APARTMENT LEASE CONTRACT



Date of Lease Contract: July 30, 2024

(when the Lease Contract is filled out)

This is a binding document. Read carefully before signing.

${\bf Moving\ In-General\ Information}$

1. PARTIES. This Lease Contract (sometimes referred to as the "lease") is between <i>you</i> the resident(s) (list all people signing the Lease Contract):	In holding your security deposit, we will [check one]: Deposit the security deposit in a trust account with (name of bank or savings institution) Bank of America
Sai Sravan Reddy Jakkidi, Sourabh Kumar Dubey, Apoorva Hemant Kulkarni, Neha Valsange	located at (address) 900 West Trade St Charlotte, NC
vaisange	or Furnish a bond from (name of bonding company)
	(address)located at
and us, the owner: WRPV XIII AG CHARLOTTE LP	The security deposit may, in our discretion, be deposited in an interest-bearing account with the bank or savings institution named above. We may retain any interest earned upon the security deposit and may withdraw such interest, if any, from such account as it accrues as often as is permitted by the terms of the account.
(name of apartment community or title holder). You've agreed to rent Apartment No. 0434G, at 434 Barton Creek Dr. G	Your security deposit will be held and, upon termination of your tenancy, be applied in the manner and for the purposes set forth in paragraphs 47 (Security Deposit Deductions and Other Charges) and 48 (Deposit Return, Surrender, and Abandonment) of this Lease Contract.
in	 5. KEYS. You will be provided apartment key(s), 2 mailbox key(s), 1 FOB(s), and/or other access device(s) for access to the building and amenities at no additional cost at move-in. If the key, FOB, or other access device is lost or becomes damaged during your tenancy or is not returned or is returned damaged when you move out, you will be responsible for the costs for the replacement and/or repair of the same. 6. RENT AND CHARGES. Unless modified by addenda, you will pay \$ 1835.00 per month for rent, payable in advance and without demand: X at the on-site manager's office, or
	Prorated rent of \$118.39 is due for the remainder of [check one]: 1st month or 2nd month, on Otherwise, you must pay your rent on or before the 1st day of each month (due date) with no grace period. Cash is unacceptable without
As permitted by law, you understand and agree that we may provide access to any occupant listed under paragraph 2 (Occupants) in the absence of any written document that withdraws such authorization. No one else may occupy the apartment without our express written permission. 3. LEASE TERM. The initial term of the Lease Contract begins on	our prior written permission. You must not withhold or offset rent unless expressly authorized by statute. 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, or is stopped for any reason. If you don't pay all rent on or before the day of the month (late fee cannot be charged before
the <u>30th</u> day of <u>July</u> , <u>2024</u> , and ends at 11:59 P.M. the <u>29th</u> day of <u>May</u> , <u>2025</u> . This Lease Contract will automatically renew month-to-month unless either party gives at least <u>60</u> days written notice of termination or intent to move-out as required by paragraph 43 (Move-Out Notice). In the event this Lease Contract has renewed on a month-to-month basis, it shall continuously renew each month thereafter until either party provides the other with a written notice of termination at least 30 days before the end of any such renewal term in accordance with the requirements set forth in paragraph 43 (Move-Out Notice).	the 6th day of the month), you'll pay a late charge of 5% of the rental payment or \$15.00, whichever is greater—or, where your rent is subsidized in any way, the late fee shall not exceed \$15.00 or an amount equal to 5% of your share of the rental payment. The late fee shall be considered additional rent and you will owe such late fee without us having to demand it from you. You'll also pay a charge of \$35.00 or the maximum amount allowed by law as of the date the check is tendered to us (whichever is greater) for each returned check or rejected electronic payment. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized. We'll also have all other remedies for such violation.
4. SECURITY DEPOSIT. Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$ 1000.00, due on or before the date this Lease Contract is signed, to be administered in accordance with the North Carolina Tenant Security Deposit Act, N.C.G.S. § 42-50 et seq.	7. UTILITIES. We'll pay for the following items, if checked and if permitted by law: water gas electricity masterantenna wastewater trash cable TV other

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. You are responsible for having all utilities for which You are paying the provider directly, set up in Your name prior to taking possession of the Premises. You must not allow utilities to be disconnected—including disconnection for not paying your bills—until the lease term or renewal period ends as such failure constitutes a default of the Lease. Cable channels that are provided may be changed during the lease term if the change applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-operated lighting. If any utilities are submetered for the apartment, or prorated by an allocation formula, we will attach an addendum to this Lease Contract in compliance with state agency rules or city ordinance.

8. INSURANCE. We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

In addition, we urge all Residents, and particularly those residing in coastal areas, areas near rivers, and areas prone to flooding, to obtain flood insurance. Renter's insurance may not cover damage to your property due to flooding. A flood insurance resource which may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA).

We X require \(\square \) do not require you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.

If renter's insurance is required, you shall maintain at all times during the Term of this Lease, at your sole expense, a renter's insurance policy, or its equivalent, issued by a licensed insurance company in a minimum policy coverage amount of \$_10000.00_, and you shall provide us with proof of such insurance to our satisfaction. If you allow your renter's insurance coverage to lapse, we may retain a policy for you and assess the premium to you as additional rent which is due and payable with the monthly rent.

If no box is checked, renter's insurance is not required.

Additionally, you are [check one] required to purchase personal liability insurance, and you shall provide us with proof of such insurance to our satisfaction not required to purchase personal liability insurance. If no box is checked, personal liability insurance is not required. If required, failure to maintain personal liability insurance throughout your tenancy, including any renewal periods and/or lease extensions, may be an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law. You understand and agree that should you allow your liability coverage to lapse, expire or otherwise be terminated, we may, at our sole option (in lieu of declaring an incurable breach), elect to purchase a liability policy on your behalf and assess the premium to you as additional rent which is due and payable with the monthly rent.

You acknowledge that no portion of the rent paid by you under this agreement will be specifically allocated for the purchase of the owner's structural fire insurance, though the owner may use a portion of gross rental proceeds obtained from all rental units in the community to purchase such structural fire insurance, and in such an event, that you are in no way a co-insured under any such policy.

9. LOCKS AND LATCHES. Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done before you move into your apartment. You agree not to install additional or different locks or latches on any doors or windows of the premises, unless we have consented in writing to such installation.

You may at any time ask us to change or rekey locks or latches during the Lease Term. We must comply with those requests, but you must pay for them, unless otherwise provided by law. You agree that any resident may request, either orally or in writing, that we install new or different locks for the premises. You further understand and agree that once we install new or different locks we shall provide keys to the replacement locks to any other residents and/or authorized occupants in the absence of a lawful reason to deny them such keys.

Payment for Rekeying, Repairs, Etc. You must pay for all repairs or replacements arising from misuse or damage to devices by you or your occupants, or guests during your occupancy. You may be required to pay in advance if we notify you within a reasonable time after your request that you are more than 30 days delinquent in reimbursing us for repairing or replacing a device which was misused or damaged by you, your guest or an occupant; or if you have requested that we repair or change or rekey the same device during the 30 days preceding your request and we have complied with your request. Otherwise, you must pay immediately after the work is completed.

Special Provisions and "What If" Clauses

See	Additiona	1 Special	Provisions	
see	Additiona	I Special	PIOVISIONS	

10. SPECIAL PROVISIONS. The following special provisions and any

addenda or written rules furnished to you at or before signing

See any additional special provisions.

11. REIMBURSEMENT. You must promptly reimburse us for lost rent, loss, damage, government fines, or cost of repairs or service in the apartment community resulting, directly or indirectly, from You, your occupants, guests or visitors. The parties expressly agree that NCGS 42-10 shall not apply to your tenancy and, as such, resident shall be strictly liable for any damage incurred by us, including but not limited to lost rent, even where the premises is not habitable. 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: (1) damage to doors, windows, or screens; (2) damage from windows or doors left open; and (3) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment. We may require payment at any time, including advance payment of repairs for which you're liable. Delay in demanding sums you owe is not a waiver. Whether or not you pay for the damage, we may still declare a default of the Lease Contract and terminate your right to possession of the premises pursuant to paragraph 33 (Default by Resident) herein.

12. (A) EVICTION OR SUMMARY EJECTMENT AND PROPERTY LEFT IN THE APARTMENT.

In the event you violate any terms or conditions of this Lease Contract or Addenda or fail to perform any promise, duty or obligation you have agreed to or imposed upon you by law, then we, in addition to all other rights and remedies provided by law, may, at our option and with or without notice to you, either (1) terminate this Lease Contract or (2) terminate your right to possession of the premises without terminating this Lease Contract

Regardless of whether we terminate this Lease Contract or only terminate your right of possession without terminating this Lease Contract, we shall be immediately entitled to possession of the premises and you shall peacefully surrender possession of the premises to us immediately upon our demand. In the event that you fail to surrender possession, we shall re-enter and retake possession through a summary ejectment proceeding or expedited eviction proceeding as provided by North Carolina law. In the event that we terminate this Lease Contract, all of our duties under this agreement shall terminate and we shall be entitled to collect from you all accrued and unpaid rents, and damages arising under this Lease Contract.

If we bring a suit against you for summary ejectment, the County sheriff may remove your personal property from the apartment within seven (7) days from the time the sheriff executes the Writ of Possession. You must retake possession of your property if it is removed by the sheriff. If you do not do so, the sheriff may arrange for the storage of your property, and you will be liable for the costs of the proceedings and the storage of your property.

If the sheriff does not store your personal property removed from the apartment, we may take possession of it and move it for storage purposes. In the event of an execution of a Writ of Possession against you, you agree that this sentence hereby constitutes our offer to release your personal property to you during our regular business hours for the seven (7) calendar-day period following the execution of a Writ of Possession. Seven days after being placed in lawful possession of your personal property by execution of the Writ of Possession, we may throw away, dispose of, or sell your property. If you request that we release your property to you during the seven day period, we must do so during our regular business hours. If we elect to sell your property, we must give you at least seven days notice prior to the sale, and we must release your property to you if you so request before the sale. If you do not request the release of your property within seven days, all costs of summary ejectment, execution and storage proceedings shall be charged to you as court costs and shall constitute a lien against the stored property.

In the event we terminate your right of possession without terminating this Lease Contract, you shall remain liable for the full performance of all the covenants, and we shall use reasonable efforts to re-rent the premises on your behalf and you shall remain liable for any resulting costs, deficiencies or damages. Any such rentals reserved from re-renting shall be applied first to the cost of re-renting the premises and then to the rentals due under this Lease Contract. Re-entry shall not bar the right of recovery of rent or damages for breach of covenants, nor shall the partial receipt of rent after conditions broken be deemed a waiver of forfeiture, as provided by N.C.G.S. In order to entitle us to re-enter and/or terminate this Lease Contract for default, it shall not be deemed necessary to give notice of rent being due and unpaid or of other conditions broken or to make demands for rent, the execution of this Lease signed by you and us being sufficient notice of all terms of this Lease Contract including of the rent being due and demand for the same. We shall have all rights granted pursuant to N.C.G.S. §42-25.9 and §42-25.6.

(B) ABANDONED PROPERTY

If you abandon personal property with a value of \$750 or less from apartment or fail to remove such property at the time of execution of a Writ of Possession, we may, as an alternative to the procedures described above, deliver the property to a non-profit organization regularly providing free or inexpensive clothing or household furnishings to people in need, provided that such organization agrees to store the property separately for a thirty-day period, and to release it to you without charge during this thirty-day period. We will deem personal property to be abandoned if we find evidence clearly showing the apartment has been voluntarily vacated after the rental period has expired and we have no notice of a disability that caused the vacancy.

If the total value of the property left in the apartment at the time of execution of a Writ of Possession is less than \$500, we may deem the property abandoned after five days and may throw away or dispose of the property.

- **13. FAILING TO PAY FIRST MONTH'S RENT.** 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 recover damages, future rent, reletting charges, attorney's fees, court costs, and other lawful charges. This paragraph does not apply to termination of this Lease Contract 14 or more days before occupancy by military personnel.
- 14. RENT INCREASES AND LEASE CONTRACT 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 in paragraph 10 (Special Provisions), by

a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed under paragraph 19 (Community Policies or Rules). If, at least 5 days before the advance notice deadline referred to in paragraph 3 (Lease Term), we give you written notice of rent increases or lease changes effective when the lease term or renewal period ends, this Lease Contract will automatically continue month-to-month with the increased rent or lease 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 paragraph 43 (Move-Out Notice).

15. 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. Termination notice must be in writing. After termination, you are entitled only to refund of deposit(s) and any rent paid. You hereby acknowledge and agree that we shall not be responsible for any other damages that may result from our failure to deliver possession of the premises, including but not limited to, moving expenses, lodging, storage, or any other cost, expense or damage whatsoever. 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.

- (1) If we give written notice to any of you when or after the initial term as set forth in paragraph 3 (Lease 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 3 days of your receiving the notice, but not later.
- (2) If we give written notice to any of you before the initial term as set forth in paragraph 3 (Lease Term) and the notice states that 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 7 days after any of you receives written notice, but not later. The readiness date is considered the new initial term as set forth in paragraph 3 (Lease Term) for all purposes. This new date may not be moved to an earlier date unless we and you agree.
- 16. RENTAL APPLICATION. You understand and agree that we have relied upon the Rental Application ("application") submitted by you as an inducement for entering into this Lease Contract, and you warrant that the facts contained in such application are true. If we determine or learn that any fact or representation in the application is false or deceptive or omits material facts, you shall be in default of this Lease Contract, and in such an event, we shall have all of the rights and remedies set forth in this Lease Contract.

You understand and agree that we reserve the right to check the criminal records of you and your occupants at any time during the original term or any renewal terms of this Lease Contract, though you also agree that we have no affirmative duty to anyone to research or monitor the criminal records or sex offender records of any person.

