#### **Apartment Lease Contract**



Date of Lease Contract:

March 16, 2019

This is a binding document. Read carefully before signing.

(when the Lease Contract is filled out) Moving In — General Information

> or services on such utilities. You must not allow utilities to be disconnected—including disconnection for not paying your bills—until the lease term or renewal period ends. 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 used of the provided of t 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.

We urge 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. We remind you, the only insurance which covers loss or damage to your personal property (your contents) is insurance you purchase yourself. Contents insurance may be available as part of a liability insurance policy offered for purchase through our office.

Additionally (Select one. If none is selected then "a" shall be deemed to be sclected):

- a) You are required to purchase and maintain liability insurance rou are required to purchase and maintain fability 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 \$ 10000.00 from a carrier with an AM Best rating of a B+ or better, licensed to do business in Ohio.
- Not required to purchase personal liability insurance.
- Personal liability insurance is force placed in an amount of \$\frac{10000.00}{\text{per}}\$ per incident \$\text{per}\$ maximum and is included as either part of your rent or paid for by Owner to insure against your liability damage to the

\*\*NOTE: Any liability insurance you buy additionally is strongly \*\*NOTE: Any liability insurance you buy additionally is strongly recommended and will act as primary coverage to our force placed coverage secondary. ANY LIABILITY INSURANCE WE REQUIRE YOU TO PURCHASE, UNDER (c) ABOVE, DOES NOT INCLUDE ANY COVERAGE FOR YOUR CONTENTS. CONTENTS COVERAGE IS STRONGLY RECOMMENDED AND YOU UNDERSTAND WE HAVE NOT PURCHASED INSURANCE FOR YOUR CONTENTS UNDER ANY OPTION IN THIS PROVISION. Any policy you purchase or that we purchase for you shall waive any rights of subrogation by you or your insurance company against us. If required, failure to maintain personal liability insurance throughout your tenancy, including any renewal periods and/or lease extensions, may be an 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

You acknowledge that no portion of the rent paid by you under this agreement will be applied to the owner's structural fire insurance and that you are in no way a co-insured under any such policy, and that, in order you are in no way a co-insured under any such policy, and that, in order to reduce the cost of insurance, the Owner has chosen to purchase fire and extended coverage insurance for the property for which the above rental agreement applies, with a deductible in the amount of S\_\_\_\_\_\_\_\_. If you or any member of your household, guests or invitees causes damage to the Apartment or Community in an amount less than your personal insurance deductible you are responsible to us for the amount of such damage. In the event damage occurs and you have a liability policy with a deductible you agree that you are not and have a liability policy with a deductible, you agree that you owe us, and agree to indemnify us, for the amount of the deductible along with any amount that is in excess of the insurance coverage that you have purchased regardless of whether you have exceeded your limit of liability, the loss is from an excluded condition, or for your failure to purchase insurance with such specific coverage. It is recommended that you secure insurance to protect your interest in the event of such a loss

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 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. If we change a lock and/or latch, we cannot deny a key to the new lock and/or latch to any other named Resident in this Lease Contract.

Payment for Rekeying, Repairs, Etc. You must pay for all repairs or replacements arising from misuse or damage to locks and/or latches 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 locks and/or latches which were 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.

Britton	Woods	Gardens	, LLC	and us, the owr
(name of ap Apartment	artment cor No. 47	nnunity or 722E1	title holder) at <b>4722E</b>	You've agreed to related to relat
terms "you' "we," "us," a successors' our manag guaranteed	(z and "your and "our" re in interest c ers constitu performand	ip code/ for " refer to all efer to the ov or assigns). V utes notice	use as a pr residents l vner listed Tritten or el to or from se Contract,	(city), Oh ivate residence only. I listed above. The ter above (or any of owne ectronic notice to or fr- us. If anyone else 1 a separate Lease Contr
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our prior w.	ritten conse	nt, and no m	ore than tw	not listed above must i consecutive days with ice that many days in a two days per month is
LEASE TEI 27th midnight th	RM. The i day of e26th	initial term o <b>Apri</b> _day of	of the Lease L Apr:	e Contract begins on
month unle of terminati Out Notice	ss either pa on or intent ). If the nu:	irty gives at to move-ou	least <u>60</u> t as required	otically renew month- 10 days written not 13 days written of 14 days days (13 days) 15 days (14 days)
deposit at tl	ne time of e ent is \$	xecution of t	nis Lease Co	ddenda, the total secur ontract for all residents on or before the date t
Further, if y exceeds one shall bear in	month's re	in the dewe ent, the amou	lling and yount in excess	our total security depo s of one month deposi
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50.0 payment, pi delinquent a	01 S 10 fo lus the late and all reme	or each retu charges. If y	You'll rned checl ou don't pa nis Lease Co	also pay a charge o k or rejected electron ay rent on time, you'll intract will be authorize

7. UTILITIES. We'll pay for the following items, if checked: □ water □ gas □ electricity □ master antenna.
□ wastewater □ trash □ cable TV □ other \_\_\_\_\_

You'll pay for all other utilities, related deposits, and any charges, fees,

#### Special Provisions and "What If" Clauses

10. SPECIAL PROVISIONS. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease Contract and will supersede any conflicting provisions of this printed Lease Contract form.

Ownership Entities: Britton Woods Gardens, LLC. See additional amendments by landlord on the Additional Special Provisions addendum to this Apartment Lease Contract.

See any additional special provisions.

- 11. EARLY MOVE-OUT. You'll be liable to us for a reletting charge of \$ 1215.00 (not to exceed 100% of the highest monthly rent during the lease term) if you:
  - fail to give written move-out notice as required in paragraphs 24 (Military Personnel Clause) or 37 (Move-Out Notice); or
     move out without paying rent in full for the entire lease term or
  - renewal period; or (3) move out at our demand because you are convicted, provide
  - inaccurate application information or other default; or (4) are judicially evicted.

The reletting charge is not a cancellation fee and does not release you from your obligations under this Lease Contract. See the next paragraph.

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

A lease buyout may be available at this Community. This Community may offer lease buyout agreements only when requested, not in advance and therefore, you must contact us regarding the terms of such agreement. Even if we offer lease buyouts, a lease buyout may not be available under certain circumstances, as an example not before 6 months of occupancy fulfilled. This lease buyout agreement, if accepted by all parties shall govern the means by which you terminate the Lease Contract before the end of its term.

- 12. REIMBURSEMENT. You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment community due to a violation of the Lease Contract or rules, or improper use by you or your guests or occupants. 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.
- 13. PROPERTY LEFT IN APARTMENT.

Removal After Surrender, Abandonment, or Eviction. We or law officers may remove and/or store all property remaining in the apartment or in common areas (including any vehicles you or any occupant or guest owns or uses) if you are judicially evicted or if you surrender or abandon the apartment (see definitions in paragraph 42 - Deposit Return, Surrender, and Abandonment).

**Storage.** Unless required by local jurisdiction, we may store, but have no duty to store, property removed after judicial eviction, surrender, or abandonment of the apartment. We're not liable for casualty loss, damage,

Disposition or Sale. Except for animals and property removed after the death of a sole resident, we may throw away or give to a charitable organization all items of personal property that are: (1) left in the

apartment after surrender or abandonment; or (2) left outside more than the time required by the local jurisdiction, if local jurisdiction, does not state a maximum time then one hour shall apply, after a writ of possession is executed, following a judicial eviction. Animals removed after surrender, abandonment, or eviction may be kenneled or turned over to local authorities or humane societies.

- 14. FAILING TO PAY FIRST MONTH'S RENT. If you don't pay the first month's rent when or before the Lease Contract begins, all future rent will be automatically accelerated without notice and immediately due. We may also end your right of occupancy and recover damages, future rent, reletting charges, court costs, and other lawful charges. Our rights and remedies under paragraphs 11 (Early Move-Out) and 33 (Default by Resident) apply to acceleration under this paragraph.
- 15. RENT INCREASES AND LEASE CONTRACT CHANGES. No rent 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 30 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 will automatically continue month-to-month with the increased rent or Lease Contract changes. The new modified Lease Contract will begin on the date stated in the notice (without necessity of your signature) unless the date stated in the notice (without necessity of your signature) unless you give us written move-out notice under paragraph 37 (Move-Out Notice).
- 16. 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. Rent abatement or lease 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.
- 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. may not be moved to an earlier date unless we and you agree.
- 17. DISCLOSURE RIGHTS. If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes by court order with a search warrant or by subpoena, we may provide it.
- 18. AD VALOREM TAXES/FEES AND CHARGES ADDITIONAL RENT. AD VALOREM TAXES/FEES AND CHARGES - ADDITIONAL RENT. If, during the term of this Agreement, any locality, city, state, or Federal Government imposes upon Us, any fee, charge, or tax, which is related to or charged by the number of occupants, or by the apartment unit itself, such that we are charged a fee, charge, or tax, based upon your use or occupancy of the apartment, we may add this charge as Additional Rent, during the term of the Lease Contract, with thirty (30) days advance written notice to you. After this written notice (the amount or approximate amount of the charge, will be included), you agree to pay, as Additional Rent, the amount of the charge, tax or fee imposed upon us, as a result of your occupancy. These charges can, as examples, include: any charges we receive for any zoning violation sound, noise or litter charge; any charge under any nuisance or chronic nuisance type statute 911 or other life safety, per person, or per unit charge or tax and any utility bill unpaid by you, which is then assessed to us for payment.

### While You're Living in the Apartment

- 19. COMMUNITY POLICIES OR RULES. You and all guests and occupants must comply with any written apartment rules and community policies, including instructions for care of our property. Our rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if they are distributed and applicable to all relevant units in the apartment community and do not change dollar amounts on page 1 of this Lease Contract.
- 20. LIMITATIONS ON CONDUCT. The apartment and other areas reserved for your private use must be kept clean. 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. No loitering. 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 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. No use of any grill is permitted on a balcony or patio (in the case of the patio unless there is 25 feet of clearance from any flammable structure). No storage of grills in or outside the apartment is permitted. No gas such as propane may be stored in the apartment, any storage area, or the balcony/ patio.

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. We may exclude persons who have been previously evicted or asked to move from the Community in lieu of an eviction. We may exclude anyone who has been given a written trespass notice from us.

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, or any other criminal activity or deferred adjudication which violates our written rental standards at the time you rented the apartment. 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 and your occupants or guests may not PROHIBITED CONDUCT. You and your occupants or guests 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; 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; whether or not such discharge is an accident; 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 or interfering with utilities or telecommunications; bringing hazardous materials into the apartment community; or injuring our reputation by making had faith apartment community; or injuring our reputation by making bad faith allegations against us to others.
- 22. PARKING. We may regulate the time, manner, and place of parking all 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
  - is on jacks, blocks or has wheel(s) missing; or

  - has no current license or no current inspection sticker; or takes up more than one parking space; or belongs to a resident or occupant who has surrendered or abandoned the apartment or who has been ordered to vacate by any appropriate authority; or is parked in a marked handicap space without the legally required
  - (6)handicap insignia; or
  - (7)is parked in space marked for manager, staff, or guest at the office;

  - (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 RELEASE OF RESIDENT. Unless you're entitled to terminate your tenancy under paragraphs 10 (Special Provisions), 16 (Delay of Occupancy), 24 (Military Personnel Clause), 32 (Responsibilities of Owner), or 37 (Move-Out Notice), 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. You may terminate your tenancy if you enlist or are drafted or commissioned and on active duty in the U.S. Armed Forces. You also may terminate your tenancy if:
  - you are (i) a member of the U.S. Armed Forces or reserves on active duty or (ii) a member of the National Guard called to active duty for more than 30 days in response to a national emergency declared by the President; and
  - you (i) receive orders for permanent change-of-station, (ii) receive orders to deploy with a military unit or as an individual in support of a military operation for 90 days or more, or (iii) are relieved or released from active duty.

