC			
Lessor (Owner)		Agent	
Date		Date	

⁴¹ Nikhil Praveen 89 Rena Gore

Community Policies/Master Lease Addendum

1. Preface

This Master Lease Addendum contains community rules, regulations, and/or policies that are incorporated into and part of your Lease Contract. They apply to you and your occupants, guests, and invitees. Use of "we", "us", and "our" in this Addendum refers collectively to the owner of the community and the owner's authorized agents/representatives. Violation of any provision of this Addendum may result in termination of your right of possession and/or your Lease Contract. The community rules, regulations, and/or policies in this Addendum may be added to, amended or repealed at any time in accordance with your Lease Contract. This Addendum is intended to supplement your Lease Contract. To the extent there is any inconsistency between this Addendum and the Lease Contract, the provisions of the Lease Contract control.

2. No Reliance on Security Devices or Measures

You acknowledge that cameras may be installed at some or all of the gates and in various common areas throughout the community. If cameras are installed, these areas may be recorded. Cameras, if installed, are for the sole purpose of protecting our real and personal property. Such cameras are not intended to protect, monitor, provide security for, or give a sense of security to you or any occupant or guest. You acknowledge that, given the limited purpose for which cameras may be installed or used, we have no obligation to cause such cameras to be monitored. We have no obligation to preserve or make available the contents of any recordings to you or others.

3. Entry Devices

- In the event your community requires an entry device, the following policies apply.

 a) Access Card, Remote or Key Fob: You and each occupant if you request, will receive one controlled access device of our choice. Additional
- b)
- Access Card, Remote or Key Fob: You and each occupant if you request, will receive one controlled access device of our choice. Additional devices may be available for an additional charge of \$\frac{50.00}{}\$. Damaged, Lost or Unreturned Cards, Remotes, or Fobs: If a controlled access device is lost, misplaced, stolen damaged, or not returned at termination of this Agreement, a fee of \$\frac{50.00}{}\$ will be charged for each device replacement.

 Duplicate, Lost or Unreturned Keys: A charge of \$\frac{50.00}{}\$ will be owed for each duplicate, lost or unreturned key.

 Re-keying Lock: If you wish to have your apartment home, storage, mailbox, and/or garage lock(s) re-keyed because you have lost your key or for any other reason you agree to pay a re-keying fee of \$\frac{50.00}{}\$ which is due prior to changing your locks.

 After Hours Lock Outs: After office hours, you must contact and pay for a locksmith if you have locked yourself out.
- Lock Outs During Office Hours: If you are locked out of your apartment home during business hours, contact us. A picture I.D. may be required to gain access to your apartment home.

4. Patios / Balconies / Private Yards

In the event your community has patios, balconies, or private yards, the following policies apply.

Items Prohibited

Combustible Materials Flags Furniture designed for Indoor Use Charcoal & Gas Grills Bicycles hung from ceilings or walls Laundry Unsightly or Heavy Items Propane Tanks Automobile Tires, Parts, Equipment Motorcycles Signs

- Resident Responsible for Private Yard: In the event your apartment home has a private yard and you are responsible for maintenance of the yard, maintenance will include, but not be limited to, mowing, edging, shrub trimming, watering, debris removal, weeding, etc. You agree to maintain the landscaping in a healthy condition (free of weeds, holes, fungus/parasites, pet feces, trash, debris and consistent color in sod, etc.). If your private yard is not maintained to the community standards, we have the right to maintain it and charge our actual cost each time maintenance is required. Upon move-out, we can deduct any amounts owed for damage to the private yard which exceed ordinary wear and tear from the security deposit as allowable under the Lease Contract.
- Community Landscaper Utilized for Private Yard: In the event your apartment home has a private yard and your community landscaper maintains the private yard, there may be an additional monthly fee of \$ 0.00 required. You are still responsible for maintaining deduct any amounts owed for damage to the private yard which exceed ordinary wear and tear from the security deposit paid as allowable under the Lease Contract.

5. Gardens

In the event your community has a garden for the enjoyment of all residents, the following policies apply.

a) Unless otherwise posted, the hours are from dawn to dusk.

- Use at your own risk. In case of emergency, call 911.
- d)
- You agree to plant the garden plot within two weeks of being assigned a designated area.
 You agree to maintain the designated plot and to keep plants within the assigned/designated area.
 We encourage an organic gardening program. Use of pesticides, herbicides, and insecticides made from synthetic materials as well as use of chemical fertilizers are not advisable. Slug bait is permitted only when used in enclosed containers, which must be removed from the site after use. Use of raw human and/or animal waste is not allowed due to environmental and health concerns. Fully composted manures, such as steer and chicken manure, are allowed.
- No illegal plants may be grown, including but not limited to any plant listed by the state agencies and weed control board as noxious weeds.
- g) h)
- Only water your assigned garden plot.

 Maintain healthy plants and remove dead plants in a timely manner (not to exceed one week duration).
- Materials other than plants are prohibited, except items that assist in growth.

 All tools provided by us must remain in designated areas. We are not responsible for injuries due to the use of tools. If you need any additional j) tools, they are your responsibility.
- k)
- Debris after planting, any remaining soil, fertilizer, etc. must be swept immediately.

 Garden plots will expire with your lease, and may be renewed at the time of lease renewal. If you decide not to renew usage, the plot must be cleaned out and left in the original condition. Renewal is not guaranteed. We are not responsible for lost, stolen, or damaged plants or other items.
- m)
- Please be respectful of the neighbors who live around the gardens. No smoking, noise disturbances, or horseplay is allowed.
- Animals are not allowed in the garden plot areas, except assistance animals.

6. Inside or Near the Apartment Home

- **6.1 Windows and Doors:** Any window treatment installed by you shall present a uniform appearance with the exterior of the building. The use of foil and other similar materials, on windows is strictly prohibited. You will not obstruct any windows or doors.
- **6.2 Welcome Mats and Heavy Items:** You may place a welcome mat in front of your entry door subject to our approval. Rugs or carpet remnants are not permitted. You shall not place any unusually heavy objects on the floor of the Premises, such as pool tables, waterbeds, etc. without our prior written permission. You will not obstruct any doorways, stairs, entry passages, breezeways, courtyards, or halls of the community.
- 6.3 Soliciting: Soliciting is not permitted in the community. Unless allowed by law or following our prior written permission, you shall not distribute, post, or hang any signs, flyers, advertisements, or notices in any portion of the community.







