



Service Denial Notice
Aviso de Servicio Denegado

Current Date: July 19, 2013

NAME: ANTHONY FASSETT	
MAILING ADDRESS: 1911 RIVERSIDE DR, BL 19	
CITY/STATE/ZIP: PHILADELPHIA PA 19154	
TELEPHONE #: (315) 301-4196	DATE YOU WANT SERVICE: July 19, 2013

You recently applied for PECO utility service in your name at: 1911 RIVERSIDE DR, BL 19 PHILADELPHIA PA 19154.

We cannot approve your application because our records indicate the following (see checked box):

You have an outstanding balance at the following address:

- Acct # (00000-00000) - (Address) in the amount of (Dollar value) for service from (start date) to (end date)
- Acct # (00000-00000) - (Address) in the amount of (Dollar value) for service from (start date) to (end date)

Outstanding balances must be satisfied before we will start new service in your name.

You do not qualify for payment terms. You qualify for payment terms.

The following are acceptable forms of payment:

- Cash or Money Order
- A major credit, debit or ATM card. These are **not** accepted at our District Office located at 2301 Market St., Phila., PA 19101.
- Personal Check. If you have had TWO return checks on your unpaid balance account we will not accept any personal checks.

You may be responsible for the outstanding balance or a portion of the outstanding balance due at the property for which you are applying.

In order to get service in your name, you must provide a complete lease including signature page or settlement statement and two (2) forms of identification. One must be a photo identification.

You can bring these documents to our District Office located at 2301 Market St., Phila., PA 19101 between the hours of 8:30 AM and 5:00 PM or fax them to - Revenue Management 215-841-5160 or you may scan and send your forms electronically to pecopartinfo@exeloncorp.com.

The following are some examples of acceptable forms of identification:

- Your valid driver's license
- Your photo identification from a recognized government agency, such as a welfare card or passport
- Your photo identification from an employer
- Your social security card
- Your birth certificate

If the service is on at this address, and you do not satisfy all of the requirements checked above, we will shut-off the service after we send the required shut-off notices. Call us at 1-800-494-4000 for questions regarding your application.

Please disregard this letter if all of the above requirements have already been met.

RESIDENTIAL LEASE AGREEMENT

THE DATE OF THIS LEASE July 19, 2013 BETWEEN,

LANDLORD:

ST. IVES MANAGEMENT, LLC

TENANT:

Anthony Fassett

CO-SIGNERS:

Landlord agrees to rent to Tenant the "Leased Unit" on the following terms and conditions:

1. 1911 Riverside Drive

**ST. IVES APARTMENTS
1340 STEWARDS WAY
PHILADELPHIA, PA 19154**

2. TERM.

Length of Lease: 1 Year

Lease Begins On: **August 1, 2013**

Unless Renewed, this Lease Ends On: **July 31, 2014**

3. RENT:

Total Rent For Lease Term: **\$ 8,520.00**
Rent For Each Month: **\$710.00**

MIS: Security \$500.00

MOVE IN SPECIAL: Tenant agrees that if at any point over the first 12 months of the lease Tenant is more than 15 days late or breach the terms of this lease Tenant will forfeit the MOVE IN SPECIAL and be Responsible to pay back this money

Prorated Rent: **\$ 229.00 7/22/2013 - 7/31/2013**

Tenant must pay rent to Landlord or Agent for Landlord by the first (1st) day of every month at the **LEASING CENTER – 1340 STEWARD'S WAY, PHILADELPHIA, PA 19154**. If Tenants' check is returned by the bank, Tenant will pay a charge of **\$35.00** as additional rent. If any of the rent is not paid by the fifth (5th) day of the month, Tenant must pay a late fee equal to 10% of the monthly rent.

If Tenant gives Landlord two (2) or more bad checks (checks which are returned for insufficient funds) it is a breach of the Lease. At that time, Landlord may file an action seeking a money judgement and/or possession of the premises. If Tenant makes a rental payment by personal check which is not covered by available funds, or by a bad check, Tenant agrees that Landlord may require any future rental payments to be made by certified check or money order.

4. SECURITY DEPOSIT.

Tenant has paid to Landlord a security deposit of **\$500.00** as security that Tenant will perform his/her obligations under this Lease. Landlord may use the security deposit to pay for losses or damages caused by Tenant's breach of this Lease. Landlord may also use the security deposit to pay for any damage to the Leased Unit.

Tenant must pay losses or damages which are not covered by the security deposit as additional rent. Tenant may not use the security deposit to pay the rent for the Leased Unit. Landlord may keep the security deposit if Tenant fails to make rental payments or if Tenant leaves before the end of the Lease Term.

Tenant must vacate the Leased Unit and give Tenant's new address to Landlord in writing before Tenant is eligible for return of the security deposit.

5. UTILITIES.

Landlord will pay for water and sewer. Tenant will pay for all other utilities. Tenant agrees to place all other utilities in the name of Tenant and agrees to pay all bills when due.

Landlord is not responsible for any inconvenience or loss caused by interruption of any utilities services.