After you deliver to us your written termination notice, your tenancy will be terminated under this military clause 30 days after the date on which be terminated under this military clause 30 days after the date on which your next rental payment is due. You must furnish us a copy of your military orders, such as permanent change-of-station orders, call-up orders, or deployment orders or written notification from your commanding officer. Military permission for base housing does not constitute change-of-station order. After you move out, we'll return your security deposit, less lawful deductions. For the purposes of this Lease Contract, orders described in (2) above will only release the resident who qualifies under (1) and (2) above and receives the orders during the Lease qualifies under (1) and (2) above and receives the orders during the Lease Contract term and such resident's spouse or legal dependents living in the resident's household. A co-resident who is not your spouse or dependent cannot terminate under this military clause. Unless you state otherwise in paragraph 10 (Special Provisions), you represent when signing this Lease Contract that: (1) you do not already have deployment or change-of-station orders; (2) you will not be retiring from the military during the Lease Contract term; and (3) the term of your enlistment or obligation will not end before the Lease Contract term ends. Even if you are entitled to terminate your tenancy under this paragraph, liquidated damages for making a false representation of the above will be the amount of unpaid rent for the remainder of the lease term when and if you move out, less rents from others received in mitigation under paragraph 33 (Default by Resident). You must immediately notify us if you are called to active duty or receive deployment or permanent change-of-station

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, keyed deadbolt locks, keyless bolting devices, window latches, and other access control devices if they are installed in the apartment.

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 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 immediately report smoke detector and carbon monoxide detector malfunctions to us. Neither you nor others may disable smoke detectors and/or carbon monoxide detectors. If you disable or damage the smoke detector and/or the carbon monoxide detector, or fail to replace a dead battery or report malfunctions to us, you will be liable to us and others for any loss, damage, or fines from fire, smoke, or water, and in default under the Lease Contract.

Casualty Loss. We're not liable to any Resident, guest or occupant for reasons, second casualty loss-property we are not liable to any Resident, guest, or occupant for 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 feets, fail, ite, show, ingriting, whit, expositis, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law. During freezing weather, you must ensure that the temperature in the apartment is sufficient to make sure that the pipes do not freeze (we suggest at least 50 degrees). 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 property, and the property of others. for damage to our property and the property of others.

Temperature Control. Unless we instruct otherwise, you must 24 hours a day, during freezing weather, keep the Apartment heated, etc., and at all other times, you must: (1) run the HVAC systems blower fan to circulate air to retard the potential for moisture, mold and mildew; (2) at all times when using any shower or other bathing device, run the exhaust fan if any, provided in the bathroom area; and (3) if you are maintaining other items in the Apartment which reduce moisture, such as an Aquarium, you must run the air conditioning (if provided) in the summer to keep the must run the air conditioning (if provided) in the summer to keep the temperature below 85 degrees Fahrenheit in the Apartment during the months when the temperature outside exceeds 85 degrees.

**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 when safe to do so. To the extent we screen any of the above listed groups for criminal backgrounds, you will not rely on such screening for the purpose of assuming your security in the apartment community and will not rely on such screening for any other purposes. 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 furnish security personnel, security lighting, security gates or fences, or other forms of security. If we provide any access control devices or security measures at 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 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 accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You'll be given an inventory and Condition form on or before move-in. You must note on the form all defects or damage and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition.

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 anowed by receral law. You agree not to alter, clamage, or remove our property, including alarm systems, smoke detectors, 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. Your improvements to the apartment (whether or not we consent) become ours unless we agree otherwise in writing. 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 TENANT/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, or crime in progress). Our written notes on your oral request do not constitute a written request from you. 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 or desired improvement 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 not 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 and reconnections. Rent will not abate in whole or in part.

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 and all deposits, less lawful deductions, unless such damage was caused by the actions (or inactions) of you, your guests, or occupants, without regard to their/your

28. ANIMALS. No animals (including mammals, reptiles, birds, fish, rodents and insects) are allowed, even temporarily, anywhere in the apartment or apartment community unless we've so authorized in writing. If we allow an animal, you must sign a separate animal addendum, which may require additional deposits, rents, fees or other charges. You must remove an unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. 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 and the HUD regulatory guidelines. We may require a written statement from a qualified professional verifying the need for the support and/or service animal. 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. If an animal has been and other remedies provided in this Lease Contract. 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, if required in our sole discretion. You will also be liable to us for a daily animal violation charge as stated if such a charge is stated in the Rules. 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. We may remove an unauthorized animal by (1) leaving, in a conspicuous place in the apartment, a 24-hour written notice of intent to remove the animal, and (2) following the procedures of paragraph 29 (When We May Enter). We may keep or kennel the animal or turn it over to a humane society or local authority. When keeping or kenneling an animal, we won't be liable for loss, harm, sickness, or death of the animal unless due to our negligence. We'll return the animal to you upon request if it has not already been turned over to a humane society or local authority and you agree not to return the animal to the apartment. You must pay for the animal's reasonable care and kenneling charges. We have no lien on the animal for any purpose.

29. WHEN WE MAY ENTER. If you or any guest or occupant is present, then repairers, servicers, contractors, and our representatives may peacefully enter the apartment at reasonable times for the purposes listed below. Except in the case of emergency or if it is impracticable to do so, we will provide you with reasonable notice of our intent to enter the apariment at reasonable times. Twenty-four hours is presumed to be reasonable notice. If no one is in the premises, and request has been made for repairs and/or entry by you, it is presumed that your request is authorization for us to enter at reasonable times by duplicate or master key. We reserve the right to enter by other means if locks have been changed in violation of the lease.

Ohio Law prohibits you from unreasonably withholding consent for us to enter into the apartment when 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 the carbon monoxide detector batteries; retrieving unreturned tools, equipment or appliances; preventing waste of utilities; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or access control devices. preventing waste of utilities; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or access control devices; removing or rekeying unauthorized access control devices; removing unauthorized window coverings; stopping excessive noise; removing health or safety hazards (including hazardous materials), or items health or safety hazards (including hazardous materials), or items prohibited under our rules; removing perishable foodstuffs if your electricity is disconnected; removing unauthorized animals; retrieving property owned or leased by former residents; 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 a search or arrest warrant, or in hot pursuit; showing apartment to prospective residents (after move-out or vacate notice has been given); or showing apartment to government inspectors for the limited purpose of determining housing and fire ordinance compliance by us and to lenders, appraisers. and fire ordinance compliance by us and to lenders, appraisers, contractors, prospective buyers, or insurance agents.

30. MULTIPLE RESIDENTS OR OCCUPANTS. 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 (including sale 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, renewals and non-renewals, and entry permissions) constitute notice from all residents.

#### Replacements

- 31. REPLACEMENTS AND SUBLETTING. Replacing a resident, sub-letting, or assignment is allowed only when we consent in writing. If departing or remaining residents find a replacement resident acceptable to us before moving out and we expressly consent to the replacement, subletting, or assignment, then:

  - a reletting charge will not be due; 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
  - the departing and remaining residents will remain liable for all lease obligations for the rest of the original lease 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 to occupancy, or a security deposit refund, but will remain liable for the remainder of the original lease term unless we agree otherwise in writing—even if a new Lease Contract is signed. The departing resident will no longer be granted access to the apartment for any reason.

### Responsibilities of Owner and Resident

- 32. RESPONSIBILITIES OF OWNER. We'll act with customary diligence
  - keep common areas reasonably clean, subject to paragraph 26 (Condition of the Premises and Alterations):
  - maintain fixtures, furniture, hot water, heating and A/C equipment; comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; and
  - make all reasonable repairs, subject to your obligation to pay for damages for which you are liable as required by ORC 1923.
- 33. DEFAULT BY RESIDENT. You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: (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 violate your statutory obligations under Ohio law and do not cure within the time described in notice to you; (5) you give incorrect or false answers in a rental application; (6) 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; (7) any illegal drugs or paraphernalia are found in your apartment; or (8) you or any guest or occupant engages in any of the prohibited conduct described in paragraph 21 (Prohibited Conduct).

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. Further, no offer to renew is effective if you default on your existing Lease.

Eviction. If you default, we may end your right of occupancy by giving you a 3-day written notice to vacate. Notice may be by: (1) regular mail; (2) certified mail, return receipt requested; (3) personal delivery to any resident; (4) personal delivery at the apartment to any occupant over 16 years old; or (5) affixing the notice to the door. Termination of your possession rights or subsequent reletting doesn't release you from liability for future rent or other lease obligations.

Acceleration. All monthly rent for the rest of the lease term or renewal period will be accelerated automatically without notice or demand (before or after acceleration) and will be immediately due and delinquent if, or after acceleration) and will be immediately due and delinquent it, without our written consent: (1) you move out, remove property in preparing to move out, or give oral or written notice (by you or any occupant) of intent to move out before the lease term or renewal period ends; and (2) you've not paid all rent for the entire lease term or renewal period. Such conduct is considered a default for which we need not give you notice. Remaining rent also will be accelerated if you're judicially evicted or move out when we demand because you've defaulted. Acceleration is subject to our mitigation obligations below.

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 all rent for the 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

We may report unpaid amounts to credit agencies. If you default and move out early, you will pay us any amounts stated to be rental discounts in paragraph 10 (Special Provisions), in addition to other sums due. Upon your default, we have all other legal remedies, including tenancy termination. Late charges are liquidated damages for our time, inconvenience, and overhead in collecting late rent (but are not for attorney's fees and litigation costs). All unpaid amounts bear 18% interest per year from due date, compounded annually. You must pay all collection-agency fees if you fail to pay all sums due within 10 days after we mail you a letter demanding payment and stating that collection agency fees will be added if you don't pay all sums by that deadline.

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.

Mitigation of Damages. If you move out early, you'll be subject to paragraph 11 (Early Move-Out) and all other remedies. We'll exercise customary diligence to relet and minimize 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.

#### General Clauses

34. MISCELLANEOUS. Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease Contract is the entire agreement between you and us. Our representatives (including management personnel, employees, and agents) have no 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. No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written-notice requirements, rental due dates, acceleration, liens, or other rights, isn't a waiver under any circumstances. Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default. 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 signatures are binding. All notices must be signed.

Exercising one remedy won't constitute an election or waiver of other remedies. Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties. All remedies are cumulative. 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. This Lease Contract binds subsequent owners. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract. All notices and documents may be in English and, at our option, in any language that you read or speak. All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option. All lease obligations must be performed in the county where the apartment is located.

WAIVER OF JURY TRIAL. To minimize legal expenses and, to the extent allowed by law, you and we agree that a trial of any lawsuit based on statute common law, and/or related to this Lease Contract shall be to a judge and not a jury

Consent to Communications by Us and Our Agents. You hereby expressly authorize us, our representative(s), and any collection agency or debt collector (hereinafter collectively referred to as the "Authorized Entities") to communicate with you. The communication may be made through any method for any reason related to amounts due and owing under this Lease. You authorize any and all of the communication

methods even if you will incur a fee or a cost to receive such communications. You further promise to immediately notify the Authorized Entities if any telephone number or email address or other unique electronic identifier or mode that you provided to any Authorized Entity changes or is no longer used by you.

All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.

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.

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.

- 35. PAYMENTS. Payment of all sums is an independent covenant. At our option and without notice, we may apply money received (other than sale proceeds under paragraph 13 (Property Left in Apartment) or utility payments subject to governmental regulations) first to any of your unpaid obligations, then to current rent—regardless of notations on checks or money orders and regardless of when the obligations arose. 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.
- 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

- 37. MOVE-OUT NOTICE. Before moving out, either at the end of the lease term or any extension of the lease term, you must give our representative advance written notice of your intention to vacate as required by the paragraph 3 (Lease Term). If you move out prior to the end of the lease term, your notice does not act as a release of liability for the full term of the Lease Contract. You will still be liable for the entire Lease Contract term if you move out early under paragraph 23 (Release of Resident) except if you are able to terminate your tenancy under the statutory rights explained under paragraphs 11, 23, or 24 (Early Move-Out, Release of Resident, or the Military Personnel Clause). All notices to vacate must be in writing and must provide the date by which you intend to vacate. Notice from one resident is notice from all residents. If the notice does not comply with the time requirements of the Lease Terms paragraph, even if you move by the last date in the lease term, you will be responsible for an additional month's rent. If you fail to vacate by the date set forth in your notice, you will automatically and immediately become a holdover tenant as it pertains to the rent due; however, you have no right to retain possession of the premises or any part thereof beyond the expiration or earlier termination of this Lease Contract. Nothing contained in this Lease Contract shall be construed as consent by us to any holding over by you, and should you holdover, we will have all remedies available under this Lease Contract and state law.
- 38. MOVE-OUT PROCEDURES. The move-out date can't be changed unless you and we 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 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 releting charges and acceleration of future rent under paragraphs 11 (Early Move-Out) and 33 (Default by Resident). You're prohibited by law from applying any security deposit to rent. You won't stay beyond the date you are supposed to move out. All residents, guests, and occupants must vacate 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. forwarding address.
- 39. 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.