- 6.4 Fireplace: In the event your apartment home has a fireplace, you agree to use the fireplace for the intended purpose and at your own risk. Never use flammable liquids to start fires and never burn anything other than seasoned firewood. Clean your hearth of any flammable materials. Do not attempt to clean the inside of the chimney. Report maintenance needs to us immediately. Use a mesh screen and leave glass doors open when burning fires. If applicable, open the flue/damper before lighting a fire. Close the flue/damper only when the fire is completely out, the smoke has ceased to rise, and the wood is cool. Never leave a fire unattended. Put all fires out completely before going to bed or leaving the apartment home.
- 6.5 Furniture, Televisions, Appliances: In the event your apartment home has furniture, televisions, and/or appliances included, you agree to maintain them in a clean condition, reasonable wear and tear excepted. Removal of these items is not allowed. Upon move-out, these items must be placed in the same location they were upon move-in. You will pay the cost to repair, replace, or clean the furniture, televisions, and/or appliances.
- 6.6 Wires and Personal Items Outside the Home: No radio, television other wires are permitted on any part of the apartment home. You shall not store personal items in the outside walkways, breezeways or under stairs.

You, your occupants, guests, and invitees acknowledge that we cannot prevent odors in and around your apartment home and community.

- 7.1 Resident Responsibilities: If you create odors, you shall provide proper ventilation so you do not disturb or cause inconvenience to others.
- 7.2 Removal of Odors: If the carpet, walls, A/C ducts, or other items in the apartment home retain odors due to your use or surrounding residents complain about the odors, you will be responsible for the cost for removing unwanted smells and odors.

- In the event your community has parking for residents, the following policies apply. Guests must park in guest parking only.

 a) Speed Limit: Unless otherwise posted, the speed limit is ten (10) miles per hour.

 b) Posted Signs: You are responsible for following all posted signs including height restrictions, mounted mirrors, and traffic control devices.
 - Unassigned Parking: In the event parking at your community is unassigned, you can park on a first-come, first-serve basis, except in designated areas. Parking spaces are not guaranteed. **Assigned Parking:** In the event parking at your community is assigned, you must park only in your assigned space.

 - Limitation of Vehicles: We will advise you if your community has a limitation on the number of vehicles allowed.

 Restricted Vehicles: Unless specifically allowed in designated areas, including carports and/or garages, the following are not allowed: campers, trailers, boats, buses, large trucks, commercial vehicles, mobile homes, trailers, recreational vehicles and equipment. Violators will be towed away without notice at the vehicle/equipment owner's expense.
- No Vehicle Repairs: Automobile repair work is not allowed on the community. Washing vehicles is not allowed unless there is a designated car care facility
- Vehicle Insurance: All vehicles will be parked at your own or the vehicle's owner's risk, and you will maintain proper insurance on your vehicles.
- **No Loitering or Recreational Activities:** You, your occupants, guests, and invitees may not engage in the following activities in parking areas: loitering (standing or waiting around), recreational activities, or disrupting the flow of traffic.
- Improperly parked, non-operable, abandoned, or unauthorized vehicles or equipment are not permitted in the community and may be removed by us at your expense or the expense of any other person owning same, for storage or public or private sale, at our option with no right of recourse against us. The definition of improperly parked, non-operable, abandoned, or unauthorized vehicles or equipment shall be liberally construed in our favor. In addition, but not limited to their generally accepted definitions, "improperly parked,", "non-operable", "abandoned", and "unauthorized" shall also mean vehicles or equipment which: (1) Are noxious, offensive, unsightly, unpleasant or unkempt such as could reasonably affect the appearance or rental marketability of the community or such as could reasonably cause embarrassment, discomfort, annoyance, or nuisance to us or other residents; (2) Are not displaying any required hangtag, decal, or other identifier provided by us; (3) Are left unattended for a period of not less than thirty (30) days without anyone having claimed ownership of it.

9. Parking Tags/Stickers

In the event your community requires parking tags/stickers, the parking tag/sticker must be visibly displayed either on the rear-view mirror or taped next to the vehicle registration. We are not responsible for damage to tint or glass due to the sticker. The vehicle can be towed without notice at the vehicle owner's expense in accordance with state law.

- You agree to advise your guests and invitees to park in the designated guest parking spaces only
- b) If your sticker/tag is lost, stolen, damaged, or not returned upon move-out, a replacement fee of \$_ 0.00 will be assessed to your account.

10. Animals

- 10.1 Assistance Animals: Assistance animals required pursuant to a disability-related need are welcome. Assistance animals must be disclosed to and approved by us. The appropriate reasonable accommodation process will apply
- 10.2 Pet Policies: No animals of any kind are permitted in your apartment or the community without our prior written consent. In the event your community allows pets, the following policies apply.
 - No More Than Two Pets: A maximum of two pets per apartment home is permitted.

 Weight Limits: Pets shall not exceed your community's weight limit.

 - Restricted Breeds and Prohibited Dogs: The following breeds are not permitted on the community: Rottweiler, Doberman Pinscher, Pit Bull Terrier/Staffordshire Terrier, Chow, Presa Canarios, Akita, Alaskan Malamutes, Wolf-Hybrid, or any mix thereof. Specific communities may have
 - additional breed restrictions. In addition, we prohibit any dog with a history of biting, injuring any person or animal, or damaging property. **Determination of Breed:** Regardless of your representation as to the breed or classification of any animal, you agree that we shall make the final determination as to the breed or classification of your pet or animal in our sole and absolute discretion. Restricted Breeds shall have the broadest d) possible meaning, and includes, but is not limited to, any animal displaying physical traits or characteristics of any restricted breed animal, whether by observation or by standards established by the American Kennel Club, or other applicable association, or defined by any law, statute, or ordinance. If applicable, a canine DNA test may be requested at your expense.
- Cats: Cats must be spayed or neutered.