6. USE AND OCCUPANCY.

(a) Tenant will personally use and continuously occupy the Leased Unit as a residence for Tenant and No other persons. Only the following persons may reside in the Leased Unit : **Anthony Fassett**

It is a breach of this Lease to have any person(s) living in the Leased Unit who is (are) not listed in this Paragraph.

tenant's personal property without first paying
ances and regulations. Tenant will not keep
ant will not do anything which might increase
bly disturbs the peace and quiet of other resi

7. POSSESSION.

Tenant will make a good faith effort to make the Leased Unit available to Tenant on the day this Lease is scheduled to begin. If any delay does occur, no rent is due until the Leased Unit is available to Tenant.

Tenant can end this Lease by written notice to Landlord by certified mail, return receipt requested, if the Leased Unit is not available within 10 days after the Lease beginning date. Tenant's only remedy is to end the Lease. Landlord is not responsible for any inconvenience, loss or damage if there is any delay in making the Leased Unit available to Tenant.

8. SUB-LETTING.

Tenant may not sublease, transfer or assign this lease or sublease the Leased Unit. Resident may not permit the Leased Unit to be occupied by any person other than those named in Paragraph 6(a).

9. ALTERATIONS.

Tenant may not remodel or make any structural changes to the interior or exterior of the Leased Unit. Tenant may not attach or remove any carpeting or fixtures without first obtaining Landlord's written permission. When this Lease ends, Tenant must return the Leased Unit to its original condition.

10. CONDITION OF LEASED UNIT; REPAIR OF DAMAGE.

Tenant has examined the Leased Unit, and is satisfied with its present physical condition.

Tenant agrees to maintain the Leased Unit during the term of this Lease in the same condition as it was on the beginning date of the Lease.

Tenant agrees to return the Leased Unit to Landlord at the end of this Lease in the same condition as it was on the beginning date of this Lease.

Tenant will promptly notify Landlord in writing if the Leased Unit is damaged or repairs are required. Landlord agrees to perform necessary repairs with reasonable promptness after receiving written notice from Tenant.

Tenant agrees to pay as additional rent the cost of the repair of damage caused by Tenant or other permitted occupants or visitors of Tenant. Only Landlord's employees, agents or contractors may make repairs to the Leased Unit.

Landlord is not responsible for any inconvenience or loss caused by necessary repairs to the Leased Unit.

11. CONDEMNATION.

Condemnation is the power of the government to take private property for public use. If the Leased Unit or any part of it is condemned, or voluntarily transferred by condemnation proceedings, this Lease will automatically end as to the condemned portion.

If the Lease ends due to condemnation of a part of the Leased Unit, Landlord will reduce the rent accordingly.

If the Leased Unit becomes uninhabitable due to the condemnation, the Lease will end when Tenant pays all rent due until the condemnation date. Tenant will not have any right to any award paid to Landlord by the condemning authority.

12. SALE OF PROPERTY.

Tenant agrees to allow Landlord to enter the Leased Unit upon reasonable notice to show the Leased Unit to possible purchasers.

If there is a sale of the Property or of the Leased Unit, Landlord may end Tenant's Lease by written notice. Landlord must give this notice to Tenant by mail at least sixty (60) days before the tenant must vacate.

Landlord is not responsible under this Lease for events occurring after the sale of the Property.

13. DAMAGE TO LEASED UNIT.

Landlord will not reduce the rent if there is a fire or other damage. Landlord will decide whether the Leased Unit cannot be lived in due to damage. If the Leased Unit becomes uninhabitable for any reason, this Lease will end when Tenant pays all rent due to the date that the Leased Unit is vacated.

Landlord is not responsible for any loss, damage or inconvenience to Tenant caused by fire or other cause.

14. TENANT'S PERSONAL PROPERTY AND INSURANCE.

Landlord is not responsible for any damage to Tenant's personal property. For that reason, Tenant must obtain insurance to protect his or her personal property. Tenant is in breach of this Lease if Tenant fails to obtain personal property insurance.

Any personal property left in the Leased Unit after Tenant has vacated or has been evicted is considered abandoned. Landlord may dispose of this property in any manner without notice to Tenant. Tenant must pay Landlord's cost of disposal of Tenant's property.

Tenant must have comprehensive general liability insurance with an insurance company licensed to do business in Pennsylvania. The insurance must have minimum limits of liability for bodily injury and property damage of a combined single limit of \$300,000. This insurance is to protect Landlord and Tenant against any claim by Tenant's employees, servants, agents, visitors, licensees or family members.

If any insurance coverage maintained by Landlord is found to apply to any loss or damage covered by Tenant's insurance, the following will happen:

(a) Landlord's insurance and any obligation of Landlord to pay is considered excess coverage.

(b) Tenant's insurance must be fully used up before any claim can be made against Landlord or against Landlord's insurance coverage.

Regardless of anything stated in this Lease, Tenant releases Landlord from any injury, loss or damage to personal property or persons from any cause.

This Release is effective even if Landlord or Landlord's employees or agents cause the injury, loss or damage.

Tenant waives any right of subrogation by Tenant or by any insurance company which covers Tenant. Subrogation is the right to be repaid for any payments made by Tenant or Tenant's insurance for injury, loss or damage to personal property or persons.