- 40. 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
- 41. SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES.

SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES. You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the apartment and is missing; replacing dead or missing smoke-detector and/or carbon monoxide detector batteries; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone or TV cable services or rental items (if you so request or have moved out); trips to open the apartment when you or any guest or occupant is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized access control devices or alarm systems; agreed reletting charges; packing, removing, or storing abandoned property; removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security-alarm charges unless due to our negligence; animal-related charges under paragraph 6 (Rent and Charges) and 28 (Animals); government fees or fines against us for violation (by you, your occupants, or guests) of local ordinances relating to smoke detectors and carbon monoxide detectors, false alarms, recycling, or other matters; late-payment and returned-check charges; plus attally parked and the part of the part of the part of the payment and returned-check charges; plus attally parked and payment and returned-check charges; plus attally payde and payment and payment and returned-check charges; plus attally payde and payment and matters; late-payment and returned-check charges; plus attorney's fees for violation of R.C. 5321.05, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

You'll be liable to us for: (1) charges for replacing all keys and access devices referenced in paragraph 5 (Keys and Furniture) if you fail to return them on or before your actual move-out date; (2) accelerated rent if you have violated paragraph 33 (Default by Resident); and (3) a reletting fee if you have violated paragraph 11 (Early Move-Out).

42. 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. 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 the rental agreement and delivery of possession. If no forwarding address is provided, we will mail your security deposit forwarding address is provided, we will mail your security deposit refund (less lawful deductions) to your last known address. One check made jointly payable to all occupants named on the Lease Contract shall

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 and Furniture) have been turned in where rent is paid and you have provided us in writing with a written forwarding address or new address. address

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 or switched over to us; 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 we consider the apartment abandoned.

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; determine any security deposit deductions; and remove property left in the apartment. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment (paragraph 13 - Property Left in Apartment), but do not affect our mitigation obligations (paragraph 33 - Default by Resident).

	Severability, Originals and	l Attachments, and Signatures	
i i	SEVERABILITY. If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective	Resident or Residents (all sign below)	
	to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract.	John David Ellis	
	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.	Risako K Ellis	
44.	ORIGINALS AND ATTACHMENTS. This Lease Contract has been executed in multiple originals, with original signatures. We will provide you with a copy of the Lease Contract. Your copy of the Lease Contract	Owner or Owner's Representative (signing on behalf of owner) Marcia Barnes	
1	may be in paper format, in an electronic format at your request, or sent via e-mail if we have communicated by e-mail about this Lease. Our rules and community policies, if any, will be attached to the Lease Contract and provided to you at signing. When an Inventory and Condition form	Address and phone number of owner's representative for notice purposes	
	is completed, you should retain a copy, and we should retain a copy. Any	5489 Crescent Ridge Drive Dublin, OH 43016	
	addenda or amendments you sign as a part of executing this Lease Contract are binding and hereby incorporated into and made part of the		
	Lease Contract between you and us. This lease is the entire agreement	(614) 798-7780	
	between you and us. You acknowledge that you are NOT relying on any oral representations.	Name and address of locator service (if applicable)	
	You are legally bound by this document.		
L	Read it carefully before signing.	Date form is filled out (same as on top of page 1)03/16/2019	
SP	ECIAL PROVISIONS (CONTINUED FROM PAGE 2)		
		, The state of the	

## **Additional Special Provisions**



DWELLING UNIT DESCRIPTION. Unit No. 4722E1 (street address) in Dublin	, 4722E Briardale Ct (city), Ohio, 43016 (zip code).
LEASE CONTRACT DESCRIPTION. Lease Contract date: Owner's name: Britton Woods Gardens, LLC	March 16, 2019
Residents (list all residents): John Ellis, Risako Ellis	
cheir rights of subrogation. 2. The voluntary monthly rent found in section six on page one	of this lease, the parties DO NOT waive any of lease buy out will be calculated at 1 times the of the lease agreement. 3. If you vacate your thout complying to your signed buyout agreement,
and if you fail to continue to pay rent, you we rent in order to fulfill your lease obligation expiration of that period of the lease term. 4	vill owe an additional two and one half months' n unless the premises is re-rented prior to the d. Grilling is not allowed except for in property o store any grill (gas, charcoal, electric) in
Resident(s) (All residents must sign)	Date of Signing Addendum
John David Ellis	03/26/2019
Risako K'Ellis	03/31/2019
Owner or Owner's Representative	Date of Signing Addendum

John Ellis, Risako Ellis

Ohio/National Apartment Association Official Form, May 2014 Copyright 2014, National Apartment Association, Inc.



#### LEASE ADDENDUM REGARDING LIMITED WAIVER AND MODIFICATION OF RIGHTS UNDER U.S. SERVICEMEMBERS CIVIL RELIEF ACT



	4722E1, 4722E Briardale Ct (street address)
in	Dublin
(city), Ohio, (zip code).	43016
(zip coae).	
Lease Conti	ract Description.
Lease Contra	act date: March 16, 2019
Owner's nam	ne: Britton Woods Gardens, LLC
Residents (li	st all vasidants):
	st all residents): John Ellis, Risako
Residents (li	st all residents): John Ellis, Risako
	st all residents): John Ellis, Risako

3. Reason for addendum. Congress has enacted into law the "U.S. Servicemembers Civil Relief Act" (SCRA). This law, among other things, modifies the rights of military personnel to terminate a lease in certain cases and provides that military personnel may waive their rights under the SCRA in certain circumstances. There are different interpretations of how the SCRA affects dependents' and occupants' rights to terminate a lease in the event of a deployment. This addendum clarifies your rights and our obligations in the event of a deployment. This addendum provides for a limited waiver of the terms of the SCRA. However, we agree to grant individuals covered by the SCRA and their spouse and/or dependents all of the rights described in this addendum.

Servicemembers Civil Relief Act" (SCRA).

- 4. Waiver and modification of the Lease Contract. The language of the Military Personnel Clause of the NAA Lease Contract is entirely replaced by the language of this addendum. A resident who is a servicemember on active military duty at the time of signing this Lease Contract and such resident's spouse waive for the purposes of this Lease Contract all rights under the SCRA, and shall instead have the rights and obligations set forth below.
- 5. Military personnel right to terminate. Except as provided in paragraphs 6 or 12 below, you or your spouse may terminate the Lease Contract if you enlist or are drafted or commissioned in the U.S. Armed Forces during the original or renewal Lease Contract term. You or your spouse also may terminate the Lease Contract if:
  - (1) you are (i) a member of the U.S. Armed Forces or reserves on active duty or (ii) a member of the National Guard called to active duty for more than 30 days in response to a national emergency declared by the President; and
  - (2) you (i) receive orders for permanent change-of-station, *or* (ii) receive orders to deploy with a military unit or as an individual in support of a military operation for 90 days or more.

If you or your spouse terminates under this addendum, we must be furnished with a copy of your military orders, such as permanent change-of-station orders, call-up orders, or deployment orders or letter. Military permission for base housing does not constitute permanent change-of-station orders.

6. Exception for termination upon deployment orders. If you or your spouse are terminating the Lease Contract due to deployment orders, you or your spouse may terminate the Lease Contract only on the condition that during the remainder of the original or renewal Lease Contract term neither you nor your spouse will accept an assignment for or move into base housing, or move into other housing located within 45 miles of the dwelling unit described above.

If you or your spouse terminate the Lease Contract and violate this paragraph, the Lease Contract shall be deemed to have not been legally terminated and you and your spouse shall be in default under the Lease Contract. In that event, we will have all legal remedies, including those described in the Lease Contract, such as charging a reletting fee and accelerating rent.

- 7. Effect of housing allowance continuation. The fact that the servicemember continues to receive a housing allowance for the servicemember's spouse and/or dependents after deployment does not affect the right of the servicemember or the servicemember's spouse to terminate unless otherwise stated in paragraph 12 of this addendum.
- 8. Other co-residents. A co-resident who is not a spouse dependent of a servicemember may not terminate under this addendum. Your and your spouse's right to terminate the Lease Contract under this addendum only affect the Lease Contract as it applies to you and your spouse--other residents' rights and obligations under the Lease Contract remain unchanged.
- 9. Termination date. If you or your spouse terminates under this addendum, all rights and obligations of you and your spouse under the Lease Contract will be terminated 30 days after the date on which the next rental payment is due, with the exception of obligations arising before the termination date and lawful security deposit deductions.
- 10. Representations. Unless you state otherwise in paragraph 12 of this addendum, you represent when signing this addendum that: (1) you have not already received deployment or change-of-station orders; (2) you will not be retiring from the military during the Lease Contract term; and (3) the term of your enlistment or obligation will not end before the Lease Contract term ends. Liquidated damages for making a false representation of the above will be the amount of unpaid rent for the remainder of the lease term when and if you move out, less rents from others received in mitigation under the Lease Contract. You must immediately notify us if you are called

to active duty or receive deployment or permanent change of station orders.	12. Additional Provisions. The following provisions will supercede any conflicting provisions of the Lease Contract and this addendum.
11. Other rights unchanged. All other contractual rights and duties of both you and us under the Lease Contract remain unchanged.	
Resident or Residents	Owner or Owner's Representative
[All residents must sign here]	[signs here]
John David Ellis Risako K'Ellis	Marcia Barnes
Risako K'Ellis	Date of Lease Contract
	March 16, 2019

## LEASE CONTRACT BUY-OUT AGREEMENT



1.	Dwelling Unit Description. Unit No. 4722E1, 4722E Briardale Ct (street address) in Dublin (city),	6.	Showing unit to prospective residents. After you give us notice of buy-out, the Lease Contract gives us the right to begin showing your unit to prospective residents and telling them it will be
	Ohio, <u>43016</u> (zip code).		available immediately after your new termination date.
Lease Owne	ase Contract Description. ase Contract date: March 16, 2019 wher's name: Britton Woods Gardens, LLC sidents (list all residents): John Ellis, Risako		Compliance essential. Our deposit of all amounts due a paragraphs 4(f) and 4(g) constitutes our approval of the termination date stated in your notice of buy-out. If yo to comply with any of the procedures or requirements in agreement after we deposit such monies, your buy-out right this agreement will be voided automatically; and (1) any amount you have paid under this agreement will become part of security deposit, and (2) the lease will continue without buy
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 of this Buy-Out Agreement.	8.	Then, if you 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.  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
	<ul> <li>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:</li> <li>(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 day of a month or</li> </ul>		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. You will continue to be liable for any damages and any sums accruing and unpaid prior to the new termination date.
	may be during a month, if no number of days is listed, the number shall be 60;  (b) you specify the new termination date in the notice, i.e., the date by which you'll move out. This date may not be extended without written agreement. We may rely on this date as your vacate date;		Special provisions. Your right of buy-out (check one) is is not limited to a particular fact situation. If limited, buy-may be exercised only if the following facts (see below) or and any described documents are furnished to us. Any spe provisions below will supersede any conflicting provision of printed agreement. Any false statements or documents present to us regarding buy-out will automatically void your right to be
(d	<ul> <li>c) you are not in default under the Lease Contract on the date you give us the notice of buy-out;</li> <li>d) you are not in default under the Lease Contract on the new termination date (move-out date);</li> <li>e) you move out on or before the new termination date and do not hold over;</li> </ul>		out of the Lease Contract. The special provisions are:  Concessions actually received must be repaid in the event this lease contract is not fulfilled. Buy-out fee (section 4, item F) is equal to 100% of one month's rent as listed on Page 1 of the lease.
	(f) you pay us a buy-out fee (consideration) of \$ 1215.00; (g) you pay us the amount of any concessions listed you received		
	when signing the Lease Contract; and		
5.	(h) you comply with any special provisions in paragraph 9 below.  When payable. The buy-out fee in paragraph 4(f) is due and payable no later than55 days after you give us your buy-out notice. If no number of days is listed, the number shall be 30. The total dollar amount of any concessions regarding rent or other monetary lease obligations for the entire lease term is \$0.00 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.		
go,	Resident or Residents (All residents must sign) hn David Ellis	A	Owner or Owner's Representative (signs below) Parcia Barnes
R	isako K Ellis	~	Date of Lease Contract  March 16, 2019