 Animals Not Allowed in Amenities: Animals, except Assistance Animals, are not permitted in the pool, pool area, or community amenity areas such as the business and fitness centers. No animals will be allowed in the pool or spa water.

 No Staking Animals: Animals may not be tied to any fixed object anywhere outside the dwelling units, except in fenced yards (if any) for your
- g)
- Aquariums: Aquariums up to 20 gallons are allowed without a pet deposit or fee. Aquariums over 20 gallons may require a pet deposit or fee in h) addition to proof of renter's insurance.
- Secure Animals During Service Requests: Remove animals or place them in a room behind a closed door or kennel/crate with notification to

11. Trash Removal and Disposal

- Curbside Pick Up: In the event your community offers curbside trash pick-up, contact us for the scheduled days and times of pick-up. You agree not to leave any trash out on days that are not scheduled for pick-up. We reserve the right to remove curbside trash pick-up service upon written notice to you of the change.
- No Curbside Pick Up: In the event your community does not offer curbside trash pick-up, you shall dispose of your bagged and tied trash inside the compactor/dumpster facility as instructed by us or by the sign near the compactor/dumpster.
- **Trash Chutes:** In the event your community has trash chutes, contact us for the scheduled hours of operation. Securely tied, kitchen-sized bags are required. No loose items can be put in the trash chute. Do not use the chute for recycling. No boxes or large trash can be placed in the chutes. Contact us for details or questions regarding the use of the trash chutes.
- Recycling: In the event recycling is offered at your community, you are responsible for complying with all recycling regulations.

 Potential Charges: You may be charged \$25 per bag for any trash left outside your apartment home or in breezeways. Please contact us if you require further instruction regarding proper disposal of garbage with the compactors, dumpsters, or chutes.

- No Litter: Do not leave cigarette butts or other trash near or around patios/balconies, under windows, or near entry doors. We reserve the right to f) assess a fine of \$25 per incident.
- No Furniture as Trash: No furniture may be left for trash removal.
- Dumpster Use for Residents Only: Only you and your occupants are permitted to use the dumpster/compactor.

 No Dumpster Diving: Do not retrieve items from the dumpster. Digging or scavenging is prohibited.

 General: Please back down empty boxes. Keep the area clean and litter free. If applicable, close the lid after use.
- i)
- i)
- No Parking in Front of Dumpster: Parking in front of the dumpster/compactor is not allowed.
- **Prohibited Items:** You understand that you cannot place the following items in or around the trash dumpster or compactor: propane tanks, flammable or toxic materials, furniture, bedding, appliances, auto batteries, tires, and oil/petroleum products. I)

12. Pest Control

- 12.1 Extermination: Unless prohibited by statute or otherwise stated in your Lease Contract, we may have extermination operations conducted in the apartment home several times a year and as needed to prevent insect infestation. If pest control services are provided, you shall pay the amount of \$_____on or before the first day of each month to reimburse us for extermination services to the apartment home. You shall pay such fee in the same time and manner as you pay rent pursuant to your Lease Contract. You must request in writing extermination treatments in addition to those regularly provided by us.
- 12.2 Preparations for Extermination: If the apartment home is not prepared for a scheduled treatment date, we will reschedule treatment at your You agree to perform the tasks necessary to prepare the apartment home for extermination, including:
 - removing people sensitive to the extermination treatment from the apartment home;
 - removing animals or placing them in bedrooms with notification to us;
 - removing animal food bowls;
- c) d) removing all food, utensils, glasses, and dishes and food containers from countertops and floors;
- removing chain locks or other obstructions on the day of service; removing contents from shelves, cabinets, and floors where pests have been seen; f)
- cleaning all cabinets, drawers, and closets in kitchen and pantry; and
- refraining from wiping out cabinets after the treatment.
- 12.3 Notify Us of Health Issues: You are solely responsible for notifying us in writing prior to extermination of any anticipated health or other concerns related to extermination and the use of pesticides.
- **12.4 Your Responsibilities:** To reduce the possibility of pests, you shall: (a) store all food in sealed containers; (b) not leave food or dirty dishes out; (c) empty all cans and bottles and rinse them with water; (d) immediately dispose of unused paper grocery sacks; (e) sweep and mop the kitchen regularly; (vi) vacuum carpets frequently to remove crumbs and other food particles; (f) remove trash immediately; (g) not put wet garbage in the trash; (h) use the garbage disposal if available; (i) not leave windows or doors open allowing pests to enter; and (j) comply with any instructions/protocol from the extermination company.

13. Packages / Deliveries

- In the event your community accepts packages for residents we do so in our sole discretion and the following policies apply:

 a) We will only accept packages from a commercial delivery service (UPS, Federal Express, etc.) and United States Postal Service. We will not accept any package shipped COD or having postage due.

 In the event your community offers a package locker system, couriers will make all deliveries exclusively through the locker system. Refer to your
 - b)
 - ommunity for the locker location name to be placed on address delivery label(s), which will instruct couriers of proper delivery.

 We will not be responsible or liable for any lost or stolen deliveries which we sign for or accept. While your deliveries are in our possession, both during and after office hours, your deliveries are not secured.

 Pick up your deliveries within 48 hours. If you do not pick up your delivery within 48 hours, we reserve the right to return to sender.

 Occasionally the number of deliveries may become too great or too cumbersome; therefore, we reserve the right at all times to refuse deliveries.

 We have no obligation to contact you when accepting packages. This is your and the deliverer's responsibility.

 Deliveries or service requiring entrance into your anattment home by anyone other than us will be allowed only with your prior written permission. c)
 - d)
 - e)

 - Deliveries or service requiring entrance into your apartment home by anyone other than us will be allowed only with your prior written permission. We are not responsible for articles or parcels left at your door or in the office by delivery services.

 We will not be available after hours to allow you access to your deliveries. You must pick up your packages during regular office hours.

 - You shall not have perishable goods delivered to the office unless your community has approved such delivery in advance or offers refrigerated j) lockers
 - We may not accept packages that are over 25 pounds or larger than 2'x2'x2'
 - You may be required to present a photo ID and/or signature when picking up a package.

14. Maintenance Emergencies

Service requests will be handled after office hours if they are emergencies. We define emergencies as the following:

- Electrical or gas failure of any nature
- b)
- Broken or non-working exterior doors, locks, windows Malfunctioning access gates that are locked and will not open
- No heat (when outside temperature is below 60 degrees e)
- No air conditioning (when outside temperature is above 85 degrees)
- No water
- g) Overflowing toilet
- Flooding h)
- Broken pipes
 Fire (call 911 immediately)
- After business hours, emergency service requests can be reported by calling the office. The on-duty service technician will be notified and will respond as quickly as possible.

15. Apartment Home Transfers

When transferring to another apartment home within the community:

- You shall not replace or transfer your interest in the Lease Contract, or any part hereof, without our prior written consent. If you are in violation of the Lease Contract, you will not be approved for a transfer.
- You must sign a Transfer form.
- The criteria for qualifications of credit, income and employment, residence, and criminal must be met for residents that transfer within the lease c) term or at the end of the lease term.
- d) You must fulfill at least 3 months of your current lease term before you will be eligible to transfer to a new apartment home.
- e)
- If applicable, a transfer fee must be paid prior to transferring. A new security deposit may be required to secure the new apartment home. In addition, market rent, new pet deposit/fees (if applicable) and other applicable fees must be paid.

 You are required to provide a written move-out notice according to your Lease Contract from the current apartment home. The vacated apartment home must be left in the condition described in the move-out cleaning instructions. We will inspect the apartment home and forward statements f) and deposit refunds to your new address.

 If you cancel the transfer after the new apartment home has been assigned and taken off the market, you will be responsible for any economic
- g) loss sustained resulting from your failure to rent the new apartment home.

 You shall be responsible for all moving costs including those associated with switching utilities and services to the new apartment home if a
- h) transfer is approved.



16. Amenities / Facilities

BBQ Grill/Fire Pit Swimmina Pool Sports Court Car Cleaning Facility Tanning Facilities Sauna

Video Library Nature/Hiking Trail Spa or Hot Tub . Game Room/Theater **Business Center** Playground

Club Room Laundry Room Fitness Facilities Roof Top Deck

Dog Park/Spa

In the event that your community hosts any of the above or other amenities, the following apply:

- In an emergency, call 911
- Attendants are not provided
- Use amenities at your own risk
- Comply with posted signs
- Use equipment in the manner it is intended
- Do not destroy any equipment/amenity
- Report any equipment needing repair or vandalism
- Do not remove any equipment
- Wear appropriate attire
- Be mindful of others when using amenities and limit time as necessary
- Only two guests are allowed and must be accompanied by you We are not responsible for accidents, injuries, or lost, stolen, damaged, or misplaced items
- You agree to hold us harmless from any and all claims, damages, or expenses related to the use of amenities

17. Amenity / Facility Safety-Related Restrictions

17.1 Safety-Related Restrictions: Our community contains amenities/facilities that are intended to enhance the living experience for you and your occupants. You agree that, for safety-related reasons, certain amenities/facilities may require restrictions on use. You agree to abide by posted signs. You further agree that you, your occupants or guests will be supervised, as needed, by someone possessing the proper skills to supervise the particular activity at the amenities/facilities

17.2 Residents Shall Exercise Their Own Prudent Judgment: You, occupants and guests are advised to exercise their own prudent judgment with respect to the unsupervised use of the facilities located throughout the community. By establishing safety-related use restrictions, we are not in any manner representing, guaranteeing or ensuring the safety of any persons when participating in the activities or using the facilities of the community with or without supervision.

18. Swimming Pool and Spa / Hot Tub

In the event your community has a pool and/or hot tub for the enjoyment of all residents, the following policies apply. Please follow posted signage

- a) We do not provide, at any time, safety or supervisory personnel at the pools, hot tubs, spas, or any other common area. LIFEGUARDS ARE NOT PROVIDED. SWIM AT YOUR OWN RISK. FOR YOUR SAFETY, DO NOT SWIM ALONE.
- No diving. Diving may result in injury or death.
- We cannot and do not assure, guarantee or warrant your safety.

 Assistance animals are allowed in the pool area if necessary due to a disability-related need; however, no animals will be allowed in the pool or ď) spa water.
- e) We are not responsible for accidents, injuries, or lost, stolen, damaged or misplaced items.
- No jumping into the pool from balconies, patios, fountains, or other structures near the pool.
- Keep gates closed at all times.
- Respect others by covering pool furniture with a towel. Do not remove pool furniture from pool areas. Dispose of trash properly.
- Overexposure to hot water may cause dizziness, nausea, and fainting. Hot water exposure limitations vary from person to person. Check the hot tub temperature before entering the hot tub. Do not use the hot tub if the temperature is above 104 degrees. Do not operate the hot tub if the suction outlet cover is missing, broken, or loose.

 k) Do not place electrical appliances (telephone, radio, TV, etc.) within five feet of the pool or hot tub.
- Appropriate swimwear is required at all times as determined by us. Diapers are not allowed unless they are swim diapers.
- m) You are limited to 2 guests to any pool/hot tub area, and you must accompany your guests at all times.

19. Sports Courts (Tennis, Volleyball, Basketball, etc.)

In the event your community has sports courts (tennis, volleyball, basketball, etc.) for the enjoyment of all residents, the following policies apply.

- a) Motorcycles, bicycles, tricycles, roller blades, skateboards and skates are not permitted on the court surface. b) Do not sit or lean on the net. Do not hang from or climb on the goal or nets.
- c) Proper athletic shoes with rubber soles are required.

20. Club Room / Game Room / Theater

In the event that your community provides a club room, game room, and/or theater for the enjoyment of all residents, the following policies apply.

- a) No wet clothing permitted.
- b) Clubroom hours are determined by us.
- c) All items must be returned, in the condition in which they were received prior to leaving.
 d) Use the facility at your own risk. Use the equipment only in the manner intended by manufacturer.
- e) Do not remove or damage equipment and supplies.