Landlord may require Tenant to produce proof of insurance that is required in this Lease. It is a violation of the Lease to fail to have the insurance or fail to produce proof when requested.

15. ACCESS.

Landlord and anyone allowed by Landlord may enter the Leased Unit after first notifying Tenant. If there is an emergency, Landlord may enter the Leased Unit without giving Tenant advance notice. Tenant must obtain written approval from Landlord to add or change any lock. Tenant must provide to Landlord keys for any additional or changed locks. MAINTENANCE WORK will be done in your apartment in your absence unless you specify that you must be present, said specifications accompanying each maintenance request. If you specify that you must be present, a date and time is to be agreed upon between you and our maintenance staff.

16. END OF LEASE OR RENEWAL.

(a) Either party may end this Lease at the end of the original Term by written notice. Landlord or Tenant must receive this notice at least 90 days before the end of the Term.

(b) This Lease will automatically renew for 1 year if neither party ends the Lease at the end of the original Term or of any renewal term. Automatic renewal will not change the terms of this Lease, except that the rent for each renewal term is increased to market rent, as determined by Landlord, with a minimum increase of 7% above current rent.

(c) Landlord may increase the rent or change any other term of the Lease for any renewal period by sending written notice to Tenant. Landlord must send this notice at least 90 days before the end of the Term or of any renewal term.

Tenant may reject the renewal terms by sending written notice to Landlord within 15 days of the date of Landlord's renewal notice. Tenant must then vacate at the end of the current Term. The Lease will renew on the terms set forth in Landlord's renewal notice if Tenant does not send notice ending the Lease.

(d) If this Lease ends and Tenant has not vacated on the ending date, Tenant must pay double the last monthly rental charge. This rental charge is due for each month that Tenant remains in possession of the Leased Unit.

17. EARLY TERMINATION FEE.

Tenant must pay an early termination fee to Landlord if:

- (a) Tenant requests to move out of the Leased Unit before the end of the Lease Term, or any renewal of this Lease; or
- (b) Tenant fails to give Landlord proper notice of his or her intent to move out.

The early termination fee shall equal three (3) month's rent of Tenant's then current rent and forfeit their security deposit.

Tenant must pay the early termination fee to Landlord when Tenant gives Landlord notice that Tenant wants to end this Lease early. This right to end the Lease early does not apply if Tenant breaches this Lease.

18. DEATH DURING LEASE.

In the event that a Tenant, or any other person who signed this lease, die during the term of this Lease, the following rights and rules shall apply:

- (a) If the Tenant lived alone, and no other person or persons signed the Lease, the Tenant's representative will remain obligated under this Lease for three (3) months following the month during which death occurred. The Tenant's representatives must send written notice to the Landlord if they intend to terminate this Lease after said three (3) month period. This written notice must be given no later than 30 days following the Tenant's death. All of the Tenant's personal property must be removed by the time this notice is given to Landlord.
- (b) If more than one person signed this Lease, the Lease will remain in effect until the end of the terms as if the death never occurred.

19. PARKING.

Parking areas may be used to park operable automobiles and other types of non-commercial vehicles as Landlord may approve in writing. All other vehicles will be towed at the owner's expense. If any vehicle is parked in an area designated as "not allowed for parking", Landlord shall have the absolute right to tow vehicle from the development without notice and stored at any public or private garage. All costs of towing and storage, and any costs necessary in order to reclaim such vehicle shall be paid by the Tenant. Tenant may not keep more than 2 vehicles in the apartment community without written approval from Landlord. If Landlord approves more than 2 vehicles, Landlord will designate where those vehicles may be parked. Resident must notify Landlord of any changes in owned vehicles indicated on the rental application. Resident may not wash or repair any automobiles, including oil changes, tune up, etc., in the parking areas. All vehicles parked on property must have valid inspection and registration. Any Tenant not abiding will have their vehicle towed at Tenant's expense.

20. LANDLORD'S REMEDIES.

Tenant is in breach of this Lease if Tenant fails to make rental payments when due or fails to comply with any other provision of this Lease. If Tenant breaches this Lease:

- (a) Tenant must immediately pay all rents for the balance of the term of this Lease and Landlord may sue for this rent.
- (b) Landlord may end this Lease.
- (c) Landlord may evict Tenant.
- (d) Landlord may sue Tenant to collect any monies due including but not limited to legal fees and costs to enforce lease terms. Tenant agrees to pay all legal fees and costs.
- (e) To the extent allowed by law, Landlord may discontinue any utility services to the Leased Unit.
- (f) Landlord may exercise any one or more of the other remedies available to it under law or in equity.
- (g) Tenant agrees to waive the 15 or 30 day notice period which is contained in Section 501 of the Landlord and Tenant Act of 1951, as amended, 68 P.S. 250.501. LANDLORD MAY FILE SUIT AGAINST TENANT TO ENFORCE THE TERMS OF THE LEASE WITHOUT NOTICE TO TENANT.
- (h) Tenant must pay Landlord's costs of enforcing this Lease including legal fees, whether or not suit is begun, as additional rent.