## UTILITY AND SERVICES ADDENDUM



John E	Illis, Risako Ellis	("We" and/or "we" and/or "us") and
	ALLES, MISCAN HILLS	("You" and/or "you") of Unit No. 4722E1 (street address) in and is in addition to all terms and conditions in the Lease twith those of the Lease, this Utility Addendum shall control.
located a	1 4722E Briardale Ct Dublin, OH 43016	and is in addition to all terms and conditions in the Lease
To the ext	tent that the terms of this Utility Addendum conflic	with those of the Lease, this Utility Addendum shall control.
1. Respo below.		of metering or otherwise measuring the cost of the utility, will be as indicated
a)	Water service to your dwelling will be paid by you directly to the utility service provider; or   ■ Water bills will be billed by the service provider if flat rate is selected, the current flat rate is 3rd party billing company if applicable	er to us and then allocated to you based on the following formula: 6 e is \$ per month.  YES Energy
b)	If flat rate is selected, the current flat rat	ou either: er to us and then allocated to you based on the following formula:6 e is \$ per month.  YES Energy
c)	If flat rate is selected, the current flat rat	either: r to us and then allocated to you based on the following formula: e is \$ per month.
d)	If flat rate is selected, the current flat rat	u either:  er to us and then charged to you based on the following formula:  e is \$ 15.00 per month.  YES Energy
e)		der to us and then allocated to you based on the following formula:e is \$e is \$
f)	Stormwater service to your dwelling will be paid directly to the utility service provider; or stormwater bills will be billed by the service pro fif flat rate is selected, the current flat rat flat party billing company if applicable	ovider to us and then allocated to you based on the following formula: <b>6</b> e is \$ per month.
g)	Cable TV service to your dwelling will be paid b  A directly to the utility service provider; or  cable TV bills will be billed by the service provider.	
h)	Master Antenna service to your dwelling will be a directly to the utility service provider; or master antenna bills will be billed by the service provider.	paid by you either:  provider to us and then allocated to you based on the following formula:  per month.
i)	Internet service to your dwelling will be paid by   ☑ directly to the utility service provider; or ☐ internet bills will be billed by the service provi	you either:  der to us and then allocated to you based on the following formula: e is \$ per month.
j)	Pest Control service to your dwelling will be paid directly to the utility service provider; or pest control bills will be billed by the service pro	d by you either:  povider to us and then charged to you based on the following formula:  per month.
k)	(Other) ☐ directly to the utility service provider; or ☐ bills will be billed by the service provider to	service to your dwelling will be paid by you either:  o us and then allocated to you based on the following formula: e is \$ per month.
1)	(Other) ☐ directly to the utility service provider; or ☐ bills will be billed by the service provider to ☐ If flat rate is selected, the current flat rate	service to your dwelling will be paid by you either: o us and then allocated to you based on the following formula: e is \$ per month.
"1" - "2" - "3" - "4" - "5" -	ERING/ALLOCATION METHOD KEY  - Sub-metering of all of your water/gas/electric use  - Calculation of your total water use based on sub-n  - Calculation of your total water use based on sub-n  - Flat rate per month  - Allocation based on the number of persons residin  - Allocation based on the number of persons residin	e netering of hot water netering of cold water og in your dwelling unit

	<ul> <li>"7" - Allocation based on square footage of your dwelling unit</li> <li>"8" - Allocation based on a combination of square footage of your dwelling unit and the number of persons residing in your dwelling unit</li> <li>"9" - Allocation based on the number of bedrooms in your dwelling unit</li> <li>"10" - Allocation based on a lawful formula not listed here         (Note: if method "10" is selected, a separate sheet will be attached describing the formula used)</li> </ul>
2.	If an allocation method is used, we or our billing company will calculate your allocated share of the utilities and services provided and all costs in accordance with state and local statutes. Both Resident and Owner agree that using a calculation or allocation formula as a basis for estimating total utility consumption is fair and reasonable, while recognizing that the allocation method may or may not accurately reflect actual total utility consumption for Resident. Where lawful, we may change the above methods of determining your allocated share of utilities and services and all other billing methods, in our sole discretion, and after providing written notice to you. More detailed descriptions of billing methods, calculations and allocation formulas will be provided upon request.
	If a flat fee method for trash or other utility 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.
3.	When billed by us directly or through our billing company, you must pay utility bills within 20 days of the date when the utility bill is issued at the place indicated on your bill, or the payment will be late. If a payment is late, you will be responsible for a late fee as indicated below. The late payment of a bill or failure to pay any utility bill is a material and substantial breach of the Lease and we will exercise all remedies available under the Lease, up to and including eviction for nonpayment. To the extent there are any new account, monthly administrative, late or final bill fees, you shall pay such fees as indicated below.  New Account Fee:  S 35.00 (not to exceed \$ 35.00 )  Monthly Administrative Billing Fee:  \$ 5.00 (not to exceed \$ 5.00 )  Late Fee:  \$ (not to exceed \$ 10.00 )  If allowed by state law, we at our sole discretion may amend these fees, with written notice to you.
4.	You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the dwelling. If you breach the Lease, you will be responsible for utility charges for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services, we may charge you for any utility service billed to us for your dwelling and may charge a reasonable administration fee for billing for the utility service in the amount of \$50.00
5.	When you move out, you will receive a final bill which may be estimated based on your prior utility usage. This bill must be paid at the time you move out or it will be deducted from the security deposit.
6.	We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utility services provided to the dwelling unless such loss or damage was the direct result of negligence 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 dwelling due to such outages, interruptions, or fluctuations.
7.	You agree not to tamper with, adjust, or disconnect any utility sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction or other remedies available to us under your Lease, this Utility Addendum and at law.
8.	Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent last.
9.	You represent that all occupants that will be residing in the Unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants.
10.	You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities.
11.	This Addendum is designed for use in multiple jurisdictions, and no billing method, charge, or fee mentioned herein will be used in any jurisdiction where such use would be unlawful. If any provision of this addendum or the Lease is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this addendum or the Lease. Except as specifically stated herein, all other refusitions of the Lease shall remain the remainder of the same of the lease shall remain.

	services, at which time such additional drimes and services shall for all purposes be included in the term Chines.
	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.
12.	The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Utility Addendum and will supersede any conflicting provisions of this printed Utility Addendum and/or the Lease Contract

0	Date 03/26/2019
Resident Signature Risako K Ellis	Date 03/31/2019
Resident Signature	Date
Resident Signature	Date
Management Marcia Barnes	Date 04/02/2019

#### Animal Addendum



Becomes part of Lease Contract

Date: March 16, 2019

(when this Addendum is filled out)

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).

1.	DWELLING UNIT DESCRIPTION. Apt. No. 4722E1		Weight: Age:
	4722E Briardale Ct (street address)		City of license:
	in		License no.:
	Omo,(zip coae).		Date of last rabies shot:
2.	LEASE CONTRACT DESCRIPTION.		Housebroken?Animal owner's name:
	Lease Contract date: March 16, 2019		Animai owner s name:
	Owner's name: Britton Woods Gardens, LLC	8.	SPECIAL PROVISIONS. The following special provisions
			control over conflicting provisions of this printed form:
			No exotic pets are allowed. There is a
			maximum of 2 pet(s) per apartment. Breed
	Residents (list all residents): John Ellis, Risako		restrictions include Akitas, Chows,
	Ellis		Dobermans, German Shepherds, Mastiffs, Pit
			Bulls, Staffordshire Terrier breeds,
			Rottweilers, Great Dane, Malamutes, Korean
	The Lease Contract is referred to in this Addendum as the		
	"Lease Contract."		Jindo, Presa Canario, Huskies and Wolf
	Lease Contract.		Hybrids. Any mixes of these breeds are
3.	CONDITIONAL AUTHORIZATION FOR ANIMAL. You		also prohibited. \$200.00 NON-Refundable
٠.	may keep the animal that is described below in the dwelling		Pet Fee and \$30.00 Monthly Pet Rent for
	until the Lease Contract expires. But we may terminate this		One Animal. Two Animals require \$45.00
	authorization sooner if your right of occupancy is lawfully		Monthly Pet Rent and a \$300.00 NON-
			Refundable Pet Fee.
	terminated or if in our judgment you and your animal, your		
	guests, or any occupant violate any of the rules in this		
	Addendum.		
4	ANIMAL DEPOCIT. An animal demands of 6 0.00		
4.	ANIMAL DEPOSIT. An animal deposit of \$ 0.00		
	will be charged. This deposit will not be considered		
	part of the general security deposit for any purpose.		
	The security deposit amount in Provision 4 of the		
	Lease Contract does not include this additional deposit	9.	EMERGENCY. In an emergency involving an accident or
	amount. Refund of the animal deposit will be subject to		injury to your animal, we have the right, but not a duty, to
	the terms and conditions set forth in the Lease Contract .		take the animal to the following veterinarian for treatment, at
			your expense.
5.	ADDITIONAL MONTHLY RENT. Your total monthly rent		Doctor:
	(as stated in the Lease Contract) will be increased by		Address
	\$ 30.00 . The monthly rent amount in Provision 6		Address:
	of the Lease Contract [check one] 🔲 includes 🔀 does not		City/State/Zip:
	include this additional animal rent.		Phone:
		10	ANIMAL RULES. You are responsible for the animal's
6.	LIABILITY NOT LIMITED. The additional monthly rent	.2 ()	actions at all times. You agree to abide by these rules:
	and additional security deposit under this Animal		actions at an times. Total agree to ablue by these files.
	Addendum do not limit residents' liability for property		• The animal must not disturb the neighbors or other
	damages, cleaning, deodorization, defleaing, replacements,		residents, regardless of whether the animal is inside or
	or personal injuries.		outside the dwelling.
	-		
7.	DESCRIPTION OF ANIMAL(S). You may keep only the		• Dogs, cats, and support animals must be housebroken.
	animal(s) described below. You may not substitute any other		All other animals must be caged at all times. No animal
	animal(s). Neither you nor your guests or occupants may		offspring are allowed.
	bring any other animal(s)-mammal, reptile, bird, amphibian,		• Inside, the animal may urinate or defecate only in these
	fish, rodent, arachnid, or insect-into the dwelling or		
	apartment community.		designated areas: 1itter box
	,		
	Animal's name:		• Outside, the animal may urinate or defecate only in these
	Type:		designated areas: designated areas
	Breed:		
	Color:		
	Weight: Age:		Animals may not be tied to any fixed object anywhere
	City of license:		outside the dwelling units, except in fenced yards (if any)
	License no :		for your exclusive use.
	License no.:		•
	Date of last rabies shot:		<ul> <li>You must not let an animal other than support animals into</li> </ul>
	Housebroken?		swimming-pool areas, laundry rooms, offices, clubrooms,
	Animal owner's name:		other recreational facilities, or other dwelling units.
	Animal's name		Your animal must be fed and watered inside the dwelling unit.
	Animal's name:		Don't leave animal food or water outside the dwelling unit at
	Type:		bon reare manuarous or water outside the awening unit at

Breed:

Color: \_

any time, except in fenced yards (if any) for your exclusive

- 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 unit 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 unit 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.
- 11. 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.
- 12. 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 remove the animal immediately and permanently from the premises. 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.
- 13. 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.
- 14, REMOVAL OF ANIMAL. In some circumstances, we may aenter the dwelling unit and remove the animal with one day's notice left in a conspicuous place. We can do this if, in our sole judgment, you have:
  - abandoned the animal;
  - left the animal in the dwelling unit for an extended period of time without food or water;
  - failed to care for a sick animal:
  - violated our animal rules; or
  - let the animal defecate or urinate where it's not supposed to.

In doing this, we must follow the procedures of the Lease Contract, and we may board the animal or turn the animal over to a humane society or local authority. We'll return the animal to you upon request if we haven't already turned it over to a humane society or local authority. We don't have a lien on the animal for any purpose, but you must pay for reasonable care and kenneling charges for the animal. If you don't pick up the animal within 5 days after we remove it, it will be considered abandoned.

