

Addendum to the Lease for:

Raj Laskar, Param Rajesh Joshi, Sumit Pagar, Rutvik Dhopate

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1. It is understood that this addendum is incorporated as part of the lease.
 2. No pets or water furniture allowed on the premises, unless with written permission from landlord or agent.
 3. Lessor and Lessee acknowledge that \$4100 shall be used as the first month's rent \$4100 shall be used as the last month's rent under the provisions of this lease and \$ 4100 shall be used as a refundable security deposit.
 4. All monies received
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5. Occupancy is limited to the above named lessees only.
 6. If the leased premise is a condominium, the tenants agree to abide by all condominium rules and regulations and shall be responsible for paying all fees for violations thereof.
 7. No beer keg or "open" parties are allowed at any time. Tenants shall not have any parties of 20 or more people without the consent of the landlord.
 8. Tenants agree to pay rent by the **first of every month**.
 9. Subletting shall not be unreasonably withheld, pending application acceptance by the lessor or the managing agent in writing. At his own discretion, the lessor may require payment in full of the balance of the lease prior to the approval of the sublease.
 10. Tenants agree to allow the Lessor or its designated representative entry to the apartment between 9AM and 9PM for any valid purpose (i.e.: to show the apartment to prospective tenants or buyers, periodic inspections, maintenance and repairs) with one-hour telephone notice and/or without tenants being present.
 11. Tenants are responsible for insuring their personal belongings.
 12. Termination of the lease: The Lessee acknowledges that the lease terminates at 12:00 Midnight of the final day of the lease term. Lessee must insure that the apartment is empty and cleaned by this time. **There are no exceptions.** Upon inspection of the apartment, should the lessor find it in an unsatisfactory condition, professional cleaning services may be hired and the lessee will be charged. Cleaning includes:
 - Kitchen:** Removal of all food items from the refrigerator/freezer and cabinets. Cleaning/defrosting the refrigerator/freezer, and wiping cabinets. Cleaning the dishwasher and oven/stove.
 - Bathrooms:** Cleaning/disinfecting the tub/shower. Cleaning/disinfecting the toilet/sinks.
 - Overall:** Vacuuming, sweeping, mopping of all floors. Removal of trash from the apartment. Removal of all furniture and personal items.
 13. Any type of lock or device that prohibits entry into any room of the apartment is prohibited and the lessees will be charged for removing the locks or changing them back to their original condition
 14. Tenants understand that if a property is "For Sale" it may be shown periodically with prior notice. Tenants' lease will not be affected upon sale.
 15. Tenants are responsible for trash removal. No trash shall be left in hallways. Trash or any other personal property must be maintained within the confines of the apartment.
 17. Lessees and co-signers acknowledge and agree that any non-payment of rent or any non-fulfillment of lease agreement may be reported to all **three national credit bureaus.**
 18. Security deposit may not be used as rent.
 19. Lessee shall complete an RHA apartment condition statement upon move-in.
 20. Lessees and cosigners agree to pay all costs including attorney fees should the lessor prevail in any action involving the enforcement of this lease.
 21. If rent is not paid in full by the first day of the month. There is a **\$100.00** fee for each 14 Day Notice to Quit that is necessary and the fee may be withheld from the security deposit. A **\$50.00** fee will be charged for any checks that are returned for insufficient funds.
 22. Lessee understands that if the apartment will not be vacant prior to move-in, the apartment may not be delivered cleaned and in good repair and that any such cleaning or work may have to be done after Lessee takes occupancy.
 23. If required, all lessees agree to provide completed guarantor forms within one week of the signing of the lease. Guarantors must have sufficient income resources to cover the lease obligation and have no derogatory credit. Should the lessees fail to provide all these forms, the lessor may, at his discretion, terminate the

agreement and rent the property to another party. All deposit moneys may be applied to actual damages sustained by the lessor.

24. I have been provided with a copy of the "Tenant Lead Law Notification."

25. Realtors showing apartment agree to give tenants proper notice before viewing apartment.

I/we have read the lease and this addendum and understand it. I/we agree to abide by this contract as it is written, including each clause without exception.

Additional Provisions:

1. **Snow Shoveling & Ice Removal** - The Tenant is responsible for shoveling snow and for ice removal from the front and rear stairs and entranceways and the Landlord is not responsible for shoveling snow or for ice removal. It shall be the Tenant(s) responsibility to shovel snow from the stairs, walkways, sidewalks or other areas of the premises, regardless of whether or not these areas are common areas. The Tenant(s) may make arrangements with other tenants in the building to share this responsibility.