20. VACATING LEASED UNIT.

Tenant must notify Landlord and must return all keys at the time that Tenant vacates the Leased Unit.

21. NO WAIVER BY LANDLORD.

If Landlord does not exercise any of its rights under this Lease, Landlord may still exercise these rights at a later date. Acceptance of past due rent is not a waiver of Landlord's rights to enforce other terms under this Lease.

22. SUBORDINATION.

This Lease and Tenant's rights under this Lease are subordinate (inferior) to all existing and any future financing, loans or leases on the building or land. Among other things, this means that the new owner or mortgagee may end this lease if there is a foreclosure sale of the property. Tenant agrees to waive rights by permitting the buyer at a foreclosure sale to end this Lease.

Tenant agrees to all financing and to sale of the Leased Unit or property subject to this Lease. Tenant authorizes Landlord to sign any papers on behalf of Tenant which are necessary to confirm the terms of this Paragraph. These are additional waivers of Tenant's rights.

23. **RELEASE OF LANDLORD.**
Landlord is not responsible for any injury, property damage or loss sustained by Tenant or Tenant's guests.
Tenant agrees to release Landlord from responsibility for any damage, loss or injury caused by any other person occupying the Property, or by Landlord or Landlord's agents or employees. Tenant agrees that this release includes losses or damages which result from any of Tenant's acts or failure to act. All claims against Landlord for any damage, loss or injury are expressly waived by Tenant.
24. **NOTICE TO TENANT.**
THIS LEASE CONTAINS WAIVERS OF CONSUMER RIGHTS. TENANT WAIVES CERTAIN RIGHTS BY SIGNING THIS LEASE.
25. **NO JURY TRIAL.**
Landlord and Tenant waive and give up any right to any jury trial for any claim or matter concerning this Lease or the Leased Unit.
26. **INCORRECT INFORMATION IN APPLICATION.**
If Tenant provided incorrect information in the Application, it is a breach of this Lease. Landlord may end this Lease and/or sue Tenant for possession and/or any losses or money damages if the Application contained incorrect information.
27. **ADDITIONAL TERMS AND CONDITIONS.**
The Rules and Regulations, which are attached are part of this Lease. Violation of any of the "Rules and Regulations" is a breach of this Lease.
28. **SEPARABILITY.**
If one or more of the paragraphs of this Lease are determined to be invalid, the remainder of this Lease will remain in effect.
29. **RIDERS.**
The following Riders are attached to and made a part of this Lease:
a. Cleaning and Damages Costs Rider
b. Rules and Regulations
c. Lead Based Paint Rider
d. Move In/Move Out Rider
e. Electric Utilities Rider
30. **LEASE CHANGES.**
The terms and conditions of this Lease may only be changed if in writing and signed by both Landlord and Tenant. No oral changes or agreements are permitted.

ST. IVES MANAGEMENT, LLC

By:

Authorized Agent

Date

Anthony Fassett
Anthony Fassett

Date

7/22/13

We understand that we are Co-Signers/Guarantors to this Lease between Landlord and «TENANT1»«TENANT2», and that co-signers/guarantors have the following obligations:

Co-signers/guarantors are responsible for payment of all rent and other charges under the Lease.

Co-signers/guarantors are responsible for Tenant's compliance with the terms and conditions of the Lease.

Co-signers/guarantors are responsible for damages caused by Tenant's breach of any terms and conditions of the Lease.

We understand that co-signers/guarantors are not residents of the Leased Unit.

LANDLORD WILL SEND ALL NOTICES TO THE CO-SIGNER(S) / GUARANTOR(S) AT THE LEASED UNIT.

CO-SIGNER(S)\GUARANTOR(S):

Date

Date

CLEANING AND DAMAGE COSTS RIDER

This Rider is part of the Lease dated **July 19, 2013** for **1911 Riverside Drive**. This Rider is about charges Tenant will receive if the Leased Unit is not left in a clean and tidy manner. This Rider is to explain Landlord's expectations before Tenant moves out of the Leased Unit.

Tenant must return all keys to the Manager's Office before leaving. Tenant must pay a Seventy-Five Dollar (\$75.00) charge for all unreturned keys. No apartment door key or mailbox key may be left with other persons. This policy is according to the U.S. Postal laws.

WHEN TENANT MOVES OUT OF THE LEASED UNIT, TENANT MUST:

1. CLEAN THE STOVE AND REMOVE ALL GREASE;
2. REMOVE ALL FOOD FROM THE REFRIGERATOR, AND DEFROST AND CLEAN IT;
3. LEAVE THE LEASED UNIT CLEAN AND ORDERLY AND REMOVE ALL PERSONAL ITEMS AND TRASH;
4. CLEAN THE BATHROOM VANITY, TUB, SINK AND TOILET;
5. CLEAN AND CLOSE ALL WINDOWS;
6. SWEEP AND MOP ALL KITCHEN AND BATHROOM FLOORS; and,
7. VACUUM THE CARPET.