21. Tanning Bed, Tanning Dome, or Spray Tan Booth

In the event a tanning device(s) is provided for the enjoyment of all residents, the following policies apply:

- Failure to use the eye protection may result in permanent damage to your eyes.

 Overexposure to ultraviolet light (whether from natural or artificial sources) causes burns. b)
- Repeated exposure to ultraviolet light (whether from natural or artificial sources) may result in premature aging of the skin and skin cancer.
- Abnormal skin sensitivity or burning may be caused by reactions of ultraviolet light to certain food, cosmetics, and medications. d)

22. Video / DVD Library

In the event your community provides a video/DVD library, the following policies apply.

- You acknowledge and agree to be fully responsible for any and all videos/DVDs borrowed by self or other occupants while using the video services provided.
- All videos/DVDs must be returned in good working condition (except reasonable wear and tear) within 48 hours.
- We are not responsible for persons borrowing videos/DVDs that may not be suitable for themselves or others.

 We may charge your account the total amount owed including late charges and/or market value of all items not returned in good working condition.

23. Business / Computer Center

In the event your community has a business center for the enjoyment of all residents, the following policies apply:

- The center is for use by you and occupants only.
- b) We are not responsible for lost, stolen or damaged items, content viewed, viruses or loss of information.

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⁴⁵ Nikhil Praveen



- Smoking, food and drinks are prohibited.
- Please be considerate of others. Limit computer use to 30 minutes when others are waiting.
- You must provide their own document/data storage. Do not install or download any program, file or software on the business center equipment. Data created, stored or saved on the business center equipment will not be private, may be used by us for any purpose and will likely be deleted. e) Incoming faxes are prohibited.
- We reserve the right to monitor, intercept, review, and erase, without further notice, all content created on, transmitted to, received or printed from, f) or stored or recorded on the courtesy devices.
- Users should not use the courtesy device to transmit or store personal information, including user names, passwords, addresses, driver's license numbers, social security numbers, bank information, or credit card information. g)
- The courtesy device and associated access to the internet may not be used to (a) violate United States, state, or foreign laws; (b) transmit or receive material that is threatening, obscene, harassing, discriminatory, defamatory, illicit, or pornographic; or (c) interfere with or disrupt network h) users, services, or equipment.
- Attempts to remove equipment from the business center will engage the alarm system.

 Users may not alter or damage existing hardware or software. Do not modify screensavers or background images on business center i) equipment.

 Violation of any or all of the above stated rules may result in termination of business center use or other remedies under the lease.

24. Barbecue Grill / Outdoor Kitchen / Fire Pit / Fire Place

event your community has barbeque grills, outdoor kitchens, fire pits, or fire places for the enjoyment of all residents, the following policies apply.

- Barbecue grill instructions may be posted at each location or are available from us. Please contact us before attempting to use these grills. Keep pets and persons requiring supervision away from open flames.
- Your community may require a deposit or fee to use the facility. Contact us for further details. Never leave a fire unattended. Do not leave until the fire is completely out.
- Keep flammable materials away from the fire.

25. Laundry Room

In the event your community has laundry rooms, the following policies apply.

- Use appropriate settings on washers and dryers. Any loss or damage to clothing is not our responsibility.
- h)
- No dying of clothes is permitted.

 Do not wash or dry oversized items c)
- d) Remove lint from dryer before and after each use. Wipe down after use. Please leave machines clean.
- Facilities are for use by you and occupants only.

26. Dog Park/Spa

In the event your community has a Dog Park or Spa for the enjoyment of all residents, the following policies apply.

- a) Animal owners are responsible their animal's behavior, for damage or injury inflicted to or by their animal(s). Animal owners must remain with dogs in fenced area at all times.
- You are limited to 2 animals per person in the Dog Park or Spa
- Dogs must be leashed when entering and exiting the park and must be leashed in the transition corridor, if applicable. You must have a visible leash for each dog at all times
- Animals with a known history of dangerous or aggressive behavior are prohibited. Immediately leash your dog(s) and leave the Dog Park if your d) dog behaves aggressively.
- e) Puppies under 6 months of age and female dogs in heat are not allowed in the Dog Park.

27. Roof Top Deck

In the event your community has a roof top deck for the enjoyment of all residents, the following policies apply.

- You, your occupants and guests shall not walk in any areas on the roof other than the designated walkway and roof top deck itself.

 Nothing shall be thrown or intentionally dropped over the edge of the roof. You, upon the first infraction of this policy by you, your occupants or
- guests, may have use privileges revoked and/or residency terminated.

28. Photographs, Digital Images, Video

All residents, occupants, visitors and guests, while in common areas, give Owner, management company, their employees, agents, subsidiaries and authorized vendors the right to record their image and/or voice, and grant Owner and management company all rights to use these sound, still, or moving images in any and all media, now or hereafter known, and for any purpose whatsoever.

A release to Owner, management company, their employees, agents, subsidiaries and authorized vendors is granted for all rights to exhibit this work in all media, including electronic form, publicly or privately. The rights, claims or interest controlling the use of identity or likeness in the sound, still or moving images is waived and any uses described herein may be made without compensation or consideration.

29. Wildlife

- 29.1 Definition of Wildlife: Wildlife can include the presence of alligators, bears, crocodiles, snakes, opossums, raccoons, or other non-domesticated animals. In the event wildlife is found on the community, you agree to the following.
- 29.2 Resident Acknowledgements: You assume the risk with respect to having wildlife near your apartment home and acknowledge that we are not liable for any injuries, damages or losses to persons or property caused by or related to the wildlife.
- 29.3 Resident Responsibilities: You will be responsible for informing occupants, guests and invitees about the wildlife and enforcing their compliance with the following:

You, your occupants and guests will not

- a) feed, get close to, or attempt to catch the wildlife;
- swim, wade or play near the wildlife;
- dispose of garbage of scraps near a water source, pond, lake, or other area that may contain wildlife.