17. DISCLOSURE RIGHTS. If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it.

While You're Living in the Apartment

18. COMMON AREAS. As used in this Agreement, the terms "Common Area" or "Common Areas" shall refer to all land and fixtures and spaces (other than Our business and management offices) outside the premises that are owned and maintained by us and comprise the single piece of real property that form the single community in which the premises is located. You understand and agree that the use of the Common Areas (including any amenity, swimming pool, exercise room, basketball court, parking areas, laundry facilities, hallways, breezeways, roadways, and so forth) is subject to any Rules and Regulations set by us and that such Rules and Regulations may be changed at any time without notice. You understand and agree that your payment of rent to us only entitles you to the rental and use of the premises and your ingress and egress to and from the premises while you remain in legal possession of the premises; you also understand and agree that

your use of any Common Area facility is not included as part of the rent but instead is a privilege granted to you by us. We may revoke your privilege to use any facility upon your default of this Agreement, or if we deem, in our sole discretion, that you or an occupant or guest has misused the facility in any way or has disturbed the rights or comfort of other people. In the event we revoke your privilege to use a facility, you agree that we have the right to trespass you and your occupant(s) criminally from the facility. You also further agree that: (a) We may close or eliminate any facility at any time; (b) that we may bar you or any occupant or guest from entering or using any facility based on your, or their, misuse of same or based upon your default of this Agreement, including but not limited to your failure to pay rent or any other debt when due under this Agreement; (c) You would not be entitled to any rent reduction or abatement or rescission or damages

of any kind whatsoever relating in any way to your inability to access or use any facility. You also agree that we may remove, or we may request that any law enforcement officer remove or otherwise trespass, any person from the Common Areas where such person cannot or will not establish that they are a resident, occupant or guest.

19. COMMUNITY POLICIES OR RULES. You and all guests and occupants must comply with any written apartment rules, any restrictive covenants that might be in place 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 units in the apartment community and do not change dollar amounts on page 1 of this Lease Contract.

Amenities. We reserve the right to set the days and hours of use for all Amenities and to change the character of, or close, any Amenity based upon our needs and in our sole and absolute discretion, without notice, obligation or recompense of any nature to you.

20. LIMITATIONS ON CONDUCT. The 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 passageways 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. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care in accordance with apartment rules and posted signs. Glass containers are prohibited in all common areas. You, your occupants, or guests may not anywhere in the apartment community: use candles or use kerosene lamps or kerosene heaters without our prior written approval; cook on balconies or outside; or 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: (1) the use of patios, balconies, and porches; (2) the conduct of furniture movers and delivery persons; and (3) recreational activities in common areas. You'll be liable to us for damage caused by you or any guests or occupants.

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.

You agree to notify us if you or any occupants are convicted of any felony, or 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.

- 21. PROHIBITED CONDUCT. You, your occupants or guests, or the guests of any occupants, may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations; criminal activity of any kind, including but not limited to, 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; storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials into the apartment community; allowing or inviting any previously trespassed and/or banned guest or visitor into the community.
- **22. PARKING.** We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute.

A vehicle is unauthorized or illegally parked in the apartment community if it:

- (1) has a flat tire or other condition rendering it inoperable; or
- (2) is on jacks, blocks or has wheel(s) missing; or
- (3) has no current license plate or no current registration and/or inspection sticker; or
- (4) takes up more than one parking space; or
- (5) belongs to a resident or occupant who has surrendered or abandoned the apartment; or
- (6) is parked in a marked handicap space without the legally required handicap insignia; or
- (7) is parked in space marked for manager, staff, or guest at the office: or
- (8) blocks another vehicle from exiting; or
- (9) is parked in a fire lane or designated "no parking" area; or
- (10) is parked in a space marked for other resident(s) or unit(s); or
- (11) is parked on the grass, sidewalk, or patio; or
- (12) blocks garbage trucks from access to a dumpster; or
- (13) belongs to a resident and is parked in a visitor or retail parking space.
- 23. RELEASE OF RESIDENT. Unless you're entitled to terminate your tenancy under paragraphs 10 (Special Provisions), 15 (Delay of Occupancy), 43 (Move-Out Notice), or any other applicable laws, you won't be released from this Lease Contract for any reason—including but not limited to voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.
- 24. MILITARY PERSONNEL CLAUSE. All parties to this Lease Contract agree to comply with any federal law, including, but not limited to the Service Member's Civil Relief Act, or any applicable state law(s), if you are seeking to terminate this Lease Contract and/or subsequent renewals and/or Lease Contract extensions under the rights granted by such laws.
- **25. RESIDENT SAFETY AND PROPERTY LOSS.** You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors and carbon monoxide detectors, keyed deadbolt locks, keyless bolting devices, window latches, and access control devices.

Smoke Detectors and Carbon Monoxide Detectors. We'll furnish smoke detectors and carbon monoxide detectors as required by statute, and we'll test them and provide working batteries, if applicable, when you first take possession. After that, you 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. You must periodically inspect the smoke detectors and carbon monoxide detectors to ensure their operability and immediately report smoke detector and carbon monoxide detector malfunctions to us. Neither you nor others may disable smoke detectors and carbon monoxide detectors. If you disable or damage the smoke detector and carbon monoxide detectors, or fail to replace a dead battery or report malfunctions to us, you may be liable to us and others for any loss, damage, or fines from fire, smoke, or water.

Casualty Loss. You shall immediately notify us of any damage to the premises by fire, flooding, or other casualty not caused by us, including any type of catastrophic damage which renders the premises or a substantial portion of the premises, uninhabitable. We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law. Furthermore, where such damage is not caused by us, we shall have no obligation to provide alternative housing for you or to pay relocation expenses associated with vacating the premises. 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 unit). 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.

Crime or Emergency. Dial 911 or immediately call local medical emergency, fire, or police personnel in case of accident, fire, smoke, or suspected criminal activity or other emergency involving imminent harm. You should then contact our representative.

Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes. We're not obliged to furnish security personnel, security lighting, security gates or fences, or other forms of security. If we provide any access control devices or security measures upon the property, they are not a guarantee to prevent crime or to reduce the risk of crime on the property. You agree that no access control or security measures can eliminate all crime and that you will not rely upon any provided access control or security measures as a warranty or guarantee of any kind. We're not responsible for obtaining criminal-history checks on any residents, occupants, guests, or contractors in the apartment community. If you or any occupant or guest is affected by a crime, you must make a written report to our representative and to the appropriate local law-enforcement agency. You must also furnish us with the law-enforcement agency's incident report number upon request.

26. CONDITION OF THE PREMISES AND ALTERATIONS. You'll be given an Inventory and Condition form on or before move-in. You must note on the form all defects or damage within 7 days of being put in possession of the premises and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition.

You must use 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 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. When you move in, we'll supply the initial batteries for any battery-operated smoke detectors and carbon monoxide detectors; after that, you'll be responsible for testing such batteries and replacing the same for the duration of the tenancy and any renewal thereof. Your improvements to the apartment (whether or not we consent) become ours unless we agree otherwise in writing.

27. REQUESTS, REPAIRS, AND MALFUNCTIONS. 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/MAINTENANCE PORTAL, OR SIGNED AND IN WRITING AND DELIVERED TO OUR DESIGNATED REPRESENTATIVE (except in case of fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, crime in progress, or imminently dangerous conditions as specifically defined by law). Our written notes on your oral request do not constitute a written request from you.

Our complying with or responding to any oral request regarding security or non-security matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to property, health, or safety. 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. Air conditioning problems are rarely emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We'll act with customary diligence to make repairs

We may, in our sole discretion, elect to repair substantial damage to the premises within a reasonable time under the circumstances, and in such an event, your obligations under the Lease Contract shall continue. Any obligation to pay rent during such period of repair shall be abated so long as the substantial damage was not caused by you, your occupants, guests or visitors. 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. If your tenancy is so terminated, we'll refund prorated rent (dating back to the date of the casualty) and all deposits, less lawful deductions. Should you fail to vacate the premises following our notice of termination herein you shall be considered a hold over tenant and we may exercise any and all remedies available to us under this Lease Contract.

28. ANIMALS. 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. You must remove an illegal or unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. 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. We will authorize an assistance animal for a disabled person. 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 must not feed stray or wild animals.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. You shall remove any pet previously permitted under this Lease Contract and the Animal Addendum within _______24 _______hours of written notification from us that the pet, in our sole judgment, creates a nuisance or disturbance or is, in our opinion, undesirable. 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.

- 29. WHEN WE MAY ENTER. If you or any guest or occupant is present, then repairers, servicers, contractors, our representatives or other persons listed in (2) below may peacefully enter the apartment at reasonable times for the purposes listed in (2) below. If nobody is in the 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:
 - (1) written notice of the entry is left in a conspicuous place in the apartment immediately after the entry; *and*
 - (2) entry is for: responding to your request; making repairs or replacements; estimating repair or refurbishing costs; performing pest control; doing preventive maintenance; changing filters; testing or replacing smoke-detector and/or carbon monoxide detector batteries; retrieving unreturned tools, equipment, or appliances; preventing waste of utilities; leaving notices; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or access control devices; removing or rekeying unauthorized access control devices; stopping excessive noise; cutting off electricity according to statute; retrieving property owned or leased by former residents; inspection to confirm compliance with lease obligations; inspecting when immediate danger to person or property is reasonably suspected; allowing persons to enter as you authorized in your rental application (if you die, are incarcerated, etc.); allowing entry by a law officer with 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. Should you fail or refuse to allow us access to the premises pursuant to the terms of this paragraph, you shall be in default of this Lease Contract.

30. JOINT AND SEVERAL RESPONSIBILITY. Each resident is jointly and severally liable for all lease obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant

(including notices of tenancy termination, repair requests, and entry permissions) constitute notice from all residents. Security-deposit refunds and deduction itemizations of multiple residents will comply with paragraph 48 (Deposit Return, Surrender, and Abandonment).

Replacements

- **31. REPLACEMENTS AND SUBLETTING.** Replacing a resident, subletting, assignment, or granting a right or license to occupy is allowed only when we expressly consent in writing. 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:
 - (1) a reletting charge will not be due;
 - (2) 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
 - (3) the departing and remaining residents will remain liable for all Lease Contract obligations for the rest of the original Lease Contract term.

Procedures for Replacement. If we approve a replacement resident, then, at our option: (1) the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or (2) the remaining and replacement residents must sign an entirely new Lease Contract. Unless we agree otherwise in writing, your security deposit will automatically transfer to the replacement resident as of the date we approve. The departing resident will no longer have a right of occupancy or 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.

Responsibilities of Owner and Resident

- **32. RESPONSIBILITIES OF OWNER.** We'll act with customary diligence to:
 - (1) comply with the applicable building and housing codes;
 - (2) make all repairs and do whatever is necessary to put and keep the premises in a fit and habitable condition;
 - (3) keep all common areas of the premises in safe condition;
 - (4) maintain in good and safe working order and promptly repair all facilities and appliances supplied or required to be supplied by us; and.
 - (5) provide operable smoke detectors and/or carbon monoxide detectors and replace or repair the smoke and/or carbon monoxide detectors within 15 days of receipt of your written notification to us.
- 33. DEFAULT BY RESIDENT. You'll be in default if you or any guest or occupant violates any terms of this Lease Contract or Addenda including but not limited to the following violations: (1) you don't pay rent or other amounts that you owe when due; (2) 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; (3) you abandon the apartment; (4) you give incorrect or false answers in a rental application; (5) you or any occupant is arrested, convicted, or given deferred adjudication for 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; (6) any illegal drugs or paraphernalia are found in your apartment; (7) you or any guest or occupant engages in any of the prohibited conduct in paragraph 21 (Prohibited Conduct); or (8) you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government.

Eviction. If you default, we may re-enter and re-take possession of the premises as provided in paragraph 12 (Eviction or Summary Ejectment and Property Left in the Apartment) and may immediately institute proceedings for summary ejectment as provided by law without notice or demand. Termination of your possession rights or subsequent reletting doesn't release you from liability for future rent or other lease obligations. After filing a summary ejectment suit, we may still accept a partial payment of rent or a partial housing subsidy payment; the filing or acceptance doesn't waive or diminish our right of eviction, or any other contractual or statutory right. Accepting a partial payment of rent or a partial housing subsidy payment at any time doesn't waive your default of this Lease Contract; our right to damages; past or future rent or other sums; or to file an eviction or to continue with filed eviction proceedings; nor does our exercise of any of our rights in this Paragraph violate Chapter 75 of the N.C. General Statutes. Pursuant to NCGS 42-73, we may accept a full payment of rent due with full and complete knowledge of any criminal acts that violate this Lease Contract without such acceptance of rent constituting any waiver of your default or our rights to enforce the same.

Release of Property Following Writ. If we obtain a judgment for possession against you and the Sheriff has executed a Writ of Possession delivering possession of the premises to us, this

paragraph constitutes our offer to release your personal property to you, during our normal business hours, for a period of no more than 7 calendar days after the date of the Sheriff's execution of the Writ of Possession. Should you fail to retrieve your personal property during the lockout period we have the right to throw away or dispose of your personal property without any liability to you for the disposal or destruction of your personal property.

Holdover. You or any occupant, invitee, or guest must not hold over beyond the date contained in your move-out notice or our notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If a holdover occurs, then: (1) holdover rent is due in advance on a daily basis and may become delinquent without notice or demand; (2) rent for the holdover period will be increased by 25% over the then-existing rent, without notice; (3) you'll be liable to us for actual damages arising out of full term of the previously signed Lease Contract of a new resident who can't occupy because of the holdover; and (4) at our option, we may extend the lease term—for up to one month from the date of notice of lease extension—by delivering written notice to you or your apartment while you continue to hold over.

Other Remedies. We may report unpaid amounts to credit agencies. If you default and move out early, you will pay us all sums due and owing. Upon your default, we have all other legal remedies, including lease termination and summary ejectment under state statute. We may recover from you attorney's fees and all litigation costs to the extent permitted by law. In the event we file a summary ejectment lawsuit against you, we may also recover from you the highest one of the following fees (which shall be in addition to late fees, attorney's fees, and any applicable court costs):

- (1) Complaint Filing Fee. If you are in default of this Lease Contract and if we file and serve a summary ejectment complaint or a complaint for money owed against you, and if we elect to dismiss the complaint after you cure the default, you shall owe Us a Complaint Filing Fee equal to \$15.00 or five percent (5%) of the monthly rent, whichever is higher. If the rent is subsidized by a government entity, the Complaint Filing Fee will be \$15.00 or 5% of your share of the monthly rent, whichever is higher.
- (2) Court Appearance Fee. In the event that (i) we file, serve, and prosecute successfully a summary ejectment complaint or complaint for money owed against you and (ii) a judgment is entered against you, you shall owe us—in lieu of the Complaint Filing Fee—a Court Appearance Fee equal to ten percent (10%) of the monthly rent. If the rent is subsidized by a government entity, the Court Appearance Fee will be 10% of your share of the monthly rent.
- (3) Second Trial Fee. In the event that (i) you appeal a judgment of a magistrate and (ii) we prove that you are in default of the lease at the new trial and (iii) we obtain a judgment against you at the new trial, you shall owe us—in lieu of the Complaint Filing Fee and Court Appearance Fee—a Second Trial Fee equal to twelve percent (12%) of the monthly rent. If the monthly rent is subsidized by a government entity, the Second Trial Fee will be 12% of your share of monthly rent.