2. **Smoke Detectors, Fire Escapes & CO detectors** - The Tenant(s) shall once each week test or check each and every smoke detector which is located in their apartment or on the landings just outside of their apartment. The Tenant(s) is informed that if a smoke detector occasionally beeps, this means that the battery is running low. The Tenant(s) shall immediately give to the Landlord(s) a written statement describing any smoke detectors which are not functioning properly. The Landlord(s) will repair or replace smoke detectors for the Tenant(s), or install new batteries as required. The Landlord(s) will instruct the Tenant(s) on how to test the smoke detectors if the Tenant(s) so requests. The Tenant(s) agrees that the Landlord(s) has no knowledge as to whether or not smoke detectors are operating or functioning properly and the Tenant(s) agrees to indemnify and save the Landlord(s) harmless as to the result of the Tenant(s) failure to notify the Landlord(s) of non-functioning smoke detectors. At the start of the tenancy the Tenant will immediately check the access to the fire-escape and access through any ground level windows. In the event that access to the fire escape is blocked due to a padlock on an iron gate, grate or bars leading to the fire escape, or in the event that anything is blocking access to the fire escape or access through any windows that are at ground level or are used to access a fire escape, the Tenant shall immediately notify the Landlord so that the Landlord may remove the padlock or blockage and so that the Landlord can make the fire escape accessible and usable. The Tenant(s) shall not install any locks on any fire escapes or fire escape access doors, windows or grates. The Tenant will not do anything which impedes access to or use of the fire escapes. The Tenant(s) agrees to notify the Landlord immediately in the event that anything occurs which prevents the use of or access to any fire exits.

3. **Parking** - No parking is allowed on the premises unless the Tenant(s) and Landlord have entered into a separate parking agreement. The Landlord may, at the Landlord's sole discretion, tow away any vehicles which are parked improperly by the Tenants on the premises. In the event that the Tenant(s) use any portion of the premises to park an automobile, the Landlord will not be responsible for shoveling snow from the driveway or other areas. In any event the Tenant is responsible for any damages to the Tenant or the Landlord in connection with any automobile kept by the Tenant on the premises. In the event that the Tenant(s) rents parking from the Landlord or in the event that the Tenant(s) rents parking on the premises, this parking shall be completely independent of this Lease and shall not in any way be related to the tenancy which is created by this Lease.

4. **Damage from and Use of Washer or Dryer** - In the event that the Tenant(s) uses a washer or dryer which is located on the premises, the Landlord(s) shall not be responsible for any damages which may occur to the Tenant(s) clothing or other property as a result of the Tenant(s) use of the washer or dryer. If the Tenant(s) uses a washer or dryer, the Tenant(s) acknowledges that the washer or dryer may not be owned by the Landlord(s). The Tenant(s) shall use any washer or dryer at the Tenant(s) own risk, and the Tenant will not be entitled to any rent reduction or payments or compensation of any kind for any items that are damaged by the washer or dryer. The Tenant(s) acknowledges that any washer or dryer, including any washer or dryer which may be in a common area and which the Tenant(s) may be allowed to use at times, is not included as part of the tenancy, is not part of the leased premises, and is provided as a courtesy only with no guarantee of continued access, and the washer and dryer may be removed or become inoperable at any time without being

considered a nuisance or damaging to the Tenant(s) in any way and the Tenant(s) will not be entitled to any rent reductions if the washer or dryer are inoperable or removed for any period of time.

5. In Sink Garbage Disposal - If the apartment contains a garbage disposal the Tenant(s) must only run the garbage disposal while water is running in the sink. Only food items may be placed in the garbage disposal, and they must be fed in slowly so as not to clog the disposal. No water absorbent foods such as potatoes, pasta or rice are to be placed into the garbage disposal.