Landlord expects normal wear and tear but leaving an apartment dirty is not considered normal wear and tear. If any of the above cleaning is done by the Maintenance Staff, Landlord will deduct this sum from Tenant's Security Deposit at the following rates:

1. Kitchen stove/oven cleaning	\$ 35.00 per hour
2. Refrigerator cleaning	25.00 per hour
3. Trash removal	25.00 per hour
4. Bathroom tile cleaning	20.00 per hour
5. Window cleaning (inside)	25.00 per hour
6. Vacuuming (per room)	25.00 per hour
7. Damage of any kind	Maintenance Costs

Landlord will inspect the Leased Unit after all household goods are removed and all keys are returned to the Manager's Office.

Inspections will take place during normal business hours only.

These Regulations may change to protect the property and to add to all tenants' enjoyment of it.

The Leased Unit is not considered turned over to Landlord until all keys are returned to the Manager's Office and Tenant has provided Landlord with his or her forwarding address.

ST. IVES MANAGEMENT, LLC

By: Karen Kriesske
Authorized Agent

Date

Anthony Fassett
Anthony Fassett

7/22/13
Date

RULES AND REGULATIONS

These Rules and Regulations are part of the Lease dated **July 19, 2013** for 1911 Riverside Drive

These Rules and Regulations are for Tenant, all other occupants of the Leased Unit, Tenant's family and/or guests of Tenant. The word "tenant" when used in these Rules and Regulations means Tenant, all other occupants of the Leased Unit, Tenant's family and/or any guests of Tenant.

1. Tenant may not block or use the sidewalks, entrances, passages, courts, vestibules, corridors, public halls, stairways and elevators of the building for any purpose other than to enter or leave the building.

2. Tenant may not throw anything out of the windows, balconies or doors, or down the halls, staircases, fire towers, light shafts, elevator shafts or lobbies. Tenant is not permitted to hang clothes outside of the building, nor to hang clothes in public areas of the building.

3. Tenant must keep the Leased Unit clean and neat.

4. The public areas of the building are halls, stairways, staircase landings, elevators, lobbies, fire escapes and all other parts of the building except for the apartments.

Tenant may not block any public area.

Tenant may use the public areas only to leave and/or enter the building.

Tenant may not take any baby carriages, bicycles or other large articles into any public area except as needed to enter or leave the building.

Tenant may not sweep any dirt or other trash into the public areas especially the hallways and elevators. Tenant may not place garbage cans or any other items in the public areas especially in the halls or on the staircase landings.

Tenant may not throw anything out of the windows, balconies or doors, or down the halls, staircases, fire towers, light shafts, elevator shafts or lobbies.

5. No Tenant shall make/permit any disturbing noises to be made within the building by himself/herself, members of their family, guests, agents, servants, or licensees, or do or permit anything to be done that will interfere with the rights, comforts or conveniences of other tenants. Television, radios, musical instruments, etc. shall not be played on the premises between the hours of 10:30 pm to 8:30 am the following morning if the same shall disturb any other occupants of the building.

6. Tenant is responsible to prevent vandalism to the Leased Unit. Tenant is responsible for the prompt repair of any damage caused by vandalism or by any defective locks or security devices.

7. Tenant, Tenant's family or Tenant's guests may not use or sell any illegal or controlled substance anywhere in the Leased Unit or on the property. Tenant is in breach of this Lease if a search warrant or an arrest warrant for these substances is executed by any law enforcement agency anywhere on the premises.

8. Tenant may not keep guns, rifles, BB guns, air rifles or firearms of any kind in the Leased Unit or anywhere on the premises.

9. No pets or animals are allowed in the Leased Unit, the building or the premises unless Landlord and Tenant have executed a written Pet Addendum.

10. Visitors must register with Landlord within 24 hours after arrival. Visitors may not remain as a guest for more than 1 week during any calendar year.

11. Tenant may not do anything that interferes with the rights, comforts, safety or convenience of other tenants.

12. Landlord may enter the Leased Unit at reasonable hours to examine, make repairs, additions and/or changes. Tenant must pay Landlord the cost of any repairs or service calls resulting from Tenant's misuse.

13. Landlord will provide Tenant with a Move-In Checklist to insure that the Leased Unit and all equipment are in good working order. Tenant must explain in detail on the Checklist any items not working properly. Tenant must sign and date the Checklist and return it to Landlord within ten (10) days from the date of moving in.

Landlord will consider that the Leased Unit and all equipment are in good working order if Tenant does not return the Checklist within ten (10) days.

14. Tenant must keep the Leased Unit clean so as not to attract roaches, other insects or mice.

15. Tenant may not do anything that increases the risk of fire, water damage, vandalism, criminal activity in the building.

16. Tenant must give Landlord written notice of any dangerous or defective condition.

17. Tenant must give Landlord written notice of any accident, fire or damage in the Leased Unit or in any common area of the property.

18. Tenant must obey all local, state and federal laws.

19. Only 1 person may live in an efficiency apartment and only 2 persons may live in a 1 bedroom apartment. No more than 4 people can live in a 2 bedroom apartment.