Mitigation of Damages. If you move out early, you'll be subject to all remedies under North Carolina law. 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.

Lease Renewal When A Breach or Default Has Occurred.

In the event that you enter into a subsequent Lease prior to the expiration of this Lease and you breach or otherwise commit a default under this Lease, We may, at our sole and absolute discretion, terminate the subsequent Lease, even if the subsequent Lease term has yet to commence. We may terminate said subsequent Lease by sending you written notice of our desire to terminate said subsequent Lease.

Remedies Cumulative. Any remedies set forth herein shall be cumulative, in addition to, and not in limitation of, any other remedies available to Landlord under any applicable law.

General Clauses

34. NO AUTHORITY TO AMEND UNLESS IN WRITING.

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.

- **35. NO WAIVER.** 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, liens, or other rights isn't a waiver under any circumstances.
- **36. NOTICE.** Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default. 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. Fax or electronic (digital) signatures are binding. For purposes of establishing notice the parties may use electronic mail, text message or written notice sent to the addresses and/or mobile number set forth at the end of this Lease Contract.

37. 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. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract.
- 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. All 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. If the premises or any portion of the community shall be taken by eminent domain pursuant to governmental authority, this Lease Contract shall terminate at our option and you shall have no claim against us or as to any portion of the award granted to us as a result of such taking.

- **38. CONTACTING YOU.** By signing this lease, you are agreeing that we, our representative(s) or agent(s) may contact you. You agree that we may contact you using any contact information relating to your lease including any number or email address (i) you have provided to us (ii) from which you called us, or (iii) which we obtained and through which we reasonably believe we can reach you. You agree we may use any means to contact you. This may include calls made to your cellular telephone using an automatic telephone dialing system, artificial or prerecorded voice messages, text messages, mail, e-mail, and calls to your phone or Voice over Internet Protocol (VoIP) service, or any other data or voice transmission technology. You agree to promptly notify us if you change any contact information you provide to us. You are responsible for any service provider charges as a result of us contacting you.
- **39. OBLIGATION TO VACATE.** If we provide you with a notice to vacate, or if you provide us with a written notice to vacate or intent to move-out in accordance with paragraph 3 (Lease Term), and we accept such written notice, then you are required to vacate the Apartment and remove all of your personal property therefrom at the expiration of the Lease term, or by the date set forth in the notice to vacate, whichever date is earlier, without further notice or demand from us.
- **40. 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 the control of the parties, then we shall be excused from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

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.

- **41. PAYMENTS.** At our option and without notice, we may apply money received 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. This excludes any previously charged late fees and/or unpaid utility payments which are submetered by us. All sums other than rent are due upon our demand. After the due date, we do not have to accept the rent or any other payments.
- **42. ASSOCIATION MEMBERSHIP.** We represent that either: (1) we or;(2) 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.

When Moving Out

- **43. MOVE-OUT NOTICE.** Before moving out, you must give our representative advance written move-out notice as provided below. Your move-out notice will not release you from liability for the full term of the Lease Contract or renewal term. You will still be liable for the entire Lease Contract term if you move out early (paragraph 23 Release of Resident) except under any other applicable laws. YOUR MOVE-OUT NOTICE MUST COMPLY WITH EACH OF THE FOLLOWING:
 - We must receive advance written notice of your move-out date.
 The advance notice must be at least the number of days of notice required in paragraph 3 (Lease Term). Oral move-out notice will not be accepted and will not terminate your Lease Contract.
 - Your move-out notice must not terminate your tenancy sooner than the end of the Lease Contract term or renewal period.
- YOUR NOTICE IS NOT ACCEPTABLE IF IT DOES NOT COMPLY WITH ALL OF THE ABOVE . Please use our written move-out form. You must obtain from our representative written acknowledgment that we received your move-out notice. If we terminate your tenancy, we must give you the same advance notice—unless you are in default. Where there is more than one resident to this Lease Contract, a notice of termination submitted by one resident shall be considered a notice of termination submitted by all residents. Should there be conflicting notices, the notice of termination shall control.
- **44. 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. 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 the apartment before the 30-day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address. You shall pay any and all utility bills due for any utility services to the premises for which you are responsible. At or before the time of move-out and surrender of possession, you will provide us with written authorization allowing us to dispose of any personal property left in the premises by you upon surrendering the keys. You understand and acknowledge that your failure to provide such written authorization and/or to remove all personal property from the premises shall constitute your continued possession of the premises requiring us to file an action for summary ejectment to regain possession of the premises. Should we be required to file such action you will be responsible for any rental obligation that comes due until such time as we are placed in lawful possession of the premises.

- **45. 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.
- **46. MOVE-OUT INSPECTION.** You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, modification, or disapproval before final refunding or accounting.
- 47. SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES. We may deduct sums from your security deposit for charges related to the following: your possible non-payment of rent, costs of water and sewer services provided, damage to the premises, damage or destruction of smoke detectors or carbon monoxide detectors, nonfulfillment of the rental period, any unpaid bills that become a lien against the demised property due to your occupancy, costs of re-renting the premises after breach by you, including but not limited to any reasonable fees or commissions paid by the landlord to a licensed real estate broker to re-rent the premises, costs of removal and storage of your property after a summary ejectment proceeding, court costs, or any fee authorized by N.C. GEN. STAT. § 42-46.

48. DEPOSIT RETURN, SURRENDER, AND ABANDONMENT.

Deposit Return and Forwarding Address. You are required to provide us written notice of your forwarding address, on or before termination of this Lease Contract. If we can determine the $full\ extent\ of\ our\ deductions\ from\ your\ security\ deposit,\ we'll\ mail$ you, to the forwarding address you provide, your security deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 30 days after termination of your tenancy under this Lease Contract and delivery of possession by you, unless statutes provide otherwise. If we cannot determine the full extent of our deductions from your security deposit within the aforementioned 30 day period, we'll mail you an interim itemized accounting of our deductions from the deposit within 30 days after termination of your tenancy under this Lease Contract and delivery of possession by you, and we'll also mail your security deposit refund (less lawful deductions) and a final itemized accounting of any deductions no later than 60 days after termination of your tenancy under this Lease Contract and delivery of possession by you. If you fail to provide us with your forwarding address in writing, as required above, we will process the unclaimed security deposit in accordance with state law. To the extent there are multiple residents under the Lease Contract, you hereby acknowledge that we may issue any Deposit refund to one or all of the residents and it shall be up to the residents to divide accordingly.

Surrender. You have surrendered the apartment when: (1) the move-out date has passed and no one is living in the apartment in our reasonable judgment; or (2) all apartment keys and access devices listed in paragraph 5 (Keys) have been turned in where rent is paid—whichever date occurs first.

Abandonment. You have abandoned the apartment when all of the following have occurred: (1) everyone appears to have moved out in our reasonable judgment; (2) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment; (3) you've been in default for non-payment of rent for 5 consecutive days or water, gas, or electric service for the apartment not connected in our name has been terminated; and (4) you've not responded for 2 days to our notice left on the inside of the main entry door, stating that we consider the apartment abandoned. An apartment is also "abandoned" 10 days after the death of a sole resident.

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 apartment, and determine any security deposit deductions. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment (paragraph 12 - Eviction or Summary Ejectment and Property Left in the Apartment), but do not affect our mitigation obligations (paragraph 33 - Default by Resident).

Severability, Originals and Attachments, and Signatures

- **49. SEVERABILITY.** If any provision of this Lease Contract or Addenda are 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.
- 50. ORIGINALS AND ATTACHMENTS. This Lease Contract and Addenda has been executed in multiple originals, with original signatures. We will provide you with a copy of the Lease Contract and Addenda. Your copy of the Lease Contract and Addenda 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 Addenda 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 and Addenda are binding and hereby incorporated into and made part of the Lease Contract and Addenda 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.

You	are	legal	ly t	oun	d by	this '	docı	ıment
	Read	d it c	are	fully	bef	ore s	ignir	ıg.

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Resident or Residents (all sign below)
Address, phone number and email address of resident for notice purposes
Owner or Owner's Representative (signing on behalf of owner)
Broker's license (if applicable):
Address and phone number of owner's representative for notice purposes 230 Barton Creek Drive
Charlotte, NC 28262 (704)909-7118

Date form is filled out (same as on top of page 1)	
07/30/2024	
SDECLAL DROVISIONS (CONTINUED EDOM DAGE 2) 1) Antiragis	t Behavior - You, your occupants or guests, or
the guests of any occupants, may not engage in	any activity that disturbs, threatens, or
harasses our agents or employees based upon ra	
identity, sex, national origin, ancestry, age,	
physical or mental disability, sexual orientat	
	pasis. 2) Any and all addendums are considered
part of this lease agreement.	

Name and address of locator service (if applicable)

INVENTORY AND CONDITION FORM

Becomes part of Lease Contract



OWELLING DESCRI		ton Creek Dr. G (unit no. if applic	ahle) in	Charlotte	(city)
North Carolina,	28262	(unit no. ij applici (zip code).	ubiej III	Challotte	(city)
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Owner's name: WRPV	/ XIII AG CHAF	RLOTTE LP			
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it to our representa mark through item (the owner). We'll u	tive. Otherwise, e s listed below or se it in determini	verything will be con put "none" if the item	sidered to be i ns don't exist. hould not be c	nage, or safety or pest-related o in a clean, safe, and good worki This form protects both you (considered your responsibility a and us.	ng condition. Please the resident) and us
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		Move-In or	Move-Out C	Condition (Check one)	
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Light Fixtures, Bul	bs		Thermo	ostat	
Floor/Carpet				'V or Master Antenna	
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Windows Latches	s Screens		Washer	r/Dryer	
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				Stops, Locks	
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vent 1100u			Other _		

Halls Walls	Half Bath Walls
VAT 11	
Wallpaper	
Plugs, Switches, A/C Vents	
Woodwork/Baseboards	
Ceiling	
Light Fixtures, Bulbs	
Floor/Carpet	
Doors, Stops, Locks	, .
Closets, Rods, Shelves	
Closet Lights, Fixtures	
Other	
	Sink, Faucet, Handles, Stopper
Exterior (if applicable) Patio/Yard	Countantons
Fences/Gates/Gates Latches or Locks	
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Balconies	
Other	Tile
	Other
Bedroom (describe which one):	
Walls	Bedroom (describe which one):
Wallnesses	Walls
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Plugs, Switches, A/C Vents	
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Other	Closets Peds Chelyes
	Closet Lights Fixtures
Bedroom (describe which one):	
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TAT-11	Dath (describe which one).
Wallpaper	
Plugs, Switches, A/C Vents	
Woodwork/Baseboards	
Ceiling Light Fixtures, Bulbs	Dlugg Cruitalaga A /C Vanta
Floor/Carpet	
1-1001/Gai pet	Ceiling
Doors, Stops, Locks	Light Fixtures, Bulbs
Windows, Latches, Screens	
Window Coverings	
Closets, Rods, Shelves	
Closet Lights, Fixtures	Doors, stops, Locks
Other	Windows, Latches, Screens
	window coverings
Path (dasariha which ana).	Sink, Faucet, Handles, Stopper
Bath (describe which one):	
Walls	-
Wallnaner	dubinets, bravers, manares
Wallpaper Plugs, Switches, A/C Vents	
Woodwork/Baseboards	
Ceiling	
Light Fixtures, Bulbs	THE
Exhaust Fan/Heater	Other
Floor/Carpet	
	Safety-Related Items (Put N/A if not applicable)
Doors, Stops, Locks	Door Knob Locks
Windows, Latches, Screens	Keyed Deadbolt Locks
Window Coverings	Regiess Deadboits
Sink, Faucet, Handles, Stopper	Sliding Door Pin Locks
Countertops	Sliding Door Latches
Mirror	Shunig book Security Bars
Cabinets, Drawers, Handles	Doorviewers
Toilet, Paper Holder	Window Latches
Bathtub, Enclosure, Stopper	Porch and Patio Lights
Shower, Doors, Rods	Smoke Detectors
Tile	Alarm System
Other	

Fire Extinguishers (look at charge level BUT DON'T TEST	T!) Date of Move-In:
Garage Door Opener Gate Access Card(s) Carbon Monoxide Detector(s):	Date of Move-Out:
Other	<u> </u>
	_
SPECIAL PROVISIONS. The following special provisions co	ontrol over conflicting provisions of this printed form:
the alarm system and gate access entry systems (if there are a no signs of bed bugs or other pests are present, or, if bugs are this Inventory and Condition Form and through a written wo completed Inventory and Condition Form accurately reflects of deposit due to you when you move out. You acknowledge the consider the dwelling to be clean, safe, free of pest or insect into any refund of deposit due to you at move-out.	You acknowledge you will receive written operating instructions of any). You acknowledge that you will inspect the dwelling and confirm a present, that you will promptly report any bed bug or pest issues of rk order or other written repair request. You agree that this returned the condition of the dwelling for purposes of determining any refund that if you do not return the form within 7 days after move-in, we will festations, and in good working condition for purposes of determining the sease Contract and agree that it accurately reflects the condition of to you when you move out.
Resident or Resident's Agent:	Date of Signing
Resident or Resident's Agent:	Date of Signing
Resident or Resident's Agent:	Date of Signing
Resident or Resident's Agent:	
Resident or Resident's Agent:	Date of Signing
	Date of Signing Date of Signing
Resident or Resident's Agent:	

ANIMAL ADDENDUM

Becomes part of Lease Contract



Please note: We consider animals a serious responsibility and a risk to each resident in the dwelling. If you do not properly control and care for your animal, you'll be held liable if it causes any damage or disturbs other residents.

In this document, the terms "you" and "your" refer to all residents listed below and all occupants or guests; and the terms "we," "us," and "our" refer to the owner named in the Lease Contract (not to the property manager or anyone else).

	DWELLING DESCRIPTION. 434 Barton Creek Dr. G (street address), 0434G (unit no. if applicable) in Charlotte (city), North Carolina, 28262 (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract Date: July 30, 2024 Owner's name: WRPV XIII AG CHARLOTTE LP Residents (list all residents):	 4. ANIMAL DEPOSIT. An animal deposit of \$ will be charged. We [check one] will consider, or will no consider this additional security deposit the general security deposit for all purposes. The security deposit amount in the Security Deposit paragraph of the Lease Contract [check on does, or does not include this additional deposit amount Refund of the animal deposit will be subject to the terms are conditions set forth in the Lease Contract regardless whether it is considered part of the general security deposits whether it is considered part of the general security deposits at the Lease Contract will be increased by the lease Contract will be increased by the lease Contract will be increased by the lease Contract [check on lease paragraph of the Lease Contract [check on lease paragraph of the Lease Contract [check on lease lease contract [check on lease contract [chec
	Sai Sravan Reddy Jakkidi, Sourabh Kumar Dubey, Apoorva Hemant Kulkarni, Neha Valsange	6. ADDITIONAL FEE. You must also pay a one-time nonrefundable fee of \$ for having the anime in the dwelling. It is our policy to not charge a deposit for support animals.
		7. LIABILITY NOT LIMITED. The additional monthly rent are additional security deposit under this Animal Addendum of not limit residents' liability for property damages, cleaning deodorization, defleaing, replacements, or personal injuries.
3.	The term of this Addendum is as follows: Begins on, and ends on, and ends on, 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. A. □ NO APPROVED ANIMALS. If this box is checked, you are not allowed to have animals (including mammals, reptiles, birds, fish, rodents, and insects), even temporarily, anywhere in the dwelling or dwelling community unless we've authorized so in writing. We will authorize support and/or service animals for you, your guests, and occupants pursuant to the parameters and guidelines established by the Fair Housing Act, HUD regulatory guidelines, and any applicable state and/or local laws. If you are found to have unauthorized animals in your unit, you may be subject to the following fees: Initial charge of \$ per animal, (not to exceed \$100 per animal) and, for every day the unauthorized animals are in the unit, a daily charge of \$ per animal (not to exceed \$10 per day per animal).	8. DESCRIPTION OF ANIMAL(S). You may keep only the animal(s) described below. You may not substitute any other animal(s). Neither you nor your guests or occupants may bring any other animal(s)-mammal, reptile, bird, amphibian, fis rodent, arachnid, or insect-into the dwelling or dwelling community. Animal's name: Type: Breed: Color: Weight: License no.: Date of last rabies shot: Housebroken? Animal owner's name: Type: Breed: Color: Weight: Animal's name: Type: Breed: Color: Ueight: Animal owner's name: Type: Breed: Color: Housebroken? Animal owner's name: License no.: Date of last rabies shot: Housebroken? Animal owner's name:
	B. CONDITIONAL AUTHORIZATION FOR ANIMAL. If this box is checked, you may keep the animal that is described below in the dwelling until the Lease Contract expires. But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you and your animal, your guests, or any occupant violate any of the rules in this Addendum.	Animal's name:

	imal's name:
Ty	pe:
Co	eed: lor:
	eight: Age:
	ry of license:
	cense no.:
	te of last rabies shot:
	usebroken?
An	imal owner's name:
_	
ar ba ar Br Gr St br Ac ar li Sc bri	o more than two (2) pets allowed per cartment. No pets allowed in the amenity ceas. Animals not allowed on patio/alcony unattended at any time. Restricted cimal list to include the following: ceed of Dogs- Pit Bull, Bull Terrier, ottweiler, Doberman, Wolfdog, Malamute, cogo Argentino, Chow Chow, St. Bernard, ceat Dane, Akita, Presa Canario, caffordshire Terrier. Any hybrid or mixed ceed of one of the aforementioned breeds. ditional animals that are poisonous such a Piranhas and Tarantulas. No exotic cimals such as Reptiles (snakes, iguanas, cards), Ferrets, Skunks, Raccoons, quirrels, Rabbits, Potbelly Pigs, and all crds (Parrots, Cockatiels, Macaws). No citing animals allowed. Max weight limit or animal 75Lbs.
ir ta	MERGENCY. In an emergency involving an accident or a national jury to your animal, we have the right, but not a duty, to ake the animal to the following veterinarian for treatment, to your expense.
	octor:ddress:
	ity/State/Zip:
	hone:
	NIMAL RULES. You are responsible for the animal's actions tall times. You agree to abide by these rules:
•	The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling.
•	Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed.
•	Inside, the animal may urinate or defecate <i>only</i> in these designated areas:
•	Outside, the animal may urinate or defecate <i>only</i> in these designated areas:
•	Animals may not be tied to any fixed object anywhere outside the dwellings, except in fenced yards (if any) for your exclusive use.

- You must not let an animal other than support animals into swimming-pool areas, laundry rooms, offices, clubrooms, other recreational facilities, or other dwellings.
- Your animal must be fed and watered inside the dwelling.
 Don't leave animal food or water outside the dwelling at any time, except in fenced yards (if any) for your exclusive use.
- You must keep the animal on a leash and under your supervision when outside the dwelling or any private fenced area. We or our representative may pick up unleashed animals and/or report them to the proper authorities. We may impose reasonable charges for picking up and/or keeping unleashed animals.
- Unless we have designated a particular area in your dwelling or on the grounds for animal defecation and urination, you are prohibited from letting an animal defecate or urinate *anywhere* on our property. You must take the animal off our property for that purpose. If we allow animal defecation inside the dwelling in this Addendum, you must ensure that it's done in a litter box with a kitty litter type mix. If the animal defecates anywhere on our property (including in a fenced yard for your exclusive use), you'll be responsible for immediately removing the waste and repairing any damage. Despite anything this Addendum says, you must comply with all local ordinances regarding animal defecation.
- **12. ADDITIONAL RULES.** We have the right to make reasonable changes to the animal rules from time to time if we distribute a written copy of any changes to every resident who is allowed to have animals.
- 13. VIOLATION OF RULES. If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must permanently remove the animal from the premises within the time period specified in our notice. We also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees to the extent allowed by law.
- **14. COMPLAINTS ABOUT ANIMAL.** You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.
- 15. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC. You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the dwelling, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

As owner of the animal, you're strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property. You'll indemnify us for all costs of litigation and attorney's fees resulting from any such damage.

16. MOVE-OUT. When you move out, you'll pay for defleaing, deodorizing, and shampooing to protect future residents from possible health hazards, regardless of how long the animal was there. We—not you—will arrange for these services.

- 17. JOINT AND SEVERAL RESPONSIBILITY. Each resident who signed the Lease Contract must sign this Animal Addendum. You, your guests, and any occupants must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the resident does not own the animal.
- **18. GENERAL.** You acknowledge that no other oral or written agreement exists regarding animals. Except for written rule changes under paragraph 9 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing. This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in multiple originals, one for you and one or more for us.

This is a binding legal document. Read it carefully before signing.

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

UTILITY AND SERVICES ADDENDUM



This	Utility Addendum is incorporated into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated July 30, 2024 between WRPV XIII AG CHARLOTTE LP
	e ["]) and Sai Sravan Reddy Jakkidi, Sourabh Kumar Dubey, Apoorva Hemant Kulkarni, Neha
("Yo	u") of Apt. No. 0434G located at 434 Barton Creek Dr. G
	eet address) in Charlotte, NC 28262
the a	is in addition to all terms and conditions in the Lease. This Addendum constitutes an Addendum to the above described Lease Contract for above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.
0	Responsibility for payment of utility and service bills, including charges for usage, deposits, and any charges, taxes, fees, administrative fees or costs associated with the utility services or billing (collectively, "costs"), and the method of metering or otherwise allocating the payment of utility services and costs, will be as indicated below.
a	 Water service to your apartment and costs will be paid by you either: Directly to the water service provider; or
b	 Water service will be billed by the service provider to us and then allocated to you based on sub-metering of all your water use. Sewer service to your apartment and costs will be paid by you either: ☐ directly to the utility service provider; or
c	Sewer service will be billed by the service provider to us and then allocated to you based on sub-metering of all your water use. Gas service to your apartment and costs will be paid by you either: Directly to the gas service provider; or
d	Gas service will be billed by the service provider to us and then allocated to you based on sub-metering of all your gas use. Trash service to your apartment will be paid by you either:
· ·	directly to the utility service provider; or Trash bills will be billed by the trash service provider to us and then charged to you based on the following formula: If flat rate is selected, the current flat rate is \$ 35.00 per month. If and party billing company if applicable Conservice
e	 Electric service to your apartment and costs will be paid by you either: Directly to the electric service provider; or Electric service will be billed by the service provider to us and then allocated to you based on sub-metering of all your electric use.
f	Stormwater service to your apartment 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: 8
	☐ If flat rate is selected, the current flat rate is \$ per month. ☑ 3rd party billing company if applicable Conservice
g	Cable TV service to your apartment 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: lift flat rate is selected, the current flat rate is \$ per month.
h	☐ 3rd party billing company if applicable
	☐ 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: per month. ☐ 3rd party billing company if applicable
i)	
j)	
	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 \$
k	service to your apartment will be paid by you either: directly to the utility service provider; or
	 bills will be billed by the service provider to us and then allocated to you based on the following formula:
Ŋ	
	bills will be billed by the service provider to us and then allocated to you based on the following formula: per month. 3rd party billing company if applicable
	METERING/ALLOCATION METHOD KEY "1" - Sub-metering of all of your water/gas/electric use "2" - Flat rate per month
	"3" - Allocation based on the number of persons residing in your apartment "4" - Allocation based on the number of persons residing in your apartment using a ratio occupancy formula
	 "5" - Allocation based on square footage of your apartment "6" - Allocation based on a combination of square footage of your apartment and the number of persons residing in your apartment unit "7" - Allocation based on the number of bedrooms in your apartment "8" - Allocation based on a lawful formula not listed here
	(Note: if "8" is selected, a separate "Exhibit A" will be attached describing the formula used) fan allocation method is used, we or our billing company will calculate your allocated share of the utilities and services provided and all
	osts in accordance with state and local statutes. Under any allocation method, Resident may be paying for part of the utility usage in common reas or in other residential units as well as administrative fees. Both Resident and Owner agree that using a calculation or allocation formula

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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 service is used, Resident and Owner agree that the charges indicated in this Agreement (as may be amended with written notice as specified above) represent a fair and reasonable amount for the service(s) provided and that the amount billed is not based on a monthly per unit cost.

- 4. You will be charged for the full period of time that you are living in, occupying, or responsible for payment of rent and utility or service charges on the apartment. If you breach the Lease, you will be responsible for utility and service charges for the time period you were obligated to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish non-water/sewer utilities and services accounts for which you are responsible, we may charge you for any such utilities and services billed to us with respect to your apartment.
- 5. When you move out, you will receive a final bill, which may be estimated by us based on your prior utility and services usage. This bill must be paid at the time you move out or it will be deducted from the security deposit, as permitted by state law. Unless prohibited by law, bills may also be estimated on a temporary basis when necessary due to equipment malfunctions or other problems.
- 6. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utilities or any other services provided to the apartment unless such loss or damage was the direct result of an intentional or negligent act or omission by us or our employees. You release us from any and all such claims and waive any claims for offset or reduction of rent or diminished rental value of the apartment due to such outages, interruptions, or fluctuations.
- 7. You agree not to tamper with, adjust, or disconnect any utility or services 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 and this Addendum.
- 8. Owner has the sole authority to select and approve all utility and services providers who may provide services to Resident(s) at the apartment community, to the extent not prohibited by law.
- 9. Where lawful, all utilities, charges and fees of any kind under this lease (except water and sewer charges) 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.
- 10. 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.
- 11. 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.
- 12. 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, 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.
- 13. 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 allocations is equally divided among occupied units. Resident(s) are required to have all utilities setup up in their name. Trash Violations are subject to a \$25 fee per item. Billed trash expense may include, but is not limited to, actual trash invoices, internal trash-related expense, porter service, junk/bulky item pick up, equipment rental/repair/maintenance, trash consulting/management costs, composting expenses, trash contamination prevention, costs, valet trash, trash-related cleaning costs (including trash chute cleaning/power washing), odor control, trash auditing costs, shared savings, organic waste sorting/disposal/composting, green waste sorting/disposal and recycling charges.

BED BUG ADDENDUM



Date: July 30, 2024 (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						
	Creek Dr. G						
	(street address) in						
	Charlotte						
	(city), North Carolina, 28262 (zip code).						
2.	LEASE CONTRACT DESCRIPTION.						
	Lease Contract Date: <u>July 30, 2024</u>						
	Owner's name: WRPV XIII AG CHARLOTTE LP						
	Residents (list all residents):						
	Sai Sravan Reddy Jakkidi, Sourabh Kumar						
	Dubey, Apoorva Hemant Kulkarni, Neha						
	Valsange						
	· · · · · · · · ·						

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.

9.	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.	SPECIAL PROVISIONS. The following special provision control over conflicting provisions of this printed form: All expenses incurred related to Bed Bug eradication will be billed back to resident's account
	You are legally bound by this docum Resident or Residents (All residents must sign)	ent. Please read it carefully. Owner or Owner's Representative (Signs below)
		Date of Signing Addendum

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

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

- 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.



MOLD INFORMATION AND PREVENTION ADDENDUM

Becomes part of Lease Contract



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.

(street address),	0434G	(unit no. if				
applicable) in	Charlotte	(
(city), North Carolina,	28262	(zip code).				
LEASE CONTRACT DESCI	RIPTION.					
Lease Contract Date: <u>July</u>						
Owner's name: WRPV XI	II AG CHARLOTT	E LP				
Dogidanta (list all regident	a).					
Residents (list all residents):						
Sai Sravan Reddy Jakkidi, Sourabh Kumar						
Dubey, Apoorva Hemant Kulkarni, Neha						
Valsange						
vaisange						
-						
This Addendum constitu						
This Addendum constitutes Contract						
described Lease Contract	for the above descr	ribed premises,				
	for the above desci	ribed premises, rt of such Lease				

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.

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

	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.	9.	9. SPECIAL PROVISIONS. The following special provision control over conflicting provisions of this printed form:
7.	DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on <i>porous surfaces</i> , such as sheetrock walls or ceilings, or (2) <i>large areas</i> of visible mold on <i>non-porous</i> surfaces. Instead, notify us in writing, and we will take appropriate action.		
8.	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.		
	Resident or Residents (All residents must sign here)		Owner or Owner's Representative (Signs here)
			Date of Lease Contract
			July 30, 2024



LEASE CONTRACT BUY-OUT AGREEMENT



1.	DWELLING UNIT DESCRIPTION. Unit No. 0434G , 434 Barton	6. SHOWING UNIT TO PROSPECTIVE RESIDENTS. After you give us notice of buy-out, the Lease Contract gives us the right
	Creek Dr. G (street address) in	to begin showing your unit to prospective residents and telling them it will be available immediately after your new
	Charlotte (city), North Carolina, 28262 (zip code).	termination date.
_	(F)	7. COMPLIANCE ESSENTIAL. Our deposit of all amounts due
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date: July 30, 2024 Owner's name: WRPV XIII AG CHARLOTTE LP	under paragraphs 4(f) and 4(g) constitutes our approval of the new termination date stated in your notice of buy-out. If you fail to comply with any of the procedures or requirements in this agreement after we deposit such monies, your buy-out right and this agreement will be voided automatically; and
	Residents (list all residents): Sai Sravan Reddy Jakkidi, Sourabh Kumar	(1) any amounts you have paid under this agreement will become part of your security deposit up to the maximum statutorily allowed amount (i.e. not to exceed 2 months' rent), and (2) the lease will continue without buy-out. Then, if you
	Dubey, Apoorva Hemant Kulkarni, Neha Valsange	move out early, you are subject to all lease remedies, including reletting fees and liability for all rents for the remainder of the original lease term. To the extent any monies paid cause your security deposit to exceed 2 months' rent, such excess balance shall be refunded to you without relieving you of
		further liability under the Lease.
3.	The purpose of this Buy-Out Agreement is to give you the right to buy out of your Lease Contract early—subject to any special provisions in paragraph 9 below. In order to buy out early, your notice must be signed by all residents listed in paragraph 1 of the Lease Contract and you must comply with all provisions	8. MISCELLANEOUS. If moving out by the new termination date becomes a problem for you, contact us. An extension may be possible if we have not already relet the dwelling unit to a successor resident. We and any successor residents who may be leasing your unit will be relying on your moving out on or before the new termination date. Therefore, you may not hold over beyond such date without our written consent—even if it means you have to make plans for temporary lodging elsewhere. "Default" as used in paragraphs 4(c) and 4(d) of this agreement means default as defined in the Lease Contract.
	of this Buy-Out Agreement.	You will continue to be liable for any damages and any sums
4.	BUY-OUT PROCEDURES. You may buy out of the Lease Contract prior to the end of the lease term and cut off all liability for paying rent for the remainder of the lease term if all of the following occur: (a) you give us written notice of buy-out at least60 days prior to the new termination date (i.e., your new move-out date), which (check one) must be the last	accruing and unpaid prior to the new termination date. 9. SPECIAL PROVISIONS. Your right of buy-out <i>(check one)</i> ☐ is or ☑ is not limited to a particular fact situation. If limited, buy-out may be exercised only if the following facts (see below) occur and any described documents are furnished to us. Any special provisions below will supersede any conflicting provision of this printed agreement. Any false statements or documents presented to us regarding buy-out
	day of a month or may be during a month;(b) you specify the new termination date in the notice, i.e.,	will automatically void your right to buy-out of the Lease Contract. The special provisions are:
	the date by which you'll move out; (c) you are not in default under the Lease Contract on the	
	date you give us the notice of buy-out;(d) you are not in default under the Lease Contract on the new termination date (move-out date);	
	(e) you move out on or before the new termination date and do not hold over;	
	(f) you pay us a buy-out fee (consideration) of \$ 3670.00;	
	(g) you pay us the amount of any concessions you received when signing the Lease Contract; and	
	(h) you comply with any special provisions in paragraph 9 below.	
5.	when payable. The buy-out fee in paragraph 4(f) is due and payable no later than30 days after you give us your buy-out notice. The total dollar amount of any concessions regarding rent or other monetary lease obligations for the entire lease term is \$ and is due payable on the same day as the buy-out fee, subject to any special provisions in paragraph 9 regarding the amount, calculation method, or payment date.	
	Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
_		Date of Lease Contract
_		July 30, 2024



LEASE CONTRACT ADDENDUM FOR SATELLITE DISH OR ANTENNA



DISH OR

Under a Federal Communications Commission (FCC) order, you as our resident have a right to install a transmitting or receiving satellite dish or antenna on the leased dwelling, subject to FCC limitations. We as a rental housing owner are allowed to impose reasonable restrictions relating to such installation. You are required to comply with these restrictions as a condition of installing such equipment. This addendum contains the restrictions that you and we agree to follow.

1. DWELLING UNIT DESCRIPTION.	6. SIGNAL TRANSMISSION FROM EXTERIOR DISH OR
Unit No. <u>0434G</u> , <u>434 Barton</u>	ANTENNA TO INTERIOR OF DWELLING. You may not
Creek Dr. G	damage or alter the leased premises and may not drill holes
(street address) in	through outside walls, door jams, window sills, etc. If your
Charlotte (city), North Carolina, 28262 (zip code).	satellite dish or antenna is installed outside your dwelling (on a balcony, patio, etc.), the signals received by it may be
(city), North Carolina, (zip code).	transmitted to the interior of your dwelling only by the
2. LEASE CONTRACT DESCRIPTION.	following methods: (1) running a "flat" cable under a door
Lease Contract Date: July 30, 2024	jam or window sill in a manner that does not physically alter
Owner's name: WRPV XIII AG CHARLOTTE LP	the premises and does not interfere with proper operation of
	the door or window; (2) running a traditional or flat cable
	through a pre-existing hole in the wall (that will not need to
	be enlarged to accommodate the cable); (3) connecting cables
	"through a window pane," similar to how an external car
Residents (list all residents):	antenna for a cellular phone can be connected to inside wiring
Sai Sravan Reddy Jakkidi, Sourabh Kumar	by a device glued to either side of the window—without
Dubey, Apoorva Hemant Kulkarni, Neha	drilling a hole through the window; (4) wireless transmission
Valsange	of the signal from the satellite dish or antenna to a device
	inside the dwelling; or (5) any other method approved by us
	in writing.
	7. SAFETY IN INSTALLATION. In order to assure safety, the
	strength and type of materials used for installation must be
	approved by us. Installation must be done by a qualilied person
	or company approved by us. Our approval will not be
	unreasonably withheld. An installer provided by the seller of
	the satellite dish or antenna is presumed to be qualified.
This Addendum constitutes an Addendum to the above	O MAINTENANCE Voy will have the cale recognibility for
described Lease Contract for the above described premises,	8. MAINTENANCE. You will have the sole responsibility for maintaining your satellite dish, antenna and all related
and is hereby incorporated into and made a part of such Lease	equipment.
Contract . Where the terms or conditions found in this	equipment.
Addendum vary or contradict any terms or conditions found	9. REMOVAL AND DAMAGES. You must remove the satellite
in the Lease Contract, this Addendum shall control.	dish or antenna and all related equipment when you move
	out of the dwelling. In accordance with the Lease Contract,
3. NUMBER AND SIZE. You may install 0 satellite	you must pay for any damages and for the cost of repairs or
dish(es) or antenna(s) on the leased premises. A satellite dish	repainting caused by negligence, carelessness, accident or
may not exceed one meter (3.3 feet) in diameter. Antennas	abuse which may be reasonably necessary to restore the
that only transmit signals or that are not covered by 47 CFR	leased premises to its condition prior to the installation of
§ 1.4000 are prohibited.	your satellite dish, antenna or related equipment. You will not be responsible for normal wear.
4. LOCATION. Your satellite dish or antenna must be located:	not be responsible for normal wear.
(1) inside your dwelling; or (2) in an area outside your dwelling	10. LIABILITY INSURANCE. You must take full responsibility
such as a balcony, patio, yard, etc. of which you have exclusive	for the satellite dish, antenna and related equipment. If
use under your lease. Installation is not permitted on any	the dish or antenna is installed at a height that could
parking area, roof, exterior wall, window, window sill, fence	result in injury to others if it becomes unattached and
or common area, or in an area that other residents are allowed	falls, you must provide us with evidence of liability
to use. A satellite dish or antenna may not protrude beyond	insurance (if available) to protect us against claims of
the vertical and horizontal space that is leased to you for your	personal injury and property damage to others, related
exclusive use.	to your satellite dish, antenna and related equipment.
5. SAFETY AND NON-INTERFERENCE. Your installation: (1)	The insurance coverage must be \$, which is an amount reasonably determined by us to accomplish
must comply with all applicable ordinances and laws and all	that purpose. Factors affecting the amount of insurance
reasonable safety standards; (2) may not interfere with our	include height of installation above ground level, potential
cable, telephone or electrical systems or those of neighboring	wind velocities, risk of the dish/antenna becoming unattached
properties; (3) may not be connected to our telecommunication	and falling on someone, etc.
systems; and (4) may not be connected to our electrical system	
except by plugging into a 110-volt duplex receptacle. If the	11. SECURITY DEPOSIT. An additional security deposit of
satellite dish or antenna is placed in a permitted outside area,	\$ will be charged. We (check one) will
it must be safely secured by one of three methods: (1) securely	consider or will not consider this additional security
attaching it to a portable, heavy object such as a small slab of	deposit a general security deposit for all purposes. The

etc., so long as it does not impair reception.

concrete; (2) clamping it to a part of the building's exterior

that lies within your leased premises (such as a balcony or

patio railing); or (3) any other method approved by us in writing. No other methods are allowed. We may require

reasonable screening of the satellite dish or antenna by plants,

security deposit amount in the Security Deposit paragraph

of the Lease Contract (check one) \(\bar{\cup} \) does or \(\bar{\cup} \) does not include this additional deposit amount. Refund of the

additional security deposit will be subject to the terms and

conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

This additional security deposit is required to help protect us against possible repair costs, damages, or failure to remove the satellite dish, antenna and related equipment at time of move-out. Factors affecting any security deposit may vary, depending on: (1) how the dish or antenna is attached (nails, screws, lag bolts drilled into walls); (2) whether holes were permitted to be drilled through walls for the cable between the satellite dish and the TV; and (3) the difficulty and cost repair or restoration after removal, etc.

12. WHEN YOU MAY BEGIN INSTALLATION. You may start installation of your satellite dish, antenna or related

12. WHEN YOU MAY BEGIN INSTALLATION. You may start installation of your satellite dish, antenna or related equipment only after you have: (1) signed this addendum; (2) provided us with written evidence of the liability insurance referred to in paragraph 10 of this addendum; (3) paid us the additional security deposit, if applicable, in paragraph 11; and (4) received our written approval of the installation materials and the person or company that will do the installation, which approval may not be unreasonably withheld.

13.	MISCELLANEOUS.	If additional satellite dishes or antennas
	are desired, an addit	tional lease addendum must be executed.

14.	SPECIAL PROVISIONS.	The following special provisions
	control over conflicting p	provisions of this printed form:

No satellite dishes are allowed to be
installed in or around the rental
premises.
-

	R	esid	lent	or	Res	sid	len	ts
1	11	monie	dont	a 100		-:-	L	

(All residents must sign here)

Owner or Owner's Representative

(signs here)

Date of Lease Contract

July 30, 2024

LEASE CONTRACT ADDENDUM FOR ENCLOSED GARAGE, CARPORT, OR STORAGE UNIT

Becomes part of Lease Contract



1. DWELLING DESCRIPTION. 434 Barton Creek Dr. G	Storage Unit. An additional security deposit of \$ will be charged for the storage unit. We (check one) □ will consider or □ will not consider this
(street address) 0434G (unit no. if applicable) in Charlotte (city), North Carolina, 28262 (zip code). 2. LEASE CONTRACT DESCRIPTION.	additional security deposit a general security deposit for all purposes. The security deposit amount in the Security Deposit paragraph of the Lease Contract (check one) does or does not include this additional deposit amount. Refund of the additional security deposit will be
Lease Contract Date: July 30, 2024 Owner's name: WRPV XIII AG CHARLOTTE LP	subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.
Residents (list all residents): Sai Sravan Reddy Jakkidi, Sourabh Kumar Dubey, Apoorva Hemant Kulkarni, Neha	5. ADDITIONAL MONTHLY RENT. Check all that apply. Garage. Your total monthly rent (as stated in the Lease Contract) will be increased by \$ for the garage space. The monthly rent amount in the Rent and Charges paragraph of the Lease Contract (check one) includes does not include this additional rent.
Valsange	☐ Carport. Your total monthly rent (as stated in the Lease Contract) will be increased by \$ for the carport. The monthly rent amount in the Rent and Charges paragraph of the Lease Contract (check one) ☐ includes ☐ does not include this additional rent.
The term of this Addendum is as follows:	☐ Storage Unit. Your total monthly rent (as stated in the Lease Contract) will be increased by \$ for the storage unit. The monthly rent amount in the Rent and Charges paragraph of the Lease Contract (check one) ☐ includes ☐ does not include this additional rent.
Begins on, and ending on, 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.	6. USE RESTRICTIONS. Garage or carport may be used only for storage of operable motor vehicles unless otherwise stated in our rules or community policies. The garage or carport may not be used for the charging of any electric vehicle or other device, without regard to whether the community has designated charging stations for such vehicles. Storage units may be used only for storage of personal property. No one may sleep, cook, barbeque, or live in a garage, carport, or storage unit. Persons not listed as a resident or occupant in
GARAGE, CARPORT, OR STORAGE UNIT. You are entitled to exclusive possession of: (check as applicable)garage or carport attached to the dwelling;	the Lease Contract may not use the areas covered by this addendum. No plants may be grown in such areas.
garage space number(s); carport space number(s); and/or storage unit number(s);	7. NO DANGEROUS ITEMS. Items that pose an environmental hazard or a risk to the safety or health of other residents, occupants, or neighbors in our sole judgment or that violate any government regulation may not be stored. Prohibited items include fuel (other than in a properly capped fuel tank of a vehicle or a closed briquette lighter fluid container), fireworks, rags, piles of paper, or other material that may
All terms and conditions of the Lease Contract apply to the above areas unless modified by this addendum.	create a fire or environmental hazard. We may remove from such areas, without prior notice, items that we believe might constitute a fire or environmental hazard. Because of carbon monoxide risks, you may not run the motor of a vehicle inside
4. SECURITY DEPOSIT(S). Check all that apply. ☐ Garage. An additional security deposit of \$	 a garage unless the garage door is open to allow fumes to escape. 8. NO SMOKE, FIRE, OR CARBON MONOXIDE DETECTORS. No smoke, fire, or carbon monoxide detectors will be furnished by us unless required by law.
include this additional deposit amount. Refund of the additional security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit. Carport. An additional security deposit of \$	9. GARAGE DOOR OPENER. If an enclosed garage is furnished, you ☐ will ☐ will not be provided with a ☐ garage door opener and/or ☒ garage key. You will be responsible for maintenance of any garage door opener, including battery replacement. Transmitter frequency settings may not be changed on the garage door or opener without our prior written consent.
consider or \square will not consider this additional security deposit a general security deposit for all purposes. The security deposit amount in the Security Deposit paragraph of the Lease Contract (check one) \square does or \square does not include this additional deposit amount. Refund of the additional security deposit will be subject to the terms and	10. SECURITY. Always remember to lock any door of a garage or storage unit and any door between a garage and the dwelling. When leaving, be sure to lock all keyed deadbolt locks.

conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

11.	INSURANCE AND LOSS/DAMAGE TO YOUR PROPERTY. You will maintain liability and comprehensive insurance coverage for any vehicle parked or stored. We are not responsible for pest control in such areas.	15. SPECIAL PROVISIONS. The following special provision control over conflicting provisions of this printed form:
12.	COMPLIANCE. We may periodically open and enter garages and storerooms to ensure compliance with this addendum. In the event we enter the garage or storerooms, we will comply with the notice provisions set forth in the Lease Contract.	
13.	NO LOCK CHANGES, ALTERATIONS, OR IMPROVEMENTS. Without our prior written consent, locks on doors of garages and storage units may not be rekeyed, added, or changed, and improvements, alterations, or electrical extensions or changes to the interior or exterior of such areas are not allowed. You may not place nails, screws, bolts, or hooks into walls, ceilings, floors, or doors. Any damage not caused by us or our representatives to areas covered by this addendum will be paid for by you.	
14.	MOVE-OUT AND REMEDIES. Any items remaining after you have vacated the dwelling will be removed, sold, or otherwise disposed of according to the Lease Contract, which addresses disposition or sale of property left in an abandoned or surrendered dwelling. All remedies in the Lease Contract apply to areas covered by this addendum. Termination of the Lease Contract shall terminate any rental under this addendum.	
	Resident or Residents (All residents must sign here)	Owner or Owner's Representative (signs here)
		Date of Lease Contract
		July 30, 2024

COMMUNITY POLICIES, RULES AND REGULATIONS ADDENDUM



This addendum is incorporated into the Lease Contract (the "Lease") identified below and is in addition to all the terms and conditions contained in the Lease. If any terms of this Addendum conflict with the Lease, the terms of this Addendum shall be controlling:

Property Owner: Resident(s):		WRPV XIII AG CHARLOTTE LP			
		Sai Sravan Reddy Jakkidi, Sourabh Kumar Dubey, Apoorva Hemant Kulkarni, Neha Valsange			
Jnit N	lo:/Address:	#0434G, 434 Barton Creek Dr. G, Charlotte, NC 28262			
Lease	Date:	07/30/2024			
	Resident(s) plocated at the provided for Addendum, a revoked by Cor the Comm change the cwithout notifor use of any	DNDITIONS FOR USE OF DWELLING PROPERTY AND RECREATIONAL FACILITIES. The property of all common areas, Resident amenities, and recreational facilities (together, "Amenities"). Dwelling Community is a privilege and license granted by Owner, and not a contractual right except as otherwise in the Lease. Such permission is expressly conditioned upon Resident's adherence to the terms of the Lease, this and the Community rules and regulations ("Rules") in effect at any given time, and such permission may be when at any time for any lawful reason. In all cases, the most strict terms of either the Lease, this Addendum aunity Rules shall control. Owner reserves the right to set the days and hours of use for all Amenities and to haracter of or close any Amenity based upon the needs of Owner and in Owner's sole and absolute discretion are, obligation or recompense of any nature to Resident. Owner and management may make changes to the Rules of Amenity at any time.			
	personal inj Community. damages, lo	y, Resident(s) expressly agrees to assume all risks of every type, including but not limited to risks of ury or property damage, of whatever nature or severity, related to Resident's use of the amenities at the Resident(s) agrees to hold Owner harmless and release and waive any and all claims, allegations, actions sses, or liabilities of every type, whether or not foreseeable, that Resident(s) may have against Owner in any way related to or arise from such use. This provision shall be enforceable to the fullest extent o			
	WITH THE ISOLELY RESIRULES AND FROM ALL C	OF THIS ADDENDUM SHALL ALSO APPLY TO RESIDENT(S)' OCCUPANTS, AGENTS AND INVITEES, TOGETHER HEIRS, ASSIGNS, ESTATES AND LEGAL REPRESENTATIVES OF THEM ALL, AND RESIDENT(S) SHALL BIS ONSIBLE FOR THE COMPLIANCE OF SUCH PERSONS WITH THE LEASE, THIS ADDENDUM, AND COMMUNITY REGULATIONS, AND RESIDENT(S) INTEND TO AND SHALL INDEMNIFY AND HOLD OWNER HARMLESS LAIMS OF SUCH PERSONS AS DESCRIBED IN THE PRECEDING PARAGRAPH. The term "Owner" shall include ment, officers, partners, employees, agents, assigns, Owners, subsidiaries and affiliates of Owner.			
I.	 Residents All Swimm For their s Pool hours No glass, p Proper sw No running with a tow Resident(s 	Community DOES; DOES NOT have a pool. When using the pool, Resident(s) agrees to the following and guests will adhere to the rules and regulations posted in the pool area and Management policies. Hers swim at their own risk. Owner is not responsible for accidents or injuries. Afety, Residents should not swim alone. are posted at the pool. ets, or alcoholic beverages are permitted in the pool area. Use paper or plastic containers only. Imming attire is required at all times and a swimsuit "cover up" should be worn to and from the pool. It is or rough activities are allowed in the pool area. Respect others by minimizing noise, covering pool furniture of when using suntan oils, leaving pool furniture in pool areas, disposing of trash, and keeping pool gates closed must accompany their guests. In must notify Owner any time there is a problem or safety hazard at the pool.			
II.	agrees to the Residents The Fitnes Resident(s) that may b Resident(s) dangerous Resident(s) aerobics of Resident(s) Resident(s) Resident(s) Resident(s)	TTER. This Community DOES; DOES NOT have a fitness center. When using the fitness center, Resident following: and guests will adhere to the rules and regulations posted in the fitness center and Management policies. So Center is not supervised. Resident(s) are solely responsible for their own appropriate use of equipment. Shall carefully inspect each piece of equipment prior to Resident's use and shall refrain from using any equipment e functioning improperly or that may be damaged or dangerous. I shall immediately report to Management any equipment that is not functioning properly, is damaged or appears as well any other person's use that appears to be dangerous or in violation of Management Rules and Policies shall consult a physician before using any equipment in the Fitness Center and before participating in any exercise class, and will refrain from such use or participation unless approved by Resident's physician. I) will keep Fitness Center locked at all times during Resident's visit to the Fitness Center. I) will not admit any person to the Fitness Center who has not registered with the Management Office. I) must accompany guests, and no glass, smoking, eating, alcoholic beverages, pets, or black sole shoes are in the Fitness Center.			

IV. PACKAGE RELEASE. This Community **DOES**; **DOES** NOT accept packages on behalf of Residents.

For communities that do accept packages on behalf of its Residents:

Resident(s) gives Owner permission to sign and accept any parcels or letters sent to Resident(s) through UPS, Federal Express, Airborne, United States Postal Service or the like. Resident agrees that Owner does not accept responsibility or liability for any lost, damaged, or unordered deliveries, and agrees to hold Owner harmless for the same.

- V. BUSINESS CENTER. This Community DOES; DOES NOT have a business center.

 Resident(s) agrees to use the business center at Resident(s) sole risk and according to the Rules and Regulations posted in the business center and Management policies. Owner is not responsible for data, files, programs or any other information lost or damaged on Business Center computers or in the Business Center for any reason. No software may be loaded on Business Center computers without the written approval of Community Management. No inappropriate, offensive, or pornographic images or files (in the sole judgment of Owner) will be viewed or loaded onto the Business Center computers at any time. Residents will limit time on computers to ______ minutes if others are waiting to use them. Smoking, eating, alcoholic beverages, pets, and any disturbing behavior are prohibited in the business center.
- **VI. AUTOMOBILES/BOATS/RECREATIONAL VEHICLES.** The following policies are in addition to those in the Lease, and may be modified by the additional rules in effect at the Community at any given time:
 - Only _____ vehicle per licensed Resident is allowed.
 - All vehicles must be registered at the Management office.
 - Any vehicle(s) not registered, considered abandoned, or violating the Lease, this Addendum, or the Community Rules, in the sole judgment of Management, will be towed at the vehicle owner's expense after a <u>24</u> hour notice is placed on the vehicle.
 - Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without notice, at the vehicle owner's expense.
 - The washing of vehicles is not permitted on the property unless specifically allowed in designated area.
 - Any on property repairs and/or maintenance of any vehicle must be with the prior written permission of the Management.
 - Recreational vehicles, boats or trailers may only be parked on the property with Management's permission (in Management's sole discretion), and must be registered with the Management Office and parked in the area(s) designated by Management.
- **VII. FIRE HAZARDS.** In order to minimize fire hazards and comply with city ordinances, Resident shall comply with the following:
 - Residents and guests will adhere to the Community rules and regulations and other Management policies concerning fire hazards, which may be revised from time to time.
 - No person shall knowingly maintain a fire hazard.
 - Grills, Barbeques, and any other outdoor cooking or open flame devices will be used only on the ground level and will be placed a minimum of __10__ feet from any building. Such devices will not be used close to combustible materials, tall grass or weeds, on exterior walls or on roofs, indoors, on balconies or patios, or in other locations which may cause fires.
 - **Fireplaces:** Only firewood is permitted in the fireplace. No artificial substances, such as Duraflame® logs are permitted. Ashes must be disposed of in metal containers, after ensuring the ashes are cold.
 - Flammable or combustible liquids and fuels shall not be used or stored (including stock for sale) in dwellings, near exits, stairways breezeways, or areas normally used for the ingress and egress of people. This includes motorcycles and any apparatus or engine using flammable or combustible liquid as fuel.
 - No person shall block or obstruct any exit, aisle, passageway, hallway or stairway leading to or from any structure.
 - Resident(s) are solely responsible for fines or penalties caused by their actions in violation of local fire protection codes.
- VIII. EXTERMINATING. Unless prohibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Residents' dwelling several times a year and as needed to prevent insect infestation. Owner will notify Residents in advance of extermination in Residents' Dwelling, and give Resident instructions for the preparation of the Dwelling and safe contact with insecticides. Residents will be responsible to prepare the Dwelling for extermination in accordance with Owner's instructions. If Residents are unprepared for a scheduled treatment date Owner will prepare Residents' dwelling and charge Residents accordingly. Residents must request extermination treatments in addition to those regularly provided by Owner in writing. Residents agree to perform the tasks required by Owner on the day of interior extermination to ensure the safety and effectiveness of the extermination. These tasks will include, but are not limited to, the following:
 - Clean in all cabinets, drawers and closets in kitchen and pantry.
 - If roaches have been seen in closets, remove contents from shelves and floor.
 - Remove infants and young children from the dwelling.
 - Remove pets or place them in bedrooms, and notify Owner of such placement.
 - Remove chain locks or other types of obstruction on day of service.
 - Cover fish tanks and turn off their air pumps.
 - Do not wipe out cabinets after treatment.

In the case of suspected or confirmed bed bug infestation, resident will agree to the following:

- $\bullet \ \ Resident \ will \ wash \ all \ clothing, \ bed \ sheets, \ draperies, towels, \ etc. \ in \ extremely \ hot \ water.$
- Resident will thoroughly clean, off premises, all luggage, handbags, shoes and clothes hanging containers.
- Resident will cooperate with Owner's cleaning efforts for all mattresses and seat cushions or other upholstered furniture, and will dispose of same if requested.

RESIDENTS ARE SOLELY RESPONSIBLE TO NOTIFY OWNER IN WRITING PRIOR TO EXTERMINATION OF ANY ANTICIPATED HEALTH OR SAFETY CONCERNS RELATED TO EXTERMINATION AND THE USE OF INSECTICIDES

- **IX. DRAPES AND SHADES.** Drapes or shades installed by Resident, when allowed, must be lined in white and present a uniform exterior appearance.
- **X. WATER BEDS.** Resident shall not have water beds or other water furniture in the dwelling without prior written permission of Owner.
- **XI. BALCONY or PATIO.** Balconies and patios shall be kept neat and clean at all times. No rugs, towels, laundry, clothing, appliances or other items shall be stored, hung or draped on railings or other portions of balconies or patios. No misuse of the space is permitted, including but not limited to, throwing, spilling or pouring liquids or other items, whether intentionally or negligently, over the balconies or patios.

- **XII. SIGNS.** Resident shall not display any signs, exterior lights or markings on dwelling. No awnings or other projections shall be attached to the outside of the building of which dwelling is a part.
- **XIII. SATELLITE DISHES/ANTENNAS.** You must complete a satellite addendum and abide by its terms prior to installation or use.
- **XIV. WAIVER/SEVERABILITY CLAUSE.** No waiver of any provision herein, or in any Community rules and regulations, shall be effective unless granted by the Owner in a signed and dated writing. If any court of competent jurisdiction finds that any clause, phrase, or provision of this Part is invalid for any reason whatsoever, this finding shall not effect the validity of the remaining portions of this addendum, the Lease Contract or any other addenda to the Lease Contract.
- **SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form: 1) Grills-Section 308 NC Fire Code states grills shall not be operated on the balconies/ patios of apartments. Ashford Green strictly enforces these codes and does NOT permit the storage or use of any grill on a balcony or patio under any circumstance. Doing so will result in one or more of the following: disposal of grill, \$500 fine and/or eviction. I have read, understand and agree to comply with the preceding provisions. Resident Date Resident Date Resident Date Resident Date Resident Date Resident Date

Date

Owner Representative

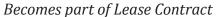
LEASE ADDENDUM FOR RENT CONCESSION OR OTHER RENT DISCOUNT



1. DWELLING UNIT DESCRIPTION. Unit No. 0434G , 434 Barton	□ Other Discount/Concession. You will receive the following discount off the rent indicated in the Rent and
Creek Dr. G	Charges paragraph of the Lease Contract:
(street address) in Charlotte	\$ Reason for discount/concession below:
(city), North Carolina, 28262 (zip code).	
2. LEASE CONTRACT DESCRIPTION. Lease Contract Date: July 30, 2024	
Owner's name: WRPV XIII AG CHARLOTTE LP	
<u> </u>	☐ Non-Monetary Concession. You will receive the following
	non-monetary concession during the term of the Lease.
Residents (list all residents):	-
Sai Sravan Reddy Jakkidi, Sourabh Kumar	
Dubey, Apoorva Hemant Kulkarni, Neha	
Valsange	Concession Cancellation. The concession and discounts indicated above are conditioned upon your full timely
	compliance with the Lease Contract.
	If your lease is terminated early due to your default (for example, if you abandon the premises without paying rent or
	are evicted), this Concession/Discount Agreement will be
	immediately terminated, without further notice from us, and
	you will not be entitled to receive any further concessions or discounts.
This Addendum constitutes an Addendum to the above	4. MARKET RENT. The market rent for this dwelling is
described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease	\$ You acknowledge that the market rent is a
Contract. Where the terms or conditions found in this	fair representation of what the specific dwelling would actually rent for at the time the Lease Contract was negotiated and
Addendum vary or contradict any terms or conditions found	executed, and is reflective of the rent for a similar dwelling
in the Lease Contract, this Addendum shall control.	at comparable properties.
3. CONCESSION/DISCOUNT AGREEMENT. As consideration	5. SPECIAL PROVISIONS. The following special provisions
for your agreement to remain in your dwelling and to fulfill	control over any conflicting provisions of this printed
your Lease obligations throughout the original Lease term,	Addendum form or the Lease Contract.
you will receive the following rent Concession and/or Discount. Such Concession and/or Discount will expire at the end of the	
original Lease term.	
(Check all that apply)	
□ One-Time Concession. You will receive a One-Time	
Concession off the rent indicated in the Rent and Charges	
paragraph of the Lease Contract in the total amount of	
\$ This Concession will be credited to your rent due for the month(s) of:	
Tent due for the month(s) or.	
The amount specified in the Rent and Charges paragraph is the amount due before the application of the rent	
concession.	
☐ Monthly Discount/Concession. The rent indicated in the	
Rent and Charges paragraph of the Lease Contract includes	
a Monthly Discount of \$ per month off	
of the suggested rental rate for your dwelling.	
Resident or Residents	Owner or Owner's Representative
(All residents must sign here)	(signs here)
(
	Date of Lease Contract
	July 30, 2024



LEASE ADDENDUM LIABILITY INSURANCE REQUIRED OF RESIDENT





1.	DWELLING DESCRIPTION. 434 Barton Creek Dr. G	sı	UBROGATION ALLOWED. You and we agree that abrogation is allowed by all parties and that this agreement apersedes any language to the contrary in the Lease Contract.
2.	(street address), 0434G (unit no. if applicable) in Charlotte (city), North Carolina, 28262 (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract Date: July 30, 2024 Owner's name: WRPV XIII AG CHARLOTTE LP	7. Yo	OUR INSURANCE COVERAGE. You have purchased the equired personal liability insurance from the insurance empany of your choosing listed below that is licensed to do usiness in this state, and have provided us with written roof of this insurance prior to the execution and emmencement of the Lease Contract. You will provide diditional proof of insurance in the future at our request.
	Residents (list all residents): Sai Sravan Reddy Jakkidi, Sourabh Kumar Dubey, Apoorva Hemant Kulkarni, Neha Valsange	sh un to 9. M Ad Co	EFAULT. Any default under the terms of this Addendum hall be deemed an immediate, material and incurable default inder the terms of the Lease Contract, and we shall be entitled be exercise all rights and remedies under the law. IISCELLANEOUS. Except as specifically stated in this included in the default in the contract shall remain unchanged. In the event of any conflict in the terms of this Addendum and the terms of the
	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		ease Contract, the terms of this Addendum shall control. PECIAL PROVISIONS:
	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.	ACKNOWLEDGMENT CONCERNING INSURANCE OR DAMAGE WAIVER You acknowledge that we do not maintain insurance to protect you against personal injury, loss or damage to your personal property or belongings, or to cover your own liability for injury, loss or damage you (or your occupants or guests) may cause others. You also acknowledge that by not maintaining your own policy of personal liability insurance, you may be responsible to others (including us) for the full cost of any injury, loss or damage caused by your actions or the actions of your occupants or guests. You understand that paragraph 8 of the Lease Contract requires you to maintain a liability insurance policy, which provides limits of liability to third parties in an amount not less than \$ 10000.00 per occurrence. You understand and agree to maintain at all times during the Term of the Lease Contract and any renewal periods a policy of personal liability insurance satisfying the requirements listed below, at your sole expense.		
4.	REQUIRED POLICY. You are required to purchase and maintain personal liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third parties (including damage to our property), in a minimum policy coverage amount of \$\frac{10000.00}{, from a carrier with an AM Best rating of A-VII or better, licensed to do business in North Carolina. The carrier is required to provide notice to us within 30 days of any cancellation, non-renewal, or material change in your coverage. We retain the right to hold you responsible for any loss in excess of your insurance coverage.	- - - - - - -	
5.	We may provide you with information of an insurance program that we make available to residents, which provides you with an opportunity to buy renter's insurance from a preferred company. However, you are free to contract for the required insurance with a provider of your choosing.	- - - -	

I have read, understand and agree to	comply with the preceding provisions.
Resident or Residents (All residents must sign here)	Owner or Owner's Representative (signs here)
	Date of Lease Contract
	July 30, 2024

LEASE ADDENDUM FOR REMOTE CONTROL, CARD, OR CODE ACCESS GATE

Becomes part of Lease Contract



1.		ELLING DESCRIPTION. 1 Barton Creek Dr. G	5. REPORT DAMAGE report to the off
	арр	eet address),	fencing, locks or r 6. FOLLOW WRITT all other occupan
2.	LEA Lea	ASE CONTRACT DESCRIPTION. se Contract Date: July 30, 2024 ner's name: WRPV XIII AG CHARLOTTE LP	been furnished t important becaus occupants, guests you are liable for t of damage amoun
	Sa: Dul	idents (list all residents): i Sravan Reddy Jakkidi, Sourabh Kumar bey, Apoorva Hemant Kulkarni, Neha lsange	PERSONAL INJUDAMAGE. Excel no duty to maintagate malfunctions to you concerning devices, or activitius and for the proany benefit to you mechanical or elegates or other devices.
	des and Con Add	s Addendum constitutes an Addendum to the above cribed Lease Contract for the above described premises, is hereby incorporated into and made a part of such Lease stract. Where the terms or conditions found in this dendum vary or contradict any terms or conditions found he Lease Contract, this Addendum shall control.	system or device deterring crime. On their families, occupant age appropriate emer is suspected. We are guest, occupant damage/loss of perimeter fencing access gates unless the right to modifications.
3.	REN	MOTE CONTROL/CARDS/CODE FOR GATE ACCESS. Remote control for gate access. Each person who is listed	the actions of any community.
		as a resident on the lease will be given a remote control at no cost to use during his or her residency. Each additional remote control for you or other occupants will require a \$ non-refundable fee.	7. RULES IN USING• Always approace a very slow rate
		Cards for gate access. Each person who is listed as a resident on the lease will be given a card at no cost to use during his or her residency. Each additional card for you or other occupants will require a \$ non-refundable fee.	 Never stop your the gate opens of Never follow an your card to gain
		Code for gate access. Each resident will be given, at no cost, an access code (keypad number) for the pedestrian or vehicular access gates. It is to be used only during your residency. We may change the access code at any time and will notify you of any such changes.	 Report to mana any vehicle that Never force the Never get out o or closing.
4.		MAGED, LOST OR UNRETURNED REMOTE CONTROLS, RDS OR CODE CHANGES.	 If you are using t management fo trailer may caus
	X	If a remote control is lost, stolen or damaged, a \$ fee will be charged for a replacement. If a remote control is not returned or is returned damaged when you move out, there will be a \$	 detector and co Do not operate who might get of
	X	deduction from the security deposit. If a card is lost, stolen or damaged, a \$50.00 fee will be charged for a replacement card. If a card is not returned or is returned damaged when you move out, there will be a \$ deduction from the security deposit.	 If you lose your immediately. Do not give you Do not tamper vor play with gate

- **OR MALFUNCTIONS.** Please immediately ice any malfunction or damage to gates, elated equipment.
- **EN INSTRUCTIONS.** We ask that you and ts read the written instructions that have o you regarding the access gates. This is se if the gates are damaged by you or other or invitees through negligence or misuse, he damages under your lease, and collection its will be pursued.

URY AND/OR PERSONAL PROPERTY pt as specifically required by law, we have ain the gates and cannot guaranty against We make no representations or guarantees security of the community. Any measures, es taken by us are solely for the benefit of tection of our property and interests, and of the same is purely incidental. Anything ectronic is subject to malfunction. Fencing, ices will not prevent all crime. No security is foolproof or 100 percent successful in Crime can still occur. Protecting residents, cupants, guests and invitees from crime is ibility of residents, occupants and law ncies. You should first call 911 or other gency police numbers if a crime occurs or re not liable to any resident, family member, or invitee for personal injury, death or ersonal property from incidents related to automobile access gates and/or pedestrian s it arises from our misconduct. We reserve y or eliminate security systems other than required. You will be held responsible for persons to whom you provide access to the

VEHICLE GATES.

- ch entry and exit gates with caution and at of speed.
- car where the gate can hit your vehicle as or closes.
- other vehicle into an open gate. Always use
- gement the vehicle license plate number of piggybacks through the gate.
- gate open with your car.
- f your vehicle while the gates are opening
- the gates with a boat or trailer, please contact or assistance. The length and width of the se recognition problems with the safety loop uld cause damage.
- the gate if there are small children nearby caught in it as it opens or closes.
- card, please contact the management office
- r card or code to anyone else.
- vith gate or allow your occupants to tamper

accordingly.

We may change the code(s) at any time and notify you

PECIAL PROVISIONS. The following special provisions ontrol 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

NO-SMOKING ADDENDUM



Date:	July 30, 2024
(when this Addendum is filled ou	

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.

	G UNIT DESCR				
Unit No	0434	.G	434 Barton		
Creek Di	r. G				
			(street address) in		
	C	harlotte			
(city), Nort	th Carolina,	28262	(zip code).		
. LEASE CO	NTRACT DESC	CRIPTION.			
Lease Cont	tract Date: <u>Ju</u>	ly 30, 202	4		
Owner's na	ame: WRPV X	III AG CHAI	RLOTTE LP		
	<i>a.</i>	`			
Residents (list all residents):					
Sai Srav	Sai Sravan Reddy Jakkidi, Sourabh Kumar				
	Dubey, Apoorva Hemant Kulkarni, Neha				
Valsange	_		, 1,0110		
varsange	-				

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. **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.
- **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 no-smoking 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.

Smoking of non-tobacco products which are harmful to the 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 least ____15___ 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 area	IS
attached to or outside of your dwelling \(\bigcap \) is \(\bigcap \) is no	t
permitted.	
m1 C 11 · · · · · 1 C · 1	1

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 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.

- 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 no-smoking 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.

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.	12. SPECIAL PROVISIONS. The following special provision control over conflicting provisions of this printed form:
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. 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 (Sign here)

CRIME/DRUG FREE HOUSING ADDENDUM

Becomes part of Lease Contract



(street address), O434G (unit no. if applicable) in Charlotte (city), North Carolina, 28262 (zip code). 2. LEASE CONTRACT DESCRIPTION. Lease Contract Date: July 30, 2024 Owner's name: WRPV XIII AG CHARLOTTE LP Residents (list all residents): Sai Sravan Reddy Jakkidi, Sourabh Kumar Dubey, Apoorva Hemant Kulkarni, Neha Valsange 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. ADDENDUM APPLICABILITY. In the event any provision in this Addendum is inconsistent with any provision(s) contained in other portions of, or attachments to, the above mentioned Lease Contract, then the provisions of this Addendum shall control. For purposes of this Addendum, the term "Premises" shall include the dwelling, all common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any common areas or other dwellings on the property or any co	 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 the use, possession, sale, manufacturing and distribution of marijuana remains a violation offederal law, violation of any such federal law shall constitute a material violation of this rental agreement.) Engaging in, or allowing, any behavior that is associated with drug activity, including but not limited to having excessive vehicle or foot traffic associated with Resident's dwelling. 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. 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. Engaging in any activity that constitutes waste, nuisance, or unlawful use. 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' 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. CRIMINAL CONVICTION NOT REQUIRED. Unless otherwise provided by law, proof of violation of any criminal law shall not require a criminal conviction. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
 Resident's household, Resident's guests, and all other persons affiliated with the Resident: 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: 1. 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 such activity is a member of the household, or a guest. 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 North Carolina 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



ADDENDUM PROHIBITING SHORT-TERM SUBLETTING OR RENTAL



1.	DWELLING UNIT DESCRIPTION. Unit No 0434G, 434 Barton Creek Dr. G (street address) in Charlotte (city), North Carolina, 28262 (zip code).	without our prior written consent. Permitting your dwelling to be used for any subletting or rental or occupancy by others (including, without limitation, for a short term), regardless of the value of consideration received or if no consideration is received, is a violation and breach of this Addendum and your Lease Contract.
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date: July 30, 2024 Owner's name: WRPV XIII AG CHARLOTTE LP Residents (list all residents):	6. REMEDY FOR VIOLATION. Any violation of this Addendum constitutes a material violation of the Lease Contract, and as such we may exercise any default remedies permitted in the Lease Contract, including termination of your tenancy, ir accordance with local law. This clause shall not be interpreted to restrict our rights to terminate your tenancy for any lawfur reason, or by any lawful method.
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. SHORT TERM SUBLEASE OR RENTING PROHIBITED. Without limiting the prohibition in the Lease on subletting and assignment and without limiting any of our rights or remedies, this Addendum to the Lease further supplements and defines the requirements and prohibitions contained in the Lease Contract between you and us. You are hereby strictly prohibited from subletting or renting to any third party, or allowing occupancy by any third party, of all or any portion of the dwelling, whether for an overnight use or duration of any length, without our prior written consent in each instance. This prohibition applies to overnight stays or any other stays arranged on Airbnb.com or other similar internet sites.	 7. RESIDENT LIABILITY. You are responsible for and shall be held liable for any and all losses, damages, and/or fines that we incur as a result of your violations of the terms of this Addendum or the Lease Contract. Further, you agree you are responsible for and shall be held liable for any and all actions of any person(s) who occupy your dwelling in violation of the terms of this Addendum or the Lease Contract, including, but not limited to, property damage, disturbance of other residents and violence or attempted violence to another person. Ir accordance with applicable law, without limiting your liability you agree we shall have the right to collect against any renter's or liability insurance policy maintained by you for any losses or damages that we incur as the result of any violation of the terms of this Addendum. 8. SEVERABILITY. If any provision of this Addendum on the 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 on otherwise affecting the remainder of this Addendum or the Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Addendum while preserving the intent of the parties. 9. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
4.	PROHIBITION ON LISTING OR ADVERTISING DWELLING ON OVERNIGHT SUBLETTING OR RENTING WEBSITES. You agree not to list or advertise the dwelling as being available for short term subletting or rental or occupancy by others on Airbnb.com or similar internet websites. You agree that listing or advertising the dwelling on Airbnb.com or similar internet websites shall be a violation of this Addendum and a breach of your Lease Contract.	
5.	VIOLATION OF LEASE AGREEMENT. Your Lease Contract allows for use of your dwelling as a private residence only and strictly prohibits conducting any kind of business in, from, or involving your dwelling unless expressly permitted by law. Separately, your Lease Contract prohibits subletting or occupancy by others of the dwelling for any period of time	
	Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
		Date of Signing Addendum



PACKAGE ACCEPTANCE ADDENDUM



	Unit No	6. DUTY OF CARE, INDEMNIFICATION, ASSUMPTION OF RISKS AND WAIVER. As to any package for which we sign and/or receive on your behalf, you understand and agree that we have no duty to notify you of our receipt of such package, 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 available to you outside disclosed business hours. Any packages or personal property delivered to us or stored by us shall be at your sole risk, and you assume all risks 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, claims for theft, misplacing or damaging any such package, 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 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. PURPOSE OF ADDENDUM. By signing this Addendum, you wish for us to sign for, and to accept, U.S. mail and privately-delivered packages or other items on your behalf, subject to the terms and conditions set forth herein. PACKAGE ACCEPTANCE. 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 but not limited to any package delivered by the U.S. Postal 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.	 7. SEVERABILITY. If any provision of this Addendum or the Lease Contract is illegal, invalid or unenforceable under any applicable law, then it is the intention of the parties that (a) 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, (b) the remainder of this Addendum shall not be affected 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, invalid or unenforceable, there be added as a part of this Addendum a clause or provision similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable. 8. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form: Packages are not accepted by the office.
B. 5.	to accept any package for any reason or no reason at all. 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	
	such package is deemed abandoned and you authorize us to return the package to its original sender. Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
_		Date of Signing Addendum



PHOTO, VIDEO, AND STATEMENT RELEASE ADDENDUM



1.	DWELLING UNIT DESCRIPTION. Unit No. 0434G , 434 Barton Creek Dr. G	4. PHOTO AND VIDEO RELEASE. You hereby grant us and o agents and affiliates (collectively, the "Released Parties permission and a license to take, use, reuse, and publish t likeness of you and any minor occupants in all photograp
2.	Charlotte (city), North Carolina, 28262 (zip code). LEASE CONTRACT DESCRIPTION.	or other electronic and/or digital media in any and all of o publications, including, without limitation, any website entricadvertising websites, and any other marketing materials. Yunderstand and agree that these materials will become t
	Lease Contract Date: <u>July 30, 2024</u> Owner's name: <u>WRPV XIII AG CHARLOTTE LP</u>	property of the Released Parties and will not be returned You agree to irrevocably authorize the Released Parties edit, alter, copy, exhibit, publish, or distribute this media from any lawful purpose whatsoever including, without limitating promotional and advertising uses. You waive the right
	Residents (list all residents): Sai Sravan Reddy Jakkidi, Sourabh Kumar Dubey, Apoorva Hemant Kulkarni, Neha	inspect or approve the finished product, including any writt or electronic copy, wherein your likeness appears now or the future. In addition, you waive any right to paymen royalties, or any other compensation arising or related to t
	Valsange	use of the media. 5. CONSENT TO USE YOUR NAME, LIKENESS, WRITTE COMMENTS, AND STATEMENTS. You are expressly agreed to allow us to post your name, picture, written commen and statements, and/or the names, pictures, written commen and statements of any minor occupants in any and all of o publications, including, without limitation, any website entricative distributions, and any oth marketing materials. You hereby grant the Released Particles
	Occupants (list all occupants):	permission and a license to use, reproduce, and publish a media on its website, social media platforms, or in oth marketing-related materials, whether in electronic or priform.
		6. RELEASE OF LIABILITY. You hereby release, hold harmle and forever discharge us from any claims or causes of actio including, without limitation, any and all claims for libel violation of any right of publicity or privacy, related to o use of the media in any and all of our publications, includi any website entries, advertising websites, social med websites, and any other marketing material so long as t claim or cause of action does not result from our intention misconduct or gross negligence. This consent and release
	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.	 shall be binding upon you and your heirs, legal representative and assigns. 7. REVOCATION. You have the right to revoke your consent our use of your name, picture, video, voice, written comment or statement, and/or the name, picture, video, voice, written comments, or statement of any minor occupants, by written to use
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 hereinafter be collectively referred to as "media."	notice to us. 8. SPECIAL PROVISIONS. The following special provisio control over conflicting provisions of this printed form:
	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 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 as "media."	

(All residents must sign)	(Signs below)		
	Date of Signing Addendum		

Owner or Owner's Representative

Resident or Residents



PROPERTY DAMAGE LIABILITY LEASE ADDENDUM TO LEASE AGREEMENT

This **Property Damage Liability Lease Addendum** ("Addendum") is an addendum to Lessee's Lease Agreement. It shall be a part of the Lease Agreement between Lessee and Lessor for the duration of Lessee's tenancy and during any extension, holdover, or renewal periods.

As provided in the Lease Agreement, Lessee is required to procure and maintain property damage liability insurance ("Required Insurance") during the initial term of the tenancy and any subsequent extension, holdover, or renewal periods to cover any Lessee liability to Lessor for damage to Lessor's property. The Required Insurance must be no less than One Hundred Thousand Dollars (\$100,000) per incident to reimburse claims for damages to Lessor's property for the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump pump, and water drainage and damage.

Lessee is required to furnish Lessor with evidence of the Required Insurance prior to occupancy of the leased premises and at the time of each lease extension, holdover, or renewal period.

Lessee has three options to meet the Required Insurance requirement.

Option 1: Enroll in AssetProtect

For just \$18.00 per month, Lessor will enroll you in AssetProtect, a cost-effective insurance program that meets the \$100,000 Required Insurance and provides \$5000.00 in coverage for Lessee's personal property. Covered perils include, but are not limited to, fire/lightning, wind/hail, smoke, water, explosion, and burglary. Coverage is subject to the terms of the policy and certain exclusions will apply. Lessee will pay the monthly premium cost, which shall be due and payable each month without demand at the time Lessee's monthly rent is due.

Lessor makes no representations or warranties with respect to AssetProtect or the sufficiency or quality of that program. Lessor does not own or operate AssetProtect. However, Lessor may receive compensation in the event Lessee enrolls in AssetProtect.

Option 2: eRenterPlan

For customized coverage that can be tailored to Lessee's specific needs, Lessee may purchase the Required Insurance from eRenterPlan, Lessor's preferred provider. Lessee may receive a quote and purchase a policy at <u>eRenterPlan.com</u>. If Lessee purchases a policy through eRenterPlan, Lessee has procured the Required Insurance and does <u>not</u> need to provide proof of coverage to Lessor.

Option 3: Lessee May Purchase a Third-Party Policy

Lessee may obtain a policy from a third-party provider that meets the Required Insurance requirement. In the event Lessee elects to obtain a policy from a third-party provider, such policy shall be written as a policy not contributing with, and not in excess of, coverage which Lessor may carry and shall remain in full force and effect during the initial term of the Lease Agreement and any subsequent extension, holdover or renewal periods. Lessee shall ensure that Lessor is named as an "Additional Insured" or "Interested Party" on Lessee's policy so that Lessor is informed if the policy is canceled or terminated. Lessee must upload proof of initial and all applicable renewal coverage to www.policyvalidator.com.

Lessee shall identify Lessor as an Additional Insured or Interested Party on Lessee's policy as follows:

Ashford Green , P.O. Box 115009, Carrolton, TX, 75011-5009.

Lessee's Failure to Procure or Maintain Insurance

If Lessee elects either Option 2 or Option 3 but fails to procure and/or maintain the Required Insurance, Lessee is in breach of the Lease Agreement, and Lessor shall have, in addition to any other rights under the Lease, the right but not the obligation to purchase the Required Insurance protecting the sole interest of the Lessor and seek contractual reimbursement from Lessee for all costs and expenses associated with such purchase.

In the event Lessee fails at any time to procure and/or maintain the Required Insurance, Lessor will automatically enroll the Lessee in AssetProtect (Option 1) at a monthly cost to the Lessee of $\frac{18.00}{1000}$. This is an amount equal to the actual premium charged to the Lessor and includes any premium taxes and administrative expense fees. Lessee shall pay the monthly cost of $\frac{18.00}{1000}$ each month without demand at the time Lessee's monthly rent is due.

To the extent that loss or damage to Lessor's property exceeds the amount of Required Insurance procured by Lessor, Lessee shall remain contractually liable to Lessor for such additional amounts. In the event Lessee incurs liability to any other party for bodily injury or property damage, Lessee is liable to such other party.

At any time after Lessor procures Required Insurance for the Lessee, Lessee may obtain a policy for the Required Insurance from a third-party provider that meets the requirements stated above. It shall be the Lessee's duty to notify Lessor that Lessee has obtained the Required Insurance from a third-party provider, and upon satisfactory proof of the Required Insurance, Lessor shall cancel the policy it procured for Lessee.

Acknowledgement

I, as Lessee(s), understand that Lessor is not a licensed insurance agent and is neither making an offer of insurance nor selling insurance. I also agree to be bound to the terms of this Addendum and acknowledge that this Addendum and its terms were fully disclosed to and agreed to by me before I signed and entered into the Lease Agreement.

Lessee Signature:	
Date:	_
Lessee Signature:	
Date:	<u> </u>
Lessee Signature:	
Date:	<u> </u>
Lessee Signature:	
Date:	<u> </u>
Lessee Signature:	
Date:	
Lessee Signature:	
Date:	

The following information states that the identified document has been signed electronically by the parties detailed below:

Signee Details	Role	Signature	Initials	Date Signed
	Resident	Status	SJ	
Email ID: saisravan.j@gmail.com				
	Resident	Sourally	SD	
Email ID: sourabh.dubey0503@gma	ail.com			
	Resident	Kulkorni	AK	
Email ID: apoorvakulkarni183@gma	ail.com			
	Resident	Neher	N. A.V.	
Email ID: nehavalsange@gmail.con	n			
	Manager	Jessica Ilarraza	29	

Document Information

Document Reference Number: 3765456

Document Pages: 45 Signatures: 5 Status: Completed

Initials: 5

Document Name: Apartment Lease Form, Inventory and Condition Form, Animal Addendum, All-In-One Utility Addendum, Bed Bug Addendum, Mold Information and Prevention Addendum, Lease Contract Buy-Out Agreement, Satellite Dish or Antenna Addendum, Enclosed Garage Addendum, Community Policies, Rules, & Regulations, Addendum for Rent Concession, Renter's or Liability Insurance Addendum, Remote Control, Card or Code Access Gate Addendum, No-Smoking Addendum, Crime/Drug Free Housing Addendum, Short-Term Subletting or Rental Prohibited, Package Acceptance Addendum, Photo, Video, and Statement Release Addendum, Insurance Addendum - Full AssetProtect Program

Signature Summary	Signature	Initials	Timestamp	Signing Status
Sai Sravan Reddy Jakkidi	Granes	5J	07/30/2024 07:39:53 AM PST	Completed
Document Started: Email Address:	07/30/2024 07:39:45 AM PST saisravan.j@gmail.com			
Sourabh Kumar Dubey	Sourally	SD	07/30/2024 07:42:18 AM PST	Completed
Document Started: Email Address:	07/30/2024 07:41:42 AM PST sourabh.dubey0503@gmail.com			
Apoorva Hemant Kulkarni	Julkarni	AK	07/30/2024 07:42:07 AM PST	Completed
Document Started: Email Address:	07/30/2024 07:41:39 AM PST apoorvakulkarni183@gmail.com			
Neha Valsange	Nehr	N . A.V.	07/30/2024 07:41:13 AM PST	Completed
Document Started: Email Address:	07/30/2024 07:40:23 AM PST nehavalsange@gmail.com			
Jessica Ilarraza	Jessica Ilarraza	3 9	07/30/2024 07:46:26 AM PST	Completed
Document Started: Email Address:	07/30/2024 07:46:04 AM PST Jessica.Ilarraza@waterton.com			
Signature Details	Page Signature/Initials	Signing Status	Tracking Details	
Sai Sravan Reddy Jakkidi	45 SJ	Completed	IP Address: 49.204.96.106 Timestamp: 07/30/2024 07:39 User Agent: Safari on MacOS	:51 AM PST
Sai Sravan Reddy Jakkidi	45 Chausa	Completed	IP Address: 49.204.96.106 Timestamp: 07/30/2024 07:39 User Agent: Safari on MacOS	:50 AM PST
Sourabh Kumar Dubey	45 S D	Completed	IP Address: 49.37.154.213 Timestamp: 07/30/2024 07:42 User Agent: Chrome on Windo	:19 AM PST
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Neha Valsange	45 N. A.V.	Completed	IP Address: 103.182.221.163 Timestamp: 07/30/2024 07:41: User Agent: Chrome on Windo	
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Jessica Ilarraza

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Jessica Ilarraza

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Timestamp: 07/30/2024 07:46:24 AM PST
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