30. Body of Water (Lake, Pond, Water Features)

ou will be responsible for informing occupants, guests and invitees about the bodies of water and enforcing their compliance with the following: No one will

- a) swim or wade in any body of water that is not designated as a swimming pool;
- b)
- boat on any body of water unless approved by us; ice skate or conduct any other type of water sport in or on the bodies of water.

31. Elevators

In the event your community has an elevator (s) for the enjoyment of all residents, the following policies apply.

a) Do not attempt to maneuver or stop closing doors. Wait for the next elevator car.

b) In the event of a fire or other situation that could lead to a disruption in electrical services, take the stairs.

- c) When entering and exiting the elevator, watch your step as the elevator car may not be perfectly level with the floor.d) Do not climb out of a stalled elevator. Use the alarm, help, or telephone button to call for assistance.

32. Construction or Renovation

In the event your community is under construction or renovation, the following policies apply:

- Inform Occupants and Guests: You will be responsible for informing occupants, guests, and invitees about these policies.

 Stay Away from Construction Areas: You agree to observe all warning signs and blockades. You agree to stay away from the construction areas and shall not climb on or enter onto scaffolding or other construction equipment at any time. You acknowledge there may be construction
- debris, trip hazards, and uneven surfaces. Construction crews may work throughout the days to complete construction.

 Machinery and Equipment: You acknowledge the construction areas will have machinery and equipment to be used by authorized personnel only and entry into those areas by you, your occupants, guests or invitees is strictly prohibited.
- Minor Disturbances: You acknowledges that the construction/renovation may cause noise, dust, and minor disturbances to the egress/ingress on or about the community and minor disturbances to the quiet and enjoyment of the apartment home. d)
- e)
- Amenities May Be Unavailable: You further agree that the amenities, including the clubhouse, pool, or other common areas, may be unavailable for use by you, your occupants, guests and invitees during the period of construction.

 Resident Waives Right to Withhold Rent: Except as otherwise prohibited by law, you hereby waive any right to withhold rent due to inconvenience or disturbance of quiet enjoyment of your apartment home or the inability to use the amenities or common areas or put forward such noise or construction activity as a breach of our duty pursuant to applicable law. f)
- Move-In Date Not Guaranteed Due to Construction Delays: You acknowledge that the move-in date cannot be guaranteed in the case of unforeseen construction delays. You acknowledge that you will not be compensated for any unforeseen occupancy delays. If you terminate the Lease Contract early for any reason other than construction delays, you will be responsible for all applicable early termination charges and procedures.

33. Prevention of Mold

You agree not to conduct any mold or other environmental testing of your apartment without giving us at least 72 hours advance written notice to enable us to have a representative present during testing. You agree that failure to provide such notice means the testing is not admissible in any legal proceedings.

34. Fire/Freezing Weather/Floods/Other Emergencies

Emergency situations may occur during your residency. Please remember that you are responsible for your own safety and the safety of your occupants, guests and invitees. You should look to the proper authorities for any assistance when needs exceed your abilities. Please note the following regarding certain emergency situations.

34.1 Fire Hazards:

- Follow fire safety and fire safety regulations while in the apartment home and community.

 No flammable or combustible objects/substances are to be stored on patios, balconies, under stairwells, in your garage or storage space and
- should not be within 30 inches of an item which produces heat (water heater, furnace, stove, oven, candle, curling iron, etc.). Items which require an open flame to operate or which produce heat (e.g., Bunsen burners, sterno/canned heat, lighted candles, alcohol burners, heating elements, irons, curling irons, halogen bulbs, stove, oven) must be supervised at all times during use and should never be left unattended.
- d) Do not obstruct or use the driveways, sidewalks, entry passages, stairs, breezeways, courtyards, or halls for any purpose other than ingress or earess
- Fireworks are prohibited inside the apartment home or anywhere within the community
- 34.2 Fire Alarms: In the event residents are given procedures for fire alarms, you, your occupants, guests and invitees are required to adhere to all procedures
 - You and your occupants, guests, and invitees must not tamper with, interfere with, or damage any alarm equipment and/or installation.
 - In the event the community has a fire sprinkler system, you acknowledge and hereby agree that it is important to be careful near fire sprinkler heads so as not to falsely trigger or activate them. If you trigger or activate the fire sprinkler system, you will be responsible for all damages caused by the activation.

 - Anyone found to falsely pull a fire alarm will be subject to criminal charges, a fine, and/or a default of the Lease Contract.

 An extension cord must be UL approved, 16 gauges, and not exceed an un-spliced length of six feet with a polarized plug and a single outlet; it may not be placed under floor coverings or furnishings and may not be secured by penetrating the insulation.
- 34.3 Freezing Weather: You shall follow these precautions when subfreezing weather occurs.
 - Leave the heat on 24 hours a day at a temperature setting of no less than 55 degrees. Keep all windows closed. Leave open the cabinet doors under the kitchen sink and bathroom sink to allow heat to get to the plumbing.

 - Drip all your water faucets 24 hours a day. If severe subfreezing weather occurs, it may be necessary to run your faucets at a steady, pencil-lead stream when you are in the apartment home and when you are gone. This includes hot and cold water in your kitchen, bathroom lavatories, bathtubs, shower, wet bar sinks, etc.
 - Leave all drains open and clear of obstacles; including lavatories, sinks and bathtubs.
- If you notice a water leak, icy spot or other hazardous condition on the community, notify us IMMEDIATELY.

34.4 Floods:

- If heavy rain, storms or flooding is forecast, you should follow the guidelines below. Do not put tape on the windows unless directed by us
- Unplug all appliances and televisions. Do not plug appliances back in until the water completely recedes and community personnel give you b)

35. Power Outage

In the event of a power outage that lasts more than 24 hours, we have the right, but not an obligation, to dispose of the contents of the refrigerator/freezer in your apartment home. You waive any claim and hold us harmless for the disposal of such contents. You agree not to seek recovery against us for interruption of power that results in disposal, loss, or spoilage of refrigerated or frozen food.

36. Pavments

Unless otherwise allowed at your community, we only accept electronic payments. Cash, paper checks, paper money orders or other forms of payment will not be accepted. Credit and Debit Card transactions may not be allowed.

