STUDENT HOUSING LEASE CONTRACT



General Lease Provisions

L. PARTIES. This Lease Contract (sometimes referred to as the "Lease") is between <i>you</i> , the resident: Ryan Le	2.3. Access Devices. In accordance with our policies, you'll receive access devices for your apartment and mailbox, and other access devices including:
	Mail key, fob
and us, the owner: Core Atlanta Spring Street LLC	
(name of apartment community or title holder).	3. TERM. The term of the Lease Contract begins on the <u>12th</u> day of <u>August</u> , <u>2023</u> (year), and ends at noon the <u>31st</u> day of <u>July</u> , <u>2024</u> (year). This Lease does not automatically renew.
APARTMENT. You are renting: Apartment No	3.1. 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 (A) the rental value of your apartment while you hold over is due in advance on a monthly basis and shall
at 960 Spring St	be delinquent without notice or demand; (B) the rental value for the holdover period will be increased by 25% over
in	the then-existing rent, without notice; (C) 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 (D) at our option, we may extend the lease term-for up to one (1) month from the date of notice of lease extension-by delivering written notice to you or your apartment while you continue to hold over.
 2.1. Enrollment. You must be enrolled as a part-time or fulltime student in a college, university, or institution of higher learning as a condition and qualification of entering into this student housing lease. 2.2. Use and Occupancy. Your access may include exclusive areas, shared common space in the apartment, and common areas in the property. We may assign another person to share a bedroom with you. If the apartment has a separate bathroom for each bedroom, you and any other person assigned to your bedroom will have exclusive use of that bathroom. Unless you have requested to live with another specific roommate(s) who is qualified, has applied, and has been approved to lease, we will have the right to assign another person to share the apartment. We do not make any representations about the identity, background or suitability of any other resident, and we are under no obligation to perform any resident screening of any kind, including credit, prior resident history or criminal background. Any disputes that arise are your responsibility to resolve directly in a reasonable manner that complies with this Lease. Disputes are not grounds to terminate this Lease. You have a non-exclusive right to use other areas in the apartment, including the kitchen, living area, patios/balconies and other shared spaces. Both you and other residents have equal rights to use the space and amenities in the apartment's common