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 unit, 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, if necessary, 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. YOUR REMOVAL OF THE ANIMAL. As we may be responsible if your animal bites another person or animal, you agree the animal must be immediately and permanently removed if we see or receive any complaint that the animal is exhibiting any vicious tendency, including within the apartment.
- 18. MULTIPLE RESIDENTS. 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.
- 19. GENERAL. You acknowledge that no other oral or written agreement exists regarding animals. Except for written rule changes under paragraph 8 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

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)
John David Ellis		Marcia Barnes
Risako K Ellis		
www.waranananananananananananananananananana		



# LEASE ADDENDUM LIABILITY INSURANCE REQUIRED OF RESIDENT



	Dwelling Unit Description. Unit. No. 4722E1, 4722E Briardale Ct (street address) in Dublin (city), Ohio, 43016 (zip code).  Lease Contract Description. Lease Contract date: March 16, 2019 Owner's name: Britton Woods Gardens, LLC  Residents (list all residents): John Ellis, Risako Ellis	<ol> <li>Your Insurance Coverage. You have purchased the required personal liability insurance from the insurance company of your choosing listed below that is licensed to do business in this state, and have provided us with written proof of this insurance prior to the execution and commencement of the Lease Contract. You will provide additional proof of insurance in the future at our request.</li> <li>Insurance Company:</li> <li>Default. Any default under the terms of this Addendum shall be deemed an immediate, material and incurable default under the terms of the Lease Contract, and we shall be entitled to exercise all rights and remedies under the law.</li> </ol>
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.	<ol> <li>Miscellaneous. Except as specifically stated in this Addendum, all other terms and conditions of the Lease Contract shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease Contract, the terms of this Addendum shall control.</li> <li>Special Provisions: CoreLogic Rental Property Solutions (RPS), P.O. Box 9227, Coppell, TX 75019-9255 must be listed as an interested party. All leaseholders must be covered under the policy.</li> </ol>
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 \$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
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	Owner or Owner's Representative
	[All residents must sign here]	[signs here]
gor	hn David Ellis	Marcia Barnes
U.T.	hn David Ellis isako K Ellis	A STATE OF THE STA
K	isako K'Ellis	D. C. C.
		Date of Lease Contract
		March 16, 2019

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## PHOTO, VIDEO, AND STATEMENT RELEASE ADDENDUM



1. DWELLING UNIT DESCRIPTION. Unit No. 4722E Briardale Ct  (street address) in Dublin (city), Ohio, 43016 (zip code).  2. LEASE CONTRACT DESCRIPTION. Lease Contract date: March 16, 2019	uses. You waive the right to inspect or approve the finished product, including any written or electronic copy, wherein your likeness appears now or in the future. In addition, you waive any right to payment, royalties, or any other compensation arising or related to the use of the media.
Owner's name: Britton Woods Gardens, I  Residents (list all residents):  John Ellis, Risako Ellis  Occupants (list all occupants):	5. CONSENTTOUSEYOUR NAME, LIKENESS, WRITTEN COMMENTS, AND STATEMENTS. You are expressly agreeing to allow us to post your name, picture, written comments, and statements, and/or the names, pictures, written comments, and statements of any minor occupants in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. You hereby grant the Released Parties permission and a license to use, reproduce, and publish any media on its website, social media platforms, or in other marketing-related materials, whether in electronic or print form.
This document shall serve as an addendu Addendum") that is hereby incorporated into a part of the Apartment Lease Contract (the "Lease" Resident and Owner ("our" or "us"). Where the the Lease and this Addendum may conflict, the this Addendum shall control.	privacy, related to our use of the media in any and all of our publications, including any website entries, advertising websites, social media websites, and any other marketing
3. PURPOSE OF ADDENDUM. By signing this Act you, without payment or other consideration, agre us permission to use your likeness in photograph and/or other electronic and/or digital representation of the production of the produc	your heirs, legal representatives and assigns.  7. REVOCATION. You have the right to revoke your consent to our use of your name, picture, video, voice, written comments, or statement, and / or the name, picture, video, voice, written comments, or statement of any minor occupants, by written notice to us.  8. SPECIAL PROVISIONS. The following special provisions control over confliction provisions of this printed forms.
A. CONSENT FOR MINOR OCCUPANTS. B this Addendum, if any minor occupants a above, you further certify that you are the legal guardian of the minor occupant(s) name and you, without payment or other consugree to grant us permission to use their liphotographs, videos and/or other electron or digital reproductions, including voice, in all of our publications, including, without I any website entries, advertising websites, so websites, and any other marketing mate purposes of this addendum, photographs written comments, statements, and other reproductions will hereinafter be collectively to as "media."	re named parent, or ed above, ideration, keness in nic and/ any and imitation, pial media rials. For s, videos, or digital
4. PHOTO AND VIDEO RELEASE. You hereby and our agents and affiliates (collectively, the Parties") permission and a license to take, use, a publish the likeness of you and any minor occup photographs or other electronic and/or digital any and all of our publications, including, without any website entries, advertising websites, and marketing materials. You understand and agree materials will become the property of the Releas and will not be returned. You agree to irrevocably	Released euse, and ants in all media in limitation, any other that these ed Parties

the Released Parties to edit, alter, copy, exhibit, publish, or distribute this media for any lawful purpose whatsoever

## Resident or Residents (All residents must sign) <u> Marcia Barnes</u> John David Ellis Risako K Ellis Date of Signing Addendum 04/02/2019

Owner or Owner's Representative (signs below)

### Bed Bug Addendum

Date: \_\_\_\_\_March 16, 2019

(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.

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	LEA Lea	ASE CONTRACT DESCRIPTION.  ase Contract date: March 16, 2019  aner's name: Britton Woods Gardens, LLC
		sidents (list all residents): John Ellis, Risako lis
•	Con (cin the und	RPOSE. This Addendum modifies the Lease ntract and addresses situations related to bed bugness lectularius) which may be discovered infesting dwelling or personal property in the dwelling. You derstand that we relied on your representations to ushis Addendum.
•		SPECTION. You agree that you: (Check one) have inspected the dwelling prior to move-in and that you did not observe any evidence of bed bug or bed bug infestation; OR will inspect the dwelling within 48 hours afte move-in/renewal and notify us of any bed bugs o
•	You on	bed bug infestation.  FESTATIONS.  I agree that you have read all of the information this addendum about bed bugs and:  eck one)
		you are not aware of any infestation or presence of bed bugs in your current or previous apartments home or dwelling. You agree that you are no aware of any bed bug infestation or presence in any of your furniture, clothing, personal property or possessions. You agree that you have not been subjected to conditions in which there was any bed
		bug infestation or presence. OR you agree that if you previously lived anywhere that had a bed bug infestation that all of your personal property (including furniture, clothing and othe belongings) has been treated by a licensed pest control professional. You agree that such items are free of further infestation. If you disclose a previou experience of bed bug infestation, we can review documentation of the treatment and inspect you personal property and possessions to confirm the absence of bed bugs. You agree that any previous bed bug infestation which you may have experienced is disclosed here:

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. 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.

- 7. 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.
- 8. COOPERATION. While we are responsible for making reasonable provisions for the extermination of roaches, ants, wood destroying organisms, and other treatable insects such as bed bugs, we may not be responsible for paying for treatment for bed bugs in the dwelling under certain circumstances described below (Provision 10). In order to deter bed bugs from entering or spreading to the dwelling, you agree that all times during this Lease agreement that you shall: 1) Keep all mattresses, used or stored in the dwelling, wrapped or sealed in a mattress cover made of vinyl, plastic, or other impervious material that must remain sealed or completely closed at all times, there must be no tears or rips in the covering of the mattress; and 2) Not to place anything in the dwelling, especially used furniture, unless it thoroughly inspected by you, prior to placing it in the dwelling. Further, you must cooperate with us and our licensed pest control agents to treat and eliminate the presence of any bed bugs. You agree: 1) To follow any pretreatment instructions provided by us or our pest control operator to prepare the dwelling for treatment; 2) Have the dwelling prepared on the day of treatment, this may include putting away food and personal care items, movement of furniture and, if so instructed, vacating and staying out of the dwelling for a period of hours during that period of treatment described in the pretreatment instructions; 3) Following all post-treatment directives and instructions including the disposal of property that cannot be treated, and regular vacuuming; and 4) maintaining certain items in sealed containers as much as practically possible between treatments. You further agree that you will not treat for any live bed bug activity yourself with any chemical

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

or treatment commonly available at hardware or home improvement stores. Only chemicals used by our licensed pest control operators may be used to treat for bed bugs. Additionally, you agree to report any sign of bed bugs, live or dead activity, to our office immediately.

- 9. TEMPORARY RELOCATION. Infestations from such pests, including bed bugs in the dwelling and/or adjoining dwellings, may necessitate you vacating the dwelling either temporarily or permanently in order for us to eradicate the infestation. If you are relocated or the lease is terminated then we shall be released from all other obligations under this Lease Agreement. If we terminate your Lease Agreement and infestation is not caused or worsened by your actions or inactions and you vacate according to this Provision then you shall be released for the balance of your financial responsibilities under the Lease Agreement except for physical damages, beyond ordinary wear and tear, to the dwelling. If the infestation is caused by you, your family, your guests, or your invitees then we shall not be liable for the costs of such relocation and we do not have to offer you another dwelling in the Community or another dwelling owned by our company. In the event of such relocation or termination of your lease, you may still be liable and we may still charge you for extermination charges as listed in Provision 10 below.
- 10.RESPONSIBILITIES. You agree to avoid creating any condition which would cause or promote the presence of bugs, including bed bugs. You will be required to pay for a portion or all of any treatment to eradicate bed bugs in the dwelling if any infestation from your dwelling spreads to other adjoining dwellings above, below, or next to your dwelling and you have failed to follow Provision

8 (Cooperation) requirements above. Further, you will be responsible for the cost of treatment if we determine that: 1) Your actions or inactions contribute to or result in a bed bug infestation; 2) Your mattresses are not encased as required by this Addendum; 3) If you fail to report a bed bug condition immediately upon the time that you notice live or dead activity; 4) If you try to "self treat" the infestation as prohibited by Provision 8 of this Addendum; or 5) If you fail to prepare or fail to cooperate with the treatment described in the Cooperation Provision of this Addendum, including denying access for treatment on a y scheduled date or otherwise hinder our treatment of the dwelling. Any invoice submitted to you for the cost of extermination of any bed bug infestation shall become Additional Rent dues and payable with the next monthly Rent payment and, your refusal to pay any Additional Rent charged with the next monthly Rent payment may be considered as a partial Rent payment by you and may be refused by us.

You will be responsible for the costs of moving other residents in order to treat adjoining or neighboring dwellings, to your dwelling and you may be responsible for the costs of our lost rental income and expenses incurred in relocating neighboring residents to perform pest control treatments or eradicate infestations in dwellings adjacent to yours. If you fail to pay us any of the 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 the rights and remedies under the Lease Agreement and obtain immediate possession of the dwelling. If you move out after your right of occupancy has been properly terminated, you will be liable for all lost rent under the Lease Agreement.

You are legally bound by this document. Please read it carefully.

Resident or Resid	lents
(All residents must	sion

Owner or Owner's Representative

(Sions below)

(All residents must sign)	(Signs below)
John David Ellis	Marcia Barnes
Risako K Ellis	Date of Signing Addendum
170000000000000000000000000000000000000	04/02/2019

## 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

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.

sur gro	faces or that might get inside walls or ceilings can encourage mold with. Prolonged moisture can result from a wide variety of sources, has: rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;  Resident or Residents		Owner or Owner's Representative
exc	Keep the thermostat set to automatically circulate air in the event temperatures rise to or above 80 degrees Fahrenheit.  ORDER TO AVOID MOLD GROWTH, it is important to prevent essive moisture buildup in your dwelling. Failure to promptly pay ention to leaks and moisture that might accumulate on dwelling		
•	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.		
•	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.		
•	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 linesespecially 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 bathrub 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.	9.	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.  SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
•	Keep your dwelling cleanparticularly 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.		DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on porous surfaces, such as sheetrock walls or ceilings, or (2) large areas of visible mold on non-porous surfaces. Instead, notify us in writing, and we will take appropriate action.
Pretha per app	ld can grow. A 2004 Federal Centers for Disease Control and evention study found that there is currently no scientific evidence to the accumulation of mold causes any significant health risks for son with normally functioning immune systems. Nonetheless, propriate precautions need to be taken.  EVENTING MOLD BEGINS WITH YOU. In order to minimize potential for mold growth in your dwelling, you must do the owing:		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 carpetsprovided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.
env stra wh beg Wi org Mo enc thr	OUT MOLD. Mold is found virtually everywhere in our rironment—both indoors and outdoors and in both new and old actures. Molds are naturally occurring microscopic organisms ich reproduce by spores and have existed practically from the ginning of time. All of us have lived with mold spores all our lives, thout molds we would all be struggling with large amounts of dead anic matter.  Id breaks down organic matter in the environment and uses the I product for its food. Mold spores (like plant pollen) spread ough the air and are commonly transported by shoes, clothing and er materials. When excess moisture is present inside a dwelling,		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.
Res	idents (list all residents): John Ellis, Risako Ellis		<ul> <li>leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and</li> <li>insufficient drying of carpets, carpet pads, shower walls and bathroom floors.</li> </ul>
Lea	ASE CONTRACT DESCRIPTION. ise Contract date: March 16, 2019 mer's name: Britton Woods Gardens, LLC		<ul> <li>bad or missing grouting/caulking around showers, tubs or sinks;</li> <li>washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;</li> </ul>
in Oh	4722E Briardale Ct (street address)  Dublin (city), io, 43016 (zip code).		<ul> <li>washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;</li> <li>leaks from plumbing lines or fixtures, and leaks into walls from</li> </ul>

(Signs here)

Marcia Barnes

Date of Lease Contract March 16, 2019

Ohio/National Apartment Association Official Form F-14, May 2014 © 2014, National Apartment Association, Inc.



John David Ellis

Risako K'Ellis

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



1.	Dwelling         Unit         Description.         Unit.         No.         4722E1.         , (street address)           in         Dublin         (city),           Ohio,         43016         (zip code).	Our rights. For the purposes of this Addendum, "Emergency" shall be defined as any event which jeapordizes the health, safety, and/or well-being of any person or of the Community. We shall further have
2.	Lease Contract Description.  Lease Contract date: March 16, 2019  Owner's name: Britton Woods Gardens, LLC  Residents (list all residents): John Ellis, Risako	the right, on a non-emergency basis, to enter the Garage/Carport or Storage Unit with reasonable notice to You to make any repairs, replacements, other desirable improvements or conduct any inspections. We will endeavor to give a minimum of one (1) days notice to You of the Work and, if You are available, will schedule an appointment with You to provide us access. If you are unavailable or unable to provide Us access, We may enter and charge you the cost to replace any lock. You may obtain keys to any replacement lock from Our office.
	Ellis	8. No smoke, fire, or carbon monoxide detectors. No smoke, fire, or carbon monoxide detectors will be furnished by us unless required
3.	Garage, carport, or storage unit. You are entitled to exclusive possession of: (check as applicable)  garage or carport attached to the dwelling; garage space number(s); carport space number(s); storage unit number(s)  The monthly rent in paragraph 6 of the Lease Contract is included as provided below, for Additional Rent for the items checked above. This Addendum for a Garage, Carport, or Storage Unit is a monthly rental agreement and may be terminated upon 30 days (one calendar month) advance written notice, from you or us to the other, our termination of your ability to rent/use a Garage/Carport or Storage Unit shall not constitute termination of the Lease Contract or give rise to a claim of default or breach of quiet enjoyment by us to you. However, the term of this Garage, Carport, or Storage Unit Lease shall not extend beyond the term of this Lease Contract. Should your tenancy of the Apartment be terminated for any reason, or should you abandon the Apartment, requiring us to take possession of the	<ol> <li>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.</li> <li>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.</li> <li>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.</li> <li>Compliance. We may periodically open and enter garages and storerooms to ensure compliance with this addendum. In the event we</li> </ol>
	Apartment, Garage, Carport, or Storage Unit Lease shall automatically terminate on the date that your Lease Contract is terminated by us or that you abandoned the Apartment and you must vacate the Garage, Carport or Storage Unit by that date.	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
4.	Security Deposit. An additional security deposit of \$\\$ will be charged for the checked areas above. We [check one] □ will consider or □ will not consider this additional security deposit a general security deposit for all purposes. The security deposit amount in Provision 4 of the Lease Contract [check one] □ does or □ 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.	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
5.	Additional Monthly Rent. Your total monthly rent will be increased by \$, also referred to as Additional Rent. The monthly rent in paragraph 6 of the Lease Contract covers both the dwelling and the checked area(s) above. All terms and conditions of the Lease Contract apply to the above areas unless modified by this addendum.	of property left in an abandoned or surrendered dwelling. All remedies in the Lease Contract apply to areas covered by this addendum.  15. Special Provisions. The following special provisions control over conflicting provisions of this printed form:  Once a garage is leased, the garage must
6.	Use restrictions. You shall not use the Garage/Carport or Storage Unit for storage of any gasoline or other fuel oil, grease, or any other lubricant, tires or batteries, or any other accessories, except for such gas, oil, grease, or other lubricant as may be contained in the operating parts of the Vehicle or items stored in the Garage/Carport or Storage Unit. You are responsible for any gas/oil/fluid leakage on/in the Garage/Carport or Storage Unit and you are advised to maintain a drip pan or absorbent pad underneath the Vehicle or stored itmes to absorb any leaking fluids. No propane or empty propane canisters may be stored in the Garage/Carport or Storage Unit. No gas canisters shall be stored in the Garage/Carport or Storage Unit.	remain leased through the duration of this lease contract.
7.	No dangerous items. Our employees or agents and the representatives of any governmental or quasi-governmental authority, including police and fire officials, shall have the right to use our pass key, remove Your lock, or use other means to electrically enter the Garage/Carport or Storage Unit, without notice to Resident, to take such action as may be necessary to preserve Our Community in the event of any Emergency, or to comply with any applicable law, governmental or court order, warrant, subpoena, or to enforce any of	
	Resident or Residents [All residents must sign here]	Owner or Owner's Representative [signs here]
Jos	hn David Ellis	Marcia Barnes
R	isako K'Ellis	Date of Lease Contract
		March 16, 2019
		<u> </u>







1.	Dwelling         Unit         Description.         Unit.         No.         4722E1         .           4722E         Briardale Ct         (street address)           in         Dublin         (city).           Ohio,         43016         (zip code).		Protecting residents, their families, occupants, guests and invitees from crime is the sole responsibility of residents, occupants and law enforcement agencies. You should first call 911 or other appropriate emergency police numbers if a crime occurs or is suspected. We are not liable to any resident,
2.	Lease Contract Description.  Lease Contract date: March 16, 2019  Owner's name: Britton Woods Gardens, LLC		family member, guest, occupant or invitee for personal injury, death or damage/loss of personal property from incidents related to perimeter fencing, automobile access gates and/or pedestrian access gates. We reserve the right to modify or eliminate security systems other than those statutorily required. You will be held responsible for the actions of any persons to whom you provide access to the community.
3.	To the extent any terms of this addendum conflict with the Lease Contract, the terms of this addendum are controlling.  Remote control/cards/code for gate access.  Remote control for gate access. Each person who is listed 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.  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.  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.  Damaged, lost or unreturned remote controls, cards or code changes.	8.	<ul> <li>Rules in using vehicle gates.</li> <li>Always approach entry and exit gates with caution and at a very slow rate of speed.</li> <li>Never stop your car where the gate can hit your vehicle as the gate opens or closes.</li> <li>Never follow another vehicle into an open gate. Always use your card to gain entry.</li> <li>Report to management the vehicle license plate number of any vehicle that piggybacks through the gate.</li> <li>Never force the gate open with your car.</li> <li>Never get out of your vehicle while the gates are opening or closing.</li> <li>If you are using the gates with a boat or trailer, please contact management for assistance. The length and width of the trailer may cause recognition problems with the safety loop detector and could cause damage.</li> <li>Do not operate the gate if there are small children nearby who might get caught in it as it opens or closes.</li> <li>If you lose your card, please contact the management office immediately.</li> <li>Do not give your card or code to anyone clse.</li> </ul>
	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 \$ 50.00 deduction from the security deposit.  If a card is lost, stolen or damaged, a \$ 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.	9.	Do not tamper with gate or allow your occupants to tamper or play with gates.  Special Provisions. The following special provisions control over conflicting provisions of this printed form:
	☐ We may change the code(s) at any time and notify you accordingly.		
5.	Report damage or malfunctions. Please immediately report to the office any malfunction or damage to gates, fencing, locks or related equipment.		
6.	Follow written instructions. We ask that you and all other occupants read the written instructions that have been furnished to you regarding the access gates. This is important because if the gates are damaged by you or other occupants, guests or invitees through negligence or misuse, you are liable for the damages under your lease, and collection of damage amounts will be pursued.		
7.	Personal injury and/or personal property damage. Except as specifically required by law, we have no duty to maintain the gates and cannot guaranty against gate malfunctions. We make no representations or guarantees to you concerning security of the community. Any measures, devices, or activities taken by us are solely for the benefit of us and for the protection of our property and interests, and any benefit to you of the same is purely incidental. Anything mechanical or electronic is subject to malfunction. Fencing, gates or other devices will not prevent all crime. No security system or device is foolproof or 100 percent successful in deterring crime. Crime can still occur.		
Jos	Resident or Residents [All residents must sign here] hn David Ellis	M	Owner or Owner's Representative [signs here] Varcia Barnes
R	hn David Ellis isako K Ellis		
<del></del>			Date of Lease Contract
		<u></u>	March 16, 2019



#### RESIDENT PARKING ADDENDUM

Date: March 16, 2019 (when this Addendum is filled out)



	(When this Adder	ASSOCIATION.
1.	DWELLING UNIT DESCRIPTION.Unit No.4722E14722E Briardale Ct(street address)inDublin(city),Ohío,43016(zip code).	the property parking areas. If you fail to remove your vehicle(s), we shall tow the vehicle(s) at your expense. You agree that we shall not be liable to you for damages related
		to the physical towing nor any consequential damages you may incur through loss of use of the vehicle(s). In the event
2.	LEASE CONTRACT DESCRIPTION.	you, any occupant, your guests, or visitor are towed, towing
	Lease Contract date: March 16, 2019 Owner's name: Britton Woods Gardens, LLC	signs located either in the Community or at the entrance of the Community will advise you where the vehicle has been
		towed and the method for retrieving it.  COST FOR PARKING
	Residents (list all residents): John Ellis, Risako	
	Ellis	Resident agrees to pay a onetime fee of \$
		per vehicle on or before the day of In alternative resident
		agrees to pay \$ monthly per vehicle due on
	The term of this Parking Addendum is as follows:	or before the day of the
	Begins on, and ending on,	month. If no amount is filled in parking shall be free for properly registered and authorized vehicles.
R	ESIDENT AND OWNER AGREE AS FOLLOWS:	Resident understands and accepts that all-parking rights
3	You agree to properly register all vehicles with	and privileges will immediately be revoked in the case that
٥,	management. If you get a new or replacement vehicle you	Resident is days delinquent in paying the required
	must notify us and complete a revised agreement.	parking fee.
4.	If you are provided with a parking tag or sticker it must be properly installed and displayed.	Resident agrees to pay \$ NSF fee for all checks returned for non-sufficient funds.
<b></b>	Unless your vehicle(s) has been assigned a specific space(s)	VEHICLE INFORMATION:
٥.	you may park in any available space(s) in the parking areas,	Vehicle 1
	with the exception of spaces reserved for a particular use	Make:
	or any marked handicap space in the case of a marked Handicapped Space, unless you possess a government	Model & Year: State:
	issued handicap decal or similar signage.	License Plate:
6.	If you are assigned a specific parking space(s) we shall assign	PermitNumber:
	you the space(s) and retain the right to change assigned	PhoneNumber:Parking Space:
	space(s) at our sole discretion.	Vehicle 2
7.	You understand and accept that we have the right at any	Make:
	time, without notice, to tow unauthorized or non-registered vehicles from any parking space on the property.	Model & Year:
_		State: LicensePlate:
8.	You agree to use parking spaces in accord with the terms of the Lease and Community Rules.	PermitNumber:
α	•	PhoneNumber:Parking Space:
9.	Any vehicles which are improperly parked or are in violation of this addendum, the terms of the Lease or Community	Vehicle 3
	Rules will be towed at your expense. You agree that we	Make:
	shall not be liable to you for damages related to the physical	Model & Year:
	towing nor any consequential damages you may incur through loss of use of the vehicle(s).	State:License Plate:
10	You understand that we will not be held liable for any	PermitNumber:
10	damage or theft that may occur while your vehicle(s) is	PhoneNumber:
	parked on any part of the property. Upon signing this	Parking Space:
	agreement you knowingly accept the risk of parking any vehicle(s) on the property.	13.SPECIAL PROVISIONS
-1-1		
11	Any action by you, any occupant, guest, or visitor that violates this addendum shall constitute a violation of the	
	Lease Contract.	
12	. You understand and agree that any judgment of possession	
	entered against you shall be a judgment for possession of any parking spaces which you are entitled to under this	
	addendum. Once such judgment is rendered and executed	
	upon you, you shall immediately remove all vehicles from  Resident or Residents	
	(All residents must sign)	Owner or Owner's Representative
Jo	rhn David Ellis Iisako K Ellis	(Signs below)
R	isako K Ellis	Marcia Barnes
·		Date of Signing Addendum
		04/02/2019



## PACKAGE ACCEPTANCE ADDENDUM



1.	DWELLING UNIT DESCRIPTION. Unit No. 4722E1, 4722E Briardale Ct (street address) in Dublin (city), Ohio, 43016 (zip code).		we sign and/or receive on your behalf, you understand and agree that we have no duty to notify you of our receip of such package, nor do we have any duty to maintain protect, or deliver said package to you, nor do we have
2.	LEASE CONTRACT DESCRIPTION. Lease Contract date: March 16, 2019 Owner's name: Britton Woods Gardens, LLC  Residents (list all residents): John Ellis, Risako Ellis  This document shall serve as an addendum ("the Addendum") that is hereby incorporated into and made part of the Apartment Lease Contract (the "Lease") between Resident and Owner. Where the terms of the Lease and this Addendum may conflict, the terms of this Addendum shall control.		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. To the extent provided by law, 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, excep in the event of our or our agent's gross negligence or willfur misconduct. You also agree, to the maximum extent provided by law, 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 the maximum exten
3.			provided by law, 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 tha we, in our sole discretion, deem to be dangerous, noxious
4.	PACKAGE ACCEPTANCE.		or in the case of packaged food, spoiled, and waive any
Α.	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.  Limitations. You understand and agree that we may refuse to accept any package for any reason or no reason at all, at any time. We are also not obligated to open the on-site management office, or keep the on-site management office open, even during regularly scheduled office hours to accept any packages you may be expecting.  TIMELIMITATION. Due to limited storage space, we must ask that you pick up your package as soon as possible. You		SEVERABILITY. If any provision of this Addendum of the Lease Contract is illegal, invalid or unenforceable under any applicable law, then it is the intention of the parties tha (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 of 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.  SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
6.	also agree that we shall have no duty whatsoever to hold or store any package for more than3 days after receipt (accordingly, you should notify the management office if you are going to be away from the apartment home and expect to be receiving a package(s)). After said time, you agree that any such package is deemed abandoned and you authorize us to return the package to its original sender.  DUTY OF CARE, INDEMNIFICATION, ASSUMPTION		
٠.	<b>OF RISKS AND WAIVER.</b> As to any package for which		
	Resident or Residents (All residents must sign)		
	v.r		
Jo	rhn David Ellis Pisako K Ellis		Owner or Owner's Representative
X	ISAROK Ellis		(Signs below)
		Δ	larcia Barnes
			Date of Signing Addendum
			04/02/2019



## LEASE CONTRACT ADDENDUM FOR SATELLITE DISH OR ANTENNA



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 4722E         Description. Unit. No. 4722E1 (street address)         4722E (street address)         (city), (city), (city)           Ohio,         43016         (zip code).         (city), (city)	dish, at a h and i	lity insurance. You must take full responsibility for the satellite antenna and related equipment. If the dish or antenna is installed neight that could result in injury to others if it becomes unattached falls, you must provide us with evidence of liability insurance (if
2.	Lease Contract Description.  Lease Contract date: March 16, 2019  Owner's name: Britton Woods Gardens, LLC	availa dama equip is an Facto: groun	able) to protect us against claims of personal injury and property use to others, related to your satellite dish, antenna and related ment. The insurance coverage must be \$\sigma \frac{10000}{000},00\end{00}\$, which amount reasonably determined by us to accomplish that purpose. rs affecting the amount of insurance include height of installation above id level, potential wind velocities, risk of the dish/antenna becoming acched and falling on someone, etc.
	Residents (list all residents): John Ellis, Risako Ellis	11. Secur will b this a	rity <b>Deposit.</b> An additional security deposit of \$ 0.00 e charged. We [check one]  will consider or <b>Q</b> will not consider dditional security deposit a general security deposit for all purposes.
3.	Number and size. You may install 1 satellite dish(es) or antenna(s) on the leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. Antennas that only transmit signals or that are not covered by 47 CFR § 1.4000 are prohibited.	☐ do additi forth	ecurity deposit amount in Provision 4 of the Lease Contract [check one] ses or 20 does not include this additional deposit amount. Refund of the onal security deposit will be subject to the terms and conditions set in the Lease Contract regardless of whether it is considered part of the al security deposit.
4.	Location. Your satellite dish or antenna must be located: (1) inside your dwelling; or (2) in an area outside your dwelling such as a balcony, patio, yard, etc. of which you have exclusive use under your lease. Installation is not permitted on any parking area, roof, exterior wall, window, window sill, fence or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.	repair related may screw drilled	additional security deposit is required to help protect us against possible costs, damages, or failure to remove the satellite dish, antenna and dequipment at time of move-out. Factors affecting any security deposit vary, depending on: (1) how the dish or antenna is attached (nails, s, lag bolts drilled into walls); (2) whether holes were permitted to be I through walls for the cable between the satellite dish and the TV; and e difficulty and cost repair or restoration after removal, etc.
5.	Safety and non-interference. Your installation: (1) must comply with all applicable ordinances and laws and all reasonable safety standards; (2) may not interfere with our cable, telephone or electrical systems or those of neighboring properties: (3) may not be connected to our telecommunication systems; and (4) may not be connected to our electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching it to a portable, heavy object such as a small slab of 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, etc., so long as it does not impair reception.	satelli this a insura additic our w that v withhe  13. Misce additic	ellaneous. If additional satellite dishes or antennas are desired, an onal lease addendum must be executed.  al Provisions. The following special provisions control over
6.	Signal transmission from exterior dish or antenna to interior of dwelling. You may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc. If your satellite dish or antenna is installed outside your dwelling (on a balcony, patio, etc.), the signals received by it may be transmitted to the interior of your dwelling only by the following methods: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter 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 antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the windowwithout drilling a hole through the window; (4) wireless transmission 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.		cting provisions of this printed form:
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 qualified 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.		
8.	Maintenance. You will have the sole responsibility for maintaining your satellite dish, antenna and all related equipment.		
9.	Removal and damages. You must remove the satellite dish or antenna and all related equipment when you move out of the dwelling. In accordance with the NAA Lease Contract, you must pay for any damages and for the cost of repairs or repainting caused by negligence, carelessness, accident or abuse which may be reasonably necessary to restore the leased premises to its condition prior to the installation of your satellite dish, antenna or related equipment. You will not be responsible for normal wear.		
	Resident or Residents [All residents must sign here]		Owner or Owner's Representative [signs here]
Jos	hn David Ellis isako K Ellis	Marcia	Barnes
R	isako K'Ellis		Date of Lease Contract
			March 16, 2019



#### WASHER AND DRYER ADDENDUM



(street address) in
(city), Ohio, <u>43016</u> (zip code).
LEASE CONTRACT DESCRIPTION.  Lease Contract date: March 16, 2019  Owner's name: Britton Woods Gardens, LLC
Residents (list all residents):
John Ellis, Risako Ellis
This document shall serve as an addendum ("the Addendum") that is hereby incorporated into and mad part of the Apartment Lease Contract (the "Lease") between Resident and Owner. Where the terms of the Lease and this Addendum may conflict, the terms of this Addendum shall control.
PURPOSE OF ADDENDUM. In consideration of you agreeing to rent a washer and dryer from us and by signin this Addendum, you agree to the terms and conditions so forth herein.
OWNER SUPPLIED WASHER AND DRYER.
A. Washer and Dryer Rental Fees. We agree to rent to you a washer and dryer for the sum of \$ and expiring concurrently with the above referenced Least Contract, including any renewal periods.
You shall pay the monthly washer and dryer rental amour in advance and without demand, as additional rent, alon with your monthly rent payment. If any monthly washe and dryer rent is not paid on or before the due date, we cour agent(s) reserve the right to remove the equipment, a provided by law.
B. Identification of Washer and Dryer. You are entitle to exclusive use of a:
<b>∑</b> Full Size ☐ Stackable ☐ Other:
Washer Model/Serial Number:
Dryer Model/Serial Number:

The washer/dryer set will hereinafter collectively be referred to as the "equipment." You acknowledge that you have inspected the equipment, and have found the same to be in good working condition free from any defect or mechanical issue. You further acknowledge that the equipment is for your use and in consideration of your agreement to pay washer and dryer rent. We are the owner of the equipment, and you shall not remove the equipment from the dwelling. Removal of the equipment from the dwelling without our prior written consent will constitute theft, and result in our reporting to law enforcement and pursuit of both criminal and civil penalties against you.

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

#### 5. ACCESS TO WASHER AND DRYER; EMERGENCIES.

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

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

holding over or month-to-month periods, and all provisions of this Addendum will remain in full force and effect during (All residents must sign) such periods. John David Ellis  $\textbf{8. SPECIAL PROVISIONS.} \ The following special provisions$ Risako K Ellis control over conflicting provisions of this printed form: Replacement for full size washer dryer set is \$900.00. Replacement for stack-able washer/dryer set is \$1,200.00. Owner or Owner's Representative (signs below) Marcia Barnes Date of Signing Addendum 04/02/2019

Resident or Residents



## CRIME/DRUG FREE HOUSING ADDENDUM

1.	Dwelling Unit Description. Unit. No. 4722E1 , 4722E Briardale Ct (street address)	not limited to the State of Ohio and/or the Federal Controlled Substances Act.		
2.	A722E Briardale Ct (street address) in Dublin (city), Ohio, 43016 (zip code).  Lease Contract Description. Lease Contract date: March 16, 2019 Owner's name: Britton Woods Gardens, LLC	4. 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 of federal law, violation of any such federal law shall constitute a material violation of this rental agreement.)		
	Residents (list all residents): John Ellis, Risako Ellis	<ol> <li>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 his or her unit.</li> </ol>		
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 unit, all common areas, all other dwelling units on the	<ul> <li>6. 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.</li> <li>7. Engaging in or committing any act that would be a</li> </ul>		
	property or any common areas or other dwelling units on or about other property owned by or managed by the Owner. The parties hereby amend and supplement the Lease Contract as follows:	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.		
4.	CRIME/DRUG FREE HOUSING. Resident, members of the Resident's household, Resident's guests, and all other persons affiliated with the Resident:	8. Engaging in any activity that constitutes waste nuisance, or unlawful use.		
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		B. AGREE THAT ANY VIOLATION OF THE ABOVE PROVISIONS CONSTITUTES A MATERIAL VIOLATION OF THE PARTIES' LEASE CONTRACT AND GOO CAUSE FOR TERMINATION OF TENANCY. A sing violation of any of the provisions of this Addendum sh		
	of criminal activity.  2. Permitting the Premises to be used for, or facilitating any type of criminal activity or drug related activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.	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.		
3. The unlawful manufacturing, selling, using, storing, keeping, purchasing or giving of an illegal or controlled substance or paraphernalia as defined in city, county, state or federal laws, including but		5. CRIMINAL CONVICTION NOT REQUIRED. Unless otherwise provided by law, proof of violation of any criminal law shall not require a criminal conviction.		
	Resident or Residents (sign here)	Date of Signing Addendum		
John David Ellis		03/26/2019		
John David Ellis Risako K Ellis		03/31/2019		
	Owner or Owner's Representative (signs here)	Date of Signing Addendum		
Marcia Barnes		04/02/2019		

John Ellis, Risako Ellis



# ADDENDUM PROHIBITING SHORT-TERM SUBLETTING OR RENTAL



1.	DWELLING UNIT DESCRIPTION. Unit No. 4722E1, 4722E Briardale Ct (street address)	6. REMEDY FOR VIOLATION. Any violation of the Addendum constitutes a material violation of the Lease
	in <u>Dublin</u> (city), Ohio, <u>43016</u> (zip code).	Contract, and as such we may exercise any default remedie
2.	LEASE CONTRACT DESCRIPTION.	permitted in the Lease Contract, including termination o your tenancy, in accordance with local law. This clause shal not be interpreted to restrict our rights to terminate you
	Lease Contract date: March 16, 2019 Owner's name: Britton Woods Gardens, LLC	tenancy for any lawful reason, or by any lawful method.
	Owner's name. D2200011 Woods Galdens, 1110	7. RESIDENT LIABILITY. You are responsible for and shal
		be held liable for any and all losses, damages, and/or fine that we incur as a result of your violations of the terms o
	Residents (list all residents): John Ellis, Risako Ellis	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
	This document shall serve as an addendum ("the Addendum") to the Apartment Lease Contract (the "Lease") between Resident and Owner. Where the terms of the Lease and this Addendum may conflict, the terms of this Addendum shall control.	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. In 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 demages the
3.	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	policy maintained by you for any losses or damages tha we incur as the result of any violation of the terms of this Addendum.
	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.	8. SEVERABILITY. If any provision of this Addendum of 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 or otherwise affecting the remainder of this Addendum or the Lease Contract. The court shall interpret he lease and provisions herein in a manner such as to upholo the valid portions of this Addendum while preserving the intent of the parties.
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.	9. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
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 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.	
	Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
Jo	ohn David Fllis	Marcia Barnes
	2	
K	isako K Ellis	Date of Signing Addendum 04/02/2019
_		0470272013
Jo	ohn Ellis, Risako Ellis	



## **E-SIGNATURE CERTIFICATE**

This certificate details the actions recorded during the signing of this Document.



#### DOCUMENT INFORMATION

Status Signed

Document ID 168416443

Submitted 04/02/19

Total Pages 30

Apartment Lease Form, Additional Special Provisions, Limited Waiver Apartment Lease Form, Additional Special Provisions, Limited Waiver and Modification of Rights (SCRA), Lease Contract Buy-Out Agreement, All-In-One Utility Addendum, Animal Addendum, Renter's or Liability Insurance Addendum, Photo, Video, and Statement Release Addendum, Bed Bug Addendum, Mold Information and Prevention Addendum, Enclosed Garage Addendum, Remote Control, Card or Code Access Gate Addendum, Parking Addendum, Package Acceptance Addendum, Satellite Dish or Antenna Addendum, Washer and Dryer Addendum, Crime/Drug Free Housing Addendum, Short-Term Subletting or Rental Prohibited

Forms Included

#### PARTIES

#### John David Ellis

signer key: 2c70975a898875b996b024f31312d60e

IP address: 99.5.255.224

signing method: Blue Moon eSignature Services verified email: john.d.ellis01@gmail.com authentication method: eSignature

browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/73.0.3683.86 Safari/537.36

## John David Ellis

#### Risako K Ellis

signer key: a99531be4969ca79eed844b0272c45cd

IP address: 60.61.144.224

signing method: Blue Moon eSignature Services verified email: kawarisa2012@gmail.com authentication method: eSignature

browser: Mozilla/5.0 (iPhone; CPU iPhone OS 12\_1\_4 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.0 Mobile/15E148 Safari/604.1



#### Marcia Barnes

signer key: e30e64a3373ed655a4deb8e6f4c7af3c

IP address: 10.100.10.23

signing method: Blue Moon eSignature Services

verified email: brittonwoodsmgr@harborgroupmanagement.com

authentication method: eSignature browser: PHP 5.5.9-1ubuntu4.20/SOAP



## (Manager)

#### **DOCUMENT AUDIT**

- 03/26/19 05:48:15 PM CDT / John David Ellis accepted Consumer Disclosure
- 03/26/19 05:49:27 PM CDT John David Ellis signed Apartment Lease Form
- 03/26/19 05:49:37 PM CDT / John David Ellis signed Additional Special Provisions
- 03/26/19 05:49:42 PM CDT John David Ellis dated Additional Special Provisions

#### DOCUMENT AUDIT CONTINUED

5	03/26/19 05:49:49 PM CDT	John David Ellis signed Limited Waiver and Modification of Rights (SCRA)
6	03/26/19 05:49:58 PM CDT	John David Ellis signed Lease Contract Buy-Out Agreement
7	03/26/19 05:50:19 PM CDT	John David Ellis signed All-In-One Utility Addendum
8	03/26/19 05:50:21 PM CDT	John David Ellis dated All-In-One Utility Addendum
9	03/26/19 05:50:29 PM CDT	John David Ellis signed Animal Addendum
10	03/26/19 05:50:36 PM CDT	John David Ellis signed Renter's or Liability Insurance Addendum
11	03/26/19 05:50:43 PM CDT	John David Ellis signed Photo, Video, and Statement Release Addendum
12	03/26/19 05:50:54 PM CDT	John David Ellis signed Bed Bug Addendum
13	03/26/19 05:51:07 PM CDT	John David Ellis signed Mold Information and Prevention Addendum
14	03/26/19 05:51:15 PM CDT	John David Ellis signed Enclosed Garage Addendum
15	03/26/19 05:51:21 PM CDT	John David Ellis signed Remote Control, Card or Code Access Gate Addendum
16	03/26/19 05:51:32 PM CDT	john David Ellis signed Parking Addendum
17	03/26/19 05:51:41 PM CDT	John David Ellis signed Package Acceptance Addendum
18	03/26/19 05:51:50 PM CDT	John David Ellis signed Satellite Dish or Antenna Addendum
19	03/26/19 05:52:03 PM CDT	John David Ellis signed Washer and Dryer Addendum
20	03/26/19 05:52:11 PM CDT	John David Ellis signed Crime/Drug Free Housing Addendum
21	03/26/19 05:52:12 PM CDT	John David Ellis dated Crime/Drug Free Housing Addendum
22	03/26/19 05:52:20 PM CDT	John David Ellis signed Short-Term Subletting or Rental Prohibited
23	03/26/19 05:52:26 PM CDT	John David Ellis submitted signed documents
24	03/31/19 10:07:33 AM CDT	Risako K Ellis accepted Consumer Disclosure
25	03/31/19 10:08:21 AM CDT	Risako K Ellis signed Apartment Lease Form
26	03/31/19 10:08:43 AM CDT	Risako K Ellis signed Additional Special Provisions
27	03/31/19 10:08:47 AM CDT	Risako K Ellis dated Additional Special Provisions
28	03/31/19 10:09:00 AM CDT	Risako K Ellis signed Limited Waiver and Modification of Rights (SCRA)
29	03/31/19 10:09:09 AM CDT	Risako K Ellis signed Lease Contract Buy-Out Agreement
30	03/31/19 10:09:19 AM CDT	Risako K Ellis signed All-In-One Utility Addendum
31	03/31/19 10:09:22 AM CDT	Risako K Ellis dated All-In-One Utility Addendum
32	03/31/19 10:09:33 AM CDT	Risako K Ellis signed Animal Addendum
33	03/31/19 10:09:44 AM CDT	Risako K Ellis signed Renter's or Liability Insurance Addendum
34	03/31/19 10:09:55 AM CDT	Risako K Ellis signed Photo, Video, and Statement Release Addendum
35	03/31/19 10:10:08 AM CDT	Risako K Ellis signed Bed Bug Addendum
36	03/31/19 10:10:24 AM CDT	Risako K Ellis signed Mold Information and Prevention Addendum
37	03/31/19 10:10:41 AM CDT	Risako K Ellis signed Enclosed Garage Addendum
38	03/31/19 10:10:52 AM CDT	Risako K Ellis signed Remote Control, Card or Code Access Gate Addendum
39	03/31/19 10:11:12 AM CDT	Risako K Ellis signed Parking Addendum
40	03/31/19 10:11:24 AM CDT	Risako K Ellis signed Package Acceptance Addendum
41	03/31/19 10:11:46 AM CDT	Risako K Ellis signed Satellite Dish or Antenna Addendum
42	03/31/19 10:11:55 AM CDT	Risako K Ellis signed Washer and Dryer Addendum
43	03/31/19 10:12:05 AM CDT	Risako K Ellis signed Crime/Drug Free Housing Addendum
44	03/31/19 10:12:10 AM CDT	Risako K Ellis dated Crime/Drug Free Housing Addendum
45	03/31/19 10:12:20 AM CDT	Risako K Ellis signed Short-Term Subletting or Rental Prohibited
46	03/31/19 10:12:27 AM CDT	Risako K Ellis submitted signed documents
47	04/02/19 01:35:39 PM CDT	Marcia Barnes signed Apartment Lease Form
48	04/02/19 01:35:39 PM CDT	Marcia Barnes signed Additional Special Provisions
49	04/02/19 01:35:39 PM CDT	Marcia Barnes dated Additional Special Provisions
50	04/02/19 01:35:40 PM CDT	Marcia Barnes signed Limited Waiver and Modification of Rights (SCRA)
51	04/02/19 01:35:39 PM CDT	Marcia Barnes signed Lease Contract Buy-Out Agreement
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#### DOCUMENT AUDIT CONTINUED

52	04/02/19 01:35:40 PM CDT	Marcia Barnes signed All-In-One Utility Addendum	
53	04/02/19 01:35:40 PM CDT	Marcia Barnes dated All-In-One Utility Addendum	
54	04/02/19 01:35:40 PM CDT	Marcia Barnes signed Animal Addendum	
55	04/02/19 01:35:40 PM CDT	Marcia Barnes signed Renter's or Liability Insurance Addendum	
56	04/02/19 01:35:40 PM CDT	Marcia Barnes signed Photo, Video, and Statement Release Addendum	
57	04/02/19 01:35:40 PM CDT	Marcía Barnes dated Photo, Video, and Statement Release Addendum	
58	04/02/19 01:35:39 PM CDT	- Marcia Barnes signed Bed Bug Addendum	•
59	04/02/19 01:35:39 PM CDT	Marcia Barnes dated Bed Bug Addendum	
60	04/02/19 01:35:40 PM CDT	Marcia Barnes signed Mold Information and Prevention Addendum	
61	04/02/19 01:35:39 PM CDT	Marcia Barnes signed Enclosed Garage Addendum	
62	04/02/19 01:35:39 PM CDT	Marcia Barnes signed Remote Control, Card or Code Access Gate Addendum	
63	04/02/19 01:35:40 PM CDT	Marcia Barnes signed Parking Addendum	
64	04/02/19 01:35:40 PM CDT	Marcia Barnes dated Parking Addendum	
65	04/02/19 01:35:40 PM CDT	- Marcia Barnes dated Package Acceptance Addendum	
66	04/02/19 01:35:40 PM CDT	Marcia Barnes signed Package Acceptance Addendum	
67	04/02/19 01:35:40 PM CDT	Marcia Barnes signed Satellite Dish or Antenna Addendum	
68	04/02/19 01:35:40 PM CDT	Marcia Barnes signed Washer and Dryer Addendum	
69	04/02/19 01:35:40 PM CDT	Marcia Barnes dated Washer and Dryer Addendum	
70	04/02/19 01:35:39 PM CDT	Marcia Barnes signed Crime/Drug Free Housing Addendum	
71	04/02/19 01:35:39 PM CDT	Marcia Barnes dated Crime/Drug Free Housing Addendum	·
72	04/02/19 01:35:39 PM CDT	Marcia Barnes dated Short-Term Subletting or Rental Prohibited	
73	04/02/19 01:35:39 PM CDT	Marcia Barnes signed Short-Term Subletting or Rental Prohibited	
74	04/02/19 01:35:39 PM CDT	Marcia Barnes submitted signed documents	