6. Trash Storage and Removal - The Tenant(s) shall dispose of all trash from the apartment frequently and shall not allow any trash to remain in the apartment for a period of more than 1 week. Trash kept by the Tenant(s) within the apartment shall only be kept in containers with the lids closed so as not to attract insects or rodents. The Tenant(s) shall dispose of trash by placing it in the designated trash receptacles at the building. Tenants shall not place any trash outside of their apartment or anywhere on the premises except at the times specified by the Landlord, and such time is presently specified by the Landlord as being no more than 4 hrs before the trash pickup by the city, and trash is presently picked up by the city on Tuesday and Friday mornings at 11 AM. Trash shall not be placed outside of the building unless in the trash can or receptacle and trash shall not be placed on top of or next to the trash receptacles, but must be placed in the receptacles and the Tenant(s) shall replace the lid on the receptacle. In the event that the trash receptacles are full or otherwise cannot hold the Tenant(s) trash the Tenant(s) shall immediately notify the Landlord. The Tenant(s) shall be liable for and shall immediately pay any fines due for improperly stored trash or trash not properly disposed of, even if such fines are issued to the Landlord(s) by the city. At no time, including the period when the Tenant(s) vacates or prepares to vacate the premises, shall the Tenant(s) leave any trash, or other items in any location other than the trash cans provided. No items, furniture, boxes, unwanted items of any kind or trash or garbage shall be left outside the building except that which is placed in the trash cans. At no time, including the period when the Tenant(s) vacates or prepares to vacate the premises, shall the Tenant(s) leave any items that will not be collected and picked up by the routine trash collection that is performed by the city and in the event that the Tenant(s) leaves any such items that require the city to be contacted the Tenant(s) shall contact the city for immediate collection and pick up. If the Tenant(s) leaves any items including but not limited to furniture, TVs, shelving, storage devices on the premises or outside of their apartment or outside of the building the Tenant(s) agrees to pay for the removal or cleanup of those items.

7. Copies of Keys - The Tenant(s) will not make any copies or duplications of any key(s) to the apartment or building. The Tenant(s) shall not give or lend any keys to the apartment to any person(s) who are not listed as occupants on this Lease. The Tenant(s) acknowledges that the Landlord does not have any provisions for a Tenant who is locked out of the building or their apartment to gain entry. In the event that a Tenant becomes locked out of the apartment or the building for any reason, the Tenant may need to make their own arrangements to gain entry and the Tenant will need to pay for any locksmith and will need to pay any other costs incurred. The Landlord will have no liability in the event that the Tenant becomes locked out of the apartment or the building. In the event the Tenant(s) do not return all keys that they have received the Tenant(s) will pay \$25 for each key that is not returned in order to repair the condition, and this charge may be deducted from the security deposit if the Tenant(s) does not pay it separately. Cost for delivery person for keys is \$100.

8. Time for Renewal - As a courtesy the Tenant(s) is advised that in order to extend this Lease the Landlord may require a renewal or an extension of this Lease to be signed by the Tenant(s) at any time, and such renewal is done at the sole discretion of the Landlord and any such renewal is often done during or before the month of January prior to an August 31 termination of a Lease. The apartment will be on market on Feb 1st if not renewed by 1/31.

9. No smoking and no pets allowed within the premises

10. **Extermination of Pests** – The Landlord shall have the right to perform exterminations of rodents, insects or other pests at the Landlord’s discretion and any such extermination shall not be considered an inconvenience or nuisance. The Tenant herein agrees and acknowledges that in no event shall the Landlord be required to exterminate for bed bugs and the Landlord will not be required to perform any exterminations on any of the Tenant’s property. The Landlord will not be required to perform any extermination of or on the Tenant’s bed(s), clothing or other personal belongings. The Tenant acknowledges that the Landlord has no knowledge of any allergic reactions that the Tenant may have to any chemicals or products used for any exterminations and as such the Tenant will not require the Landlord to perform any extermination of their clothing, bed(s) or other personal property. In the event that the Landlord informs the Tenant(s) that an extermination will take place, the Tenant agrees to cooperate and perform any and all preparations for the extermination as requested by the Landlord or by the exterminator hired by the Landlord; and those preparations may include, but are not limited to, moving of the Tenant(s) personal belongings, property or furniture, temporarily removing items from the apartment, and removing items from cabinets, closets or drawers. The Tenant(s) agrees to take necessary measures to protect any of the Tenants(s) property that may become damaged from the extermination. The Landlord will not be responsible for damage caused to any items as a result of the extermination process and the Tenant is aware that the extermination process may involve raising the temperature of the apartment to 150 degrees Fahrenheit. The Tenant(s) will take necessary precautions to protect sensitive electronics such as computers or TVs and anything else that is heat sensitive. The Tenant(s) recognizes that the extermination process may include opening of drawers, closets and luggage and re-arranging items inside, and the items may be left in this condition and the Tenant(s) will need to arrange these items back upon completion of the extermination and this will not be considered an inconvenience to the Tenant(s).

I/We have read the lease and the addendum and understand it. I/We agree to abide by this contract as it is written, including each clause without exception.

Lessee:

Lessee:

Lessee:

Lessee:

Lessee:

Lessor: