

# **RULES AND REGULATIONS OF THE APARTMENTS**

1. The sidewalks, halls, entry, passages and stairways shall not be obstructed by any of the tenants or used by them for any other purposes than for ingress or egress to and from their respective apartments.
2. The floors, skylights and windows that reflect or admit light into passageways or into any place in the building shall not be covered or obstructed by any of the tenants; and no awning shall be put over any window without the sanction of the Lessor. The water closets and other water apparatus shall not be used for any purpose other than those for which they were constructed and no sweeping, garbage, rubbish, rags, ashes or other substances shall be thrown therein. Any damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the tenant who or whose family, guests, visitors, servants, clerks or agents shall cause it.
3. No sign, advertisement or notice shall be inscribed, painted or affixed on any part of the outside of the building whatever, or inside of the building unless and except a name plate bearing the name of the tenant and no other lettering, and of such color, size and style and in such places upon or in the building as shall be first designated by the Lessor and endorsed hereon.
4. All awnings or shades over and outside of the windows desired by tenants shall be erected at their own expense; they must be of such shade, color, material and make as may be prescribed by the Lessor and shall be put up under the direction of the Lessor or his agents.
5. All tenants must observe strict care not to allow their windows to remain open so as to admit rain or snow. For any injury caused to the property of other tenants, or to the property of the Lessor by such carelessness, the tenants neglecting this rule will be held responsible.
6. No additional locks shall be placed upon any door of the building, without the written consent of the Lessor which shall be endorsed hereon.
7. No tenant shall do, or permit anything to be done in said premises or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on the building, or on property kept therein, or obstruct or interfere with the rights of other tenants or in any way injure or annoy them, or conflict with the laws relating to fires or with the regulations of the Fire Department or with any insurance policy upon the building or any part thereof, or conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal By-law.
8. Nothing shall be placed on the outside of window sills or projections.
9. The water shall not be left running unless in actual use in the leased premises; spikes, hooks, screws or nails shall not be put into the walls or woodwork of the building.
10. All glass, locks and trimmings in or upon the doors and windows of the leased premises shall be kept whole; and whenever any part thereof shall become lost or broken, the same shall be immediately replaced or repaired under the direction and to the satisfaction of the Lessor or his agents; and such replacements and repairs shall be paid for by the tenant of the said premises.
11. The Lessor shall in all cases retain the power to prescribe the weight and proper position of iron safes; and all damage done to the building by taking in or putting out a safe or by a safe during the time it is in or on the premises, shall be made good and paid for by the tenant who has caused the safe to be taken in or put out.
12. All garbage is to be tightly wrapped in paper and placed in chute or pail for purpose as directed by Janitor.
13. Tenants, their families, guests, visitors and servants shall not make or permit any improper noises in the building or do anything that will annoy or disturb or interfere in any way with other tenants or those having business with them.
14. Nothing shall be thrown by the tenants, their families, guests, visitors, clerks or servants out of the windows or doors, or down passages or skylights of the buildings.
15. No animals shall be allowed upon or kept in or about the leased premises nor shall any parrot or other noisy bird be allowed therein.
16. No tenant shall install, erect, add to or alter any telegraphic or telephonic connection, gas or electric light fittings or any television or radio aerial or interior wiring without having first obtained the written consent of the Lessor or his agents. If such consent is granted, it is agreed to be on the express condition that if any such connection, fittings, aerial or wiring is removed, the tenant will, at his own expense, repair any damage caused by such installation and removal and will restore the premises to their former condition.
17. No cooking shall be done upon the demised premises unless there is a kitchen in connection therewith provided by the Lessor.
18. No auction sale shall be held in the demised premises without the consent in writing of the Lessor.
19. No stores of coal or any combustible or offensive goods, provisions or materials shall be kept upon the demised premises.
20. It is understood and agreed between the Lessor and Lessee that no assent or consent to changes in or waiver of any part of this indenture in spirit or letter shall be deemed or taken as made, unless the same be done in writing and attached to or endorsed hereon by the Lessor or his agent.
21. No noise, caused by any instrument or other device which, in the opinion of the Lessor may be calculated to disturb the comfort of other Lessees, shall be permitted by the Lessee in the demised premises; nor shall any noise whatsoever be repeated or persisted in after request to discontinue the same shall be made by the Lessor or person in his employ in charge of the building for the time being. Radios, television sets, pianos, pianolas, organs, violins and other musical instruments shall not be allowed by the Lessee to be used in the demised premises after eleven o'clock p.m.
22. Hardwood floors must be kept clean, waxed and polished at the expense of the tenant.
23. No heavy furniture shall be moved over the floors of flats, halls, landings or stairs, so as to mark same.
24. Rugs must be so laid to cover all floors so as to suppress any noise that might disturb other tenants.
25. The Lessee will be held responsible for any damage to the building caused by moving furniture in or out of said premises.
26. Apartments must be left clean and in good condition at expiration of term.
27. In the event of contagious or infectious diseases developing, the Lessee agrees to have patient or patients removed forthwith and to have the suite fumigated or treated immediately in accordance with any by-laws and regulations in force relating to any such disease.
28. The Lessor shall not be responsible for any loss of property upon the demised premises, however occurring, or for any damage done to the furniture, goods or other effects of any Lessee by the janitor or caretaker, or by any employee, or by any other person whomsoever, except for wilful destruction.
29. The air vents attached to the steam radiators shall not be opened or tampered with by the Lessee, members of his family or servants. In the event of any such steam radiator or vent being found out of order from any cause, the janitor shall be at once notified. Radiator valves must be turned OFF TIGHT OR ON FULL. Any damage to the plaster or ceilings in the apartment beneath that demised in this lease caused by neglect of these precautions shall be made good by the Lessee upon demand. Discoloration of the ceiling immediately beneath a radiator in the demised premises shall be prima facie evidence of such neglect.
30. The Lessor shall have the right to make such other and further reasonable rules and regulations as in his judgment may from time to time be needful for the safety, care and cleanliness of the premises and for preservation of good order therein and the same shall be kept and observed by the tenants, their families, visitors, guests, clerks, servants and agents.
31. No painting or wallpaper will be allowed anywhere in the premises without the prior written consent of the Lessor.
32. No electrical appliances and or heaters will be allowed in the rooms

*Handwritten signature and initials*