36.1 ACH, Credit, and Debit Cards: Automated electronic payments include ACH and Credit and Debit Card transactions. ACH refers to the nationwide network of banking institutions that have agreed to process electronic payments automatically from your bank accounts. Virtually all banks and credit unions participate. Credit and debit card transactions refers to credit and debit card transactions, including those cards bearing the Visa, MasterCard, Discover and American Express logos. Collectively, "automated electronic payments" are paperless transactions that occur instantly and automatically without a check being hand-processed through a local bank clearinghouse or the Federal Reserve System.

36.2 Advantages in Paying Rent via ACH: There are advantages for you in paying your rent via automated electronic payments, including:
a) Greater convenience since you won't have to worry each month with writing, mailing or delivering a rent check;
b) No late charges since your rent will be paid timely, assuming there are sufficient funds in your checking account;
c) Greater security since there is little chance that a check signed by you will fall into the wrong hands or get lost in the mail; and
d) Proof that you've paid since your bank statement is evidence of payment according to ACH and card network rules.

36.3 Electronic Money Orders: We also accept electronic money orders. Details on this payment option are available at the office.

- **36.4 Check Scanner:** If your community accepts paper checks and uses a check scanner, you are hereby advised that personal checks remitted for normal payments will be scanned and the funds will be electronically withdrawn from your bank account via "Automated Clearing House" (ACH). If you wish to opt out of this process, you must choose another payment method. Standard ACH bank drafts occur after one business day.
- **36.5 Electronic Check Conversion:** If your community accepts paper checks, please be aware that we may use electronic check conversion. This is a process in which your check is used as a source of information (for the check number, your account number, and the number that identifies your financial institution). The information is then used to make a one-time electronic payment from your account (an electronic fund transfer). The check itself is not the method of payment. Your electronic transaction may be processed faster than a check. Be sure you have enough money in your account at



the time you make a purchase or payment. Your financial institution will not return any checks that are converted, even if you normally receive your original checks or images of those checks with your statement. Always review your regular account statement from your financial institution. You should immediately contact your financial institution if you see a problem. You have only 60 days (from the date your statement was sent) to tell the financial institution about a problem. Depending on the circumstances, the financial institution may take up to 45 days from the time you notify it to complete its investigation. Your checking account statement will contain information about your payment, including the date, the check number, the name of the person or company you have paid, and the amount of the payment.

37. Data and Communication

You understand and accept that we may collect, retain, use, transfer, and disclose personal information, such as the first name, last name, email address, and phone number of you or your occupants in the unit. We may collect, retain, and use that information, or disclose that information to third parties to, among other things, (a) operate the Property; (b) provide services consistent with the Lease; (c) refer you to third parties that provide products or services that may be of interest to you or your occupants in the unit; (d) collect debts; and (e) conduct and analyze resident surveys. Please review the privacy policy of the owner's authorized agent at the time of residence for a discussion of the treatment of information during your lease. The current policy may be viewed at https://www.greystar.com/privacy.

Providing an email address or cell phone number to us enables us to send important announcements, including notices regarding an emergency water shut off, work to be done at the Property, or changes in office hours. By providing this contact information, you and your occupants consent to receive communications regarding marketing materials, promotional offers, community messages, and service reminders via e-mail, voicemail, calls and/or text.

By providing your and your occupants' phone numbers, you acknowledge and agree that we may contact you and your occupants at the phone number(s) that you and your occupants have provided, including through an automatic telephone dialing system and/or an artificial prerecorded voice, with information and notifications about the community and for other non-marketing, informational purposes, including in connection with expiration of your lease. You further warrant to us that you or your occupants are the subscriber for any wireless number that you or your occupants have provided. You agree to immediately notify us if you or your occupants are no longer the subscriber for a wireless number, or if a wireless number changes. Text messaging and data rates may apply.

You authorize us to deliver messages regarding renewal of your lease and other offers to you at the telephone number(s) that you have provided, including through the use of an automatic telephone dialing system and/or artificial or prerecorded voice. You acknowledge and agree that this authorization is made voluntarily.

The permissions and consents granted herein apply to the owner of the community and the owner's authorized agents/representatives, including its property manager, and will continue even after your lease expires, the owner of the community sells the community, or the property manager no longer manages the community.

38. Subletting and Replacements

- **38.1 When Allowed**: Replacing a resident, subletting, assigning, or licensing a resident's rights are allowed only when we consent in writing. Residency at your community is subject to an application and/or approval by us. Occupancy is restricted to only the named residents and occupants that are identified in your Lease Contract.
- **38.2 Advertising Your Apartment**: You are not allowed to advertise your apartment homes(s) without our written consent. This prohibition on advertising includes online postings, print advertising or other formats such as craigslist, Airbnb, etc.

39. Conduct

You agree to communicate and conduct yourself at all times in a lawful, courteous, and reasonable manner when interacting with us; our employees, agents, independent contractors, and vendors; other residents, occupants, guests or invitees; or any other person in the community. Any acts of unlawful, discourteous, or unreasonable communication or conduct by you or your occupants, guests or invitees, shall be a material breach of this Agreement and will entitle us to exercise all of our rights and remedies for default.

You agree not to engage in any abusive behavior, either verbal or physical, or any form of intimidation or aggression directed at us; our employees, agents, independent contractors, and vendors; other residents, occupants, guests or invitees; or any other person in the community. Any acts of abusive or offensive behavior whether verbal or physical by you or your occupants, guests or invitees, shall be a material breach of this Lease and will entitle us to exercise all of our rights and remedies for default.

If requested by us, you agree to conduct all further business with us in writing.

Summary	
Section and Description	Charge
Additional Controlled Access Device	\$ 50.00
Damaged/Lost/Unreturned Cards/Remotes/Fobs (per device)	\$ 50.00
Duplicate/Lost/Unreturned Key	\$ 50.00
Re-keying Lock	\$ 50.00
Private Yard Maintenance Fine	\$ 0.00
Lost/Stolen/Unreturned Parking Tag/Sticker (per item)	\$ 0.00
Trash Clean-up (per bag)	\$ 25
Litter Fine (per incident)	\$ 25
Pest Control Monthly Fee	\$ 0.00

This is a binding document. Read carefully before signing.