20. Tenant must use the Leased Unit to live in only. Tenant must not use the Leased Unit for business reasons.

21. Tenant may not add, remove, or change any lock without first getting written permission of Landlord.

22. Tenant must comply with all rules and regulations relating to the swimming pool, fitness center or other recreational facilities.
FITNESS CENTER: Open during Leasing Office Hours only. No one under the age of 18 is permitted in the fitness center without adult supervision. Only residents 18 or older may use the fitness center equipment. Guests are permitted only if accompanied by a tenant. Proper attire must be worn. No bathing suits or bare feet. Review the instructions on each piece of equipment prior to use. No food or glass allowed in fitness center. Use equipment at your own risk. Bring a towel to wipe off seats and benches after each use.
23. TENNIS COURTS: Rackets and tennis balls are not provided
24. Tenant may not place any radio or television antenna, or satellite dishes outside the leased apartment.
25. Tenant may not enter any roof areas
26. Tenant may not use any building common area electrical outlets
27. Landlord may provide Tenant space to store his or her property. Landlord is not responsible for loss or damage to any property stored by Tenant in the storage space. Landlord is not responsible for losses from fire, smoke, water, theft, dirt or mysterious disappearance.
Tenant will not hold Landlord responsible for any loss or damage.
Tenant may use the storage space only during the Lease.
Landlord is not responsible for property left in the storage space over 30 days after Tenant leaves the Leased Unit.
28. Tenant may not throw trash or any other improper items into the toilets, garbage disposals or sinks. Tenant is responsible for all damages caused by his or her misuse of any plumbing fixtures.
29. All trash/garbage must be disposed of into provided dumpsters. No trash may be left in any common hallway or in front of entrance doors or any common area.
30. Waterbeds are not permitted
31. Landlord may change or add to these rules and regulations as may be needed for the safety, care, maintenance, operation and cleanliness of the building. The new rules and regulations are a part of this Lease.

ST. IVES MANAGEMENT, LLC

By:

Authorized Agent

Date

Anthony Fassett

Sandra Precourt
7/22/13

Anthony Fassett
7/22/13

Date

LEAD-BASED PAINT RIDER

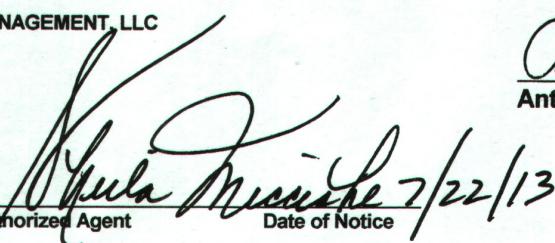
A Lead Paint Notice is required by City Ordinance.

"EVERY LESSEE OF ANY INTEREST IN RESIDENTIAL PROPERTY ON WHICH A RESIDENTIAL DWELLING WAS BUILT PRIOR TO 1978 IS NOTIFIED THAT SUCH PROPERTY MAY PRESENT EXPOSURE TO LEAD FROM LEAD-BASED PAINT MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD POISONING. LEAD POISONING IN YOUNG CHILDREN MAY PRODUCE PERMANENT NEUROLOGICAL DAMAGE, INCLUDING LEARNING DISABILITIES, REDUCED INTELLIGENCE QUOTIENT, BEHAVIOR PROBLEMS AND IMPAIRED MEMORY. LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT WOMEN. THE LESSOR OF ANY INTEREST IN RESIDENTIAL REAL PROPERTY IS REQUIRED TO DISCLOSE TO THE LESSEE THE PRESENCE OR ABSENCE OF ANY LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS. A COMPREHENSIVE LEAD INSPECTION OR RISK ASSESSMENT FOR POSSIBLE LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IS RECOMMENDED PRIOR TO LEASE."

Within 10 days from the final signing of this Lease, Tenant can pay for a comprehensive lead inspection and risk assessment of the rental property by a certified lead paint inspector and to obtain a report. If the inspection report states that lead-based paint or lead-based paint hazards exist in the rental property, Tenant has two (2) business days after receiving the report to end this Lease by delivering written notice to Landlord together with a copy of the report. If Tenant ends the Lease, Tenant will get back all rent and security deposit paid to the Landlord. If Tenant does not get an inspection within the permitted 10 days, or does not end this Lease within two (2) days after getting the report, Tenant gives up the right to get an inspection or end this Lease.

ST. IVES MANAGEMENT, LLC

By:


Kula Muccioli

Date of Notice


Anthony Fassett

7/22/13
Date

HOUSING TRANSACTION LEAD RISK STATEMENT

"The Philadelphia Department of Public Health has determined that most housing built in Philadelphia before 1978 contains dangerous lead paint. This property was built was before 1978. Therefore, without a comprehensive lead inspection, conducted by a certified lead inspector, showing there is no lead paint or there are no lead based paint hazards, you can assume this property likely contains lead based paint."

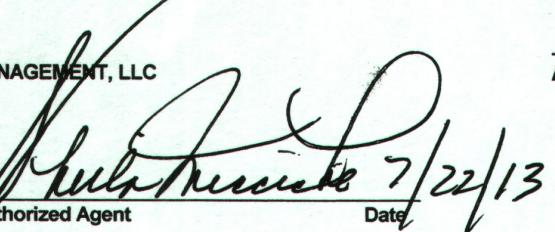
CERTIFICATE OF DISCLOSURE FORM

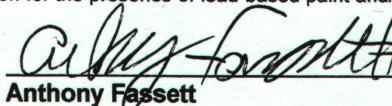
In accordance with §6-806 of the Health Code, I certify that I have:

- a) received either the results of a comprehensive lead inspection and risk assessment of this property by a certified lead inspector or received a statement by the Philadelphia Department of Health concerning the risk of lead-based paint and/or lead-based paint hazards in housing built before 1978;
- b) received and read the lead warning statement in my lease or agreement of sale;
- c) received the attached lead hazard information pamphlet;
- d) been provided a ten (10) day opportunity to obtain an inspection for the presence of lead-based paint and/or lead paint hazards.

ST. IVES MANAGEMENT, LLC

By:


Kula Muccioli


Anthony Fassett

7/22/13
Date

MOVE IN/MOVE OUT RIDER

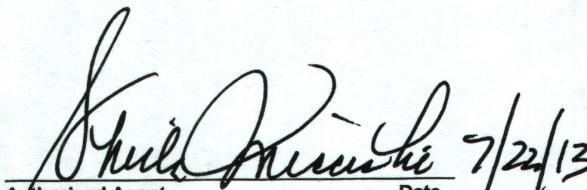
This Rider is part of the Lease dated **July 19, 2013** for **1911 Riverside Drive** This Rider is to make Tenant aware of Tenant's responsibilities relating to moving in and moving out of the Leased Unit

- A. Notify and confirm with the rental office the date of your move in.
 - B. All hallway walls and carpets must be protected from damage. Furniture pads should be used to protect the hallways and elevator walls. You are responsible and must pay for any damage done to the common areas of the building as well as to your apartment during your move in. Be sure to select a reputable mover who is insured.
 - C. You must put all utilities in your name before you move in. The electricity which may be in the owner's name, will be turned off the day after your lease beginning date. Information about which utility office to call will be forwarded to you from the rental office.
- II. **WHEN MOVING OUT:**
- A. Notify and confirm with the rental office the date of your move out.
 - B. All hallway walls and carpets must be protected from damage. Furniture pads should be used to protect the hallways and elevator walls. You are responsible and must pay for any damage done to the common areas of the building as well as to your apartment during your move in. Be sure to select a reputable mover who is insured.
 - C. You must put all utilities out of your name. You must also return all cable equipment to the cable company.
 - D. In order to have your security deposit refunded, your apartment must be left in the condition specified on the Cleaning and Damage Costs Rider. You must give your forwarding address to the rental office upon leaving your apartment.

ST. IVES MANAGEMENT, LLC

 7/22/13
Anthony Fassett Date

By:

 Kristin Kusche
Authorized Agent

Date

7/22/13

LEASE RIDER

ELECTRICAL UTILITIES
NEW SERVICE ACCOUNT RESPONSIBILITY

This Rider is part of the Lease dated **July 19, 2013** for **1911 Riverside Drive** This Rider is to make tenant aware of their responsibility with regard to electric service to their apartment.

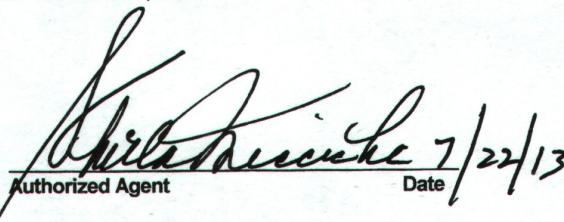
Landlord and Tenant understand that the electrical utilities servicing the apartment are separately metered and that the cost of said utilities are not included with the monthly rental due Landlord from Tenant. It is agreed further that the Landlord shall arrange to have the utility account for the apartment discontinued as of **July 19, 2013**

Tenant agrees to make the necessary arrangements directly with the electric company to have the utilities servicing the apartment placed in the Tenant's name on or before Tenant's move-in date.

Landlord shall not be held liable for any loss and/or damage to Tenant's property, nor shall Landlord be held responsible for any delay or interruption of occupancy resulting from Tenant's inaction or delay in establishing an electrical service account for the apartment with the electric company.

ST. IVES MANAGEMENT, LLC

By:

Anthony Fassett
Authorized Agent

Date

 7/22/13
Anthony Fassett Date

SWIMMING POOL AND EXERCISE ROOM RULES AND REGULATIONS

This Swimming Pool and Exercise Room Rules and Regulations is part of the Lease dated **July 19, 2013** for **1911 Riverside Drive**. The following Rules and Regulations are for the benefit and protection of all tenants and their guests to assure the safe and sanitary operation of the pool area and Exercise Room. Your cooperation in observing all requirements will not only be appreciated, but will also assure pleasant conditions in these areas for you.

The term "pool area" includes any or all of the following: swimming pool, tennis court or court, and any fenced or walled-in area surrounding the pool area. The "Exercise Room" includes any equipment, such as bicycles, rowing machines, weights, and other related equipment.

For the purpose of these Rules and Regulations, the word "Tenant" includes all tenants of the Leased Unit and all family and guests.

1. Tenant may use the pool area and the Exercise Room only at the hours posted. Hours of operation are determined solely by Landlord.

2. Tenant must show identification or a pass when entering the pool area or the Exercise Room.

3. Tenant may not permit any guest to use the Exercise Room unless the guest is accompanied by Tenant. Tenant must get permission from Management before permitting a guest to use the Exercise Room. Tenant is not allowed to have more than 2 guests to the pool area. A daily guest fee will apply for each guest. Tenant is responsible for all actions of their family members and their guests.

4. Tenant agrees that use of the pool and the Exercise Room by Tenant, Tenant's guests and persons present with Tenant's knowledge and consent, are at Tenant's own risk. Tenant agrees that if a personal injury, death or damage to personal property happens through the use of the pool or Exercise Room facilities, Tenant may not bring a claim or lawsuit against Landlord. Tenant also agrees that if Tenant's guest suffers a personal injury, death or damage to personal property, Tenant is responsible to pay Landlord any money which Landlord or Landlord's insurance company pays or is required to pay because of the injury to Tenant's guest. Tenant will assume all risks and will use extreme care and caution while in the pool area and the Exercise Room.

5. Tenant is responsible to pay for any property damage or loss caused by Tenant.

6. Tenant must dress properly while in the pool area and the Exercise Room. This means that Tenant must wear shoes and shirts in the Exercise Room. Tenant may not wear wet bathing suits in the Exercise Room. Tenant may not wear bathing suits or cover-ups in the Clubhouse.

7. **TENANT MAY NOT BRING ANY GLASS CONTAINERS INTO THE POOL AREA OR THE EXERCISE ROOM.**

8. Tenant may not run, push, wrestle, play ball or disturb others in or near the pool area.

9. Tenant will use the Exercise Room in a safe manner and only for the purpose of exercising. Tenant will not use the Exercise Room in anyway which is offensive or dangerous to Tenant or to other users of the Exercise Room.

10. Tenant must obey all rules of Landlord for use of the Exercise Room and Pool. Landlord may prohibit use of the Exercise Room or Pool by any tenant that Landlord believes has failed to obey any of these Rules and Regulations.

11. Tenant may not smoke, chew gum, or bring food or trash of any kind inside the pool area.

12. Tenant may NOT drink any alcoholic beverage in or bring any alcoholic beverage into the pool area or the Exercise Room.

13. Landlord may refuse to allow any person wearing bandages or with skin abrasions, colds, coughs, extremely inflamed eyes, infections, open sores, excessive sunburn, or nasal or ear discharges into the pool.

14. Landlord may close or limit use of the pool area or the Exercise Room at any time due to any reason.
15. An adult must accompany all children under 13 years of age to the pool area and an adult must accompany all children until 15 years to the Exercise Room, and remain with the children for the entire time they are in the pool area or Exercise Room.
16. Landlord may prohibit the use of kickboards, tubes, beach balls, rafts and all other swimming equipment in the pool.
17. Landlord will not provide attendants or supervisors of any kind in the Exercise Room.
18. Tenant understands that Landlord makes no statements, guarantees or promises about the safety of the Exercise Room or the exercise equipment.
19. Landlord has the right to immediately take away Tenant's pool and/or Exercise Room privileges if Tenant breaches any condition of the Lease, fails to pay rent or related charges, or if Tenant fails to abide by any of the Rules listed above. Landlord may cancel Tenant's privileges without legal action if there is a breach of the Lease.
20. Landlord provides the Exercise Room for Resident only as an extra service without charge to Resident. Landlord may close or limit the Exercise Room at any time and for any reason.
21. Resident must wear shoes and shirts in the Clubhouse and Fitness Center. Resident may not wear wet bathing suits in the Fitness Center. Resident may not wear bathing suits or cover-ups in the Clubhouse.
22. Landlord will not provide attendants or supervisors of any kind in the Exercise Room.
23. Landlord makes no promise that Landlord's representatives are experts in the use, operation and physical condition of the Exercise Room or the equipment. Resident understands that Landlord makes no statements, guarantees or promises about the safety of the Exercise Room or the exercise equipment.
24. RESIDENT, RESIDENT'S GUEST AND OTHER PERSONS PRESENT WITH RESIDENT'S PERMISSION WILL USE THE EXERCISE ROOM AT RESIDENT'S OWN RISK.
25. Resident may not bring a claim or lawsuit against Landlord if a personal injury, death or damage to personal property happens through the use of the Exercise Room or exercise equipment. Resident is responsible to pay to Landlord any money which Landlord or Landlord's insurance company pays or is required to pay because of a) injury to, b) the death of, c) damage to the personal property of Resident or any guest or Resident.
26. Landlord may change these rules at any time.

THESE SAFETY AND SANITATION RULES ARE FOR THE PURPOSE OF BENEFITING THOSE WHO USE THE POOL AREA AND THE EXERCISE ROOM. IF EVERYONE FOLLOWS THESE RULES AND REGULATIONS, THE POOL AREA AND THE EXERCISE ROOM WILL BE CLEAN, SAFE AND OPEN FOR YOUR ENJOYMENT.

ST. IVES MANAGEMENT, LLC

By:

Authorized Agent

Date

Anthony Fassett

Date

Anthony Fassett 7/22/13