Resident(s) Signature(s) (18 years of age and over)

Date:	
 Date:	
 Date:	
 Date:	
 Date:	
Date:	

Owner's Representative Signature:

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REQUIRED INSURANCE ADDENDUM TO LEASE AGREEMENT

This Addendum is attached to and becomes a part of the Residential Lease Agreement ("Lease Agreement"). You are required to obtain and thereafter maintain a minimum level of liability insurance coverage (defined below). If you do not purchase your own coverage, you are required to agree to the Purchased Insurance Waiver ("PIW") and pay an \$11.00 monthly fee to Landlord, not its Agent:

- Minimum Required Coverage. As provided in the Lease Agreement, You must obtain and thereafter maintain in force throughout the term of the Lease Agreement, any renewal period(s), and/or upon request liability coverage with a minimum limit of \$100,000 ("Minimum Required Coverage") for Your legal liability for damage that You cause to the Landlord's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, water damage, and falling objects.
- Option #1. You must furnish Landlord with evidence of Minimum Required Coverage prior to occupancy of leased premises, at the time of each lease renewal, and/or upon request. You also must provide evidence of Minimum Required Coverage to the Landlord within ten (10) calendar days of any such request. If at any time You do not have Minimum Required Coverage in effect (due to a lapse, failure to procure, or otherwise), or if you fail to provide evidence of Minimum Required Coverage as provided herein, You are in breach of Lease Agreement, and Landlord shall have, in addition to any other rights under the Lease Agreement, the right, but not obligation, to purchase the PIW and seek reimbursement from You for the total cost thereof. If You obtain Minimum Required Coverage or broader coverage from an insurance agent or insurance company of Your choice, you agree to:
 - Name, and such other entity as may be required by Landlord, as an additional interest.;
- Option #2. Alternatively, Your Minimum Required Coverage requirement may be satisfied by the Option #2 box below, which will include Your unit in the Purchased Insurance Waiver ("PIW") program. The PIW will satisfy the Minimum Required Coverage stated above. An amount equal to the total cost of the PIW shall be charged to You by the Landlord, not its Agent. Some important points of this coverage, which You should understand, are:
 - 1. PIW is not personal liability insurance, renters' insurance, or other liability coverage forms. The landlord makes no representation that PIW provides any protection against liability for losses or costs of any type, including, but not limited to, losses or costs related to Your personal property (including unit contents), additional living expenses, or bodily injury to any third party. If You require any of these coverages, then You should contact an insurance agent or insurance company of Your choice.
 - 2. The total cost to You for the PIW shall be Eleven Dollars and no cents (\$11.00) per month, paid to Landlord, not its Agent.
 - 3. The PIW exclusively waives Your liability coverage requirement and does not provide for any guests or third parties.

** During the Application process, you will be asked to choose your option**

OPTION #1

I, as Resident, agree to purchase Minimum Required Coverage and to provide a copy of such insurance policy to Landlord prior to occupancy of the leased premises and at the time of each lease renewal, and if I fail to provide a copy to Landlord, or if such Insurance policy thereafter lapses for any reason; I understand the Landlord reserves the right to enroll me in the PIW program, and I will be Responsible for the total cost of the PIW. The name of my insurance provider is .

OPTION #2

☑ I, as Resident, agree to pay Landlord, not its Agent, Eleven Dollars and no cents (\$11.00) per month in addition to all other obligations in the Lease Agreement for the total cost of the PIW.

You understand and acknowledge that the PIW will not, and any liability insurance Landlord may purchase may not, cover You for loss or damage to Your personal property.

You further understand and acknowledge that the Landlord is not responsible and is not liable, under the PIW or otherwise, for any loss that You or Your guests cause or contribute to in any way. By way of example, here are some, but not all, circumstances that are excluded from and not covered by the PIW: (1) Landlord's enforcement of any ordinance or law against You or Your guests, (2) You or Your guest's neglect or failure to use all reasonable care, (3) situations where You or Your guests directly or indirectly cause damage to the premises (including to any person or property on the premises), (4) situations where You or Your guests act or fail to act in any way that causes, contributes to or aggravates any loss, (5) theft or vandalism, (6) wear and tear, aging, or deterioration to the premises (including to any property on the premises), and (7) any damage caused to the premises due to any animals or pets.

You further understand and acknowledge that this Addendum supersedes any language to the contrary in the Lease Agreement or any other addendum thereto.

If You have questions prior to signing this document, please consult with legal counsel.

By signing below, I hereby agree to the foregoing.



100 Midtown Blue Moon

Signature Details

	Signer	IP Address	Date Signed
	100 Midtown Blue Moon		
1	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
2	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
3	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
4	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
5	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
6	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
7	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
8	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
9	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
10	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
11	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
12	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
13	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
14	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
15	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
16	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
17	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
18	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
19	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
20	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
21	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
22	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
23	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
24	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM

25	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
26	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
27	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
28	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
29	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
30	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
31	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
32	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
33	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
34	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
35	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
36	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
37	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
38	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
39	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
40	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
41	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
42	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
43	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
44	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
45	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
46	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
47	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
48	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
49	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
50	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
51	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM

52	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
53	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
54	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
55	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
56	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
57	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
58	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
59	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
60	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
61	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
62	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
63	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
64	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
65	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
66	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
67	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
68	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
69	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
70	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
71	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
72	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
73	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
74	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
75	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
76	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
77	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
78	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM

79	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
80	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
81	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
82	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
83	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
84	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
85	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
86	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
87	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
88	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
89	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
90	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
91	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
92	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
93	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
94	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
95	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
96	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:51 AM
	RLI Get Covered FL - Lease Packet		
1	Nikhil Praveen Primary (15190141)	59.92.207.2	05/23/2023 08:38:07 AM
2	Rena Gore Owner/Manager	65.50.0.20	05/23/2023 11:46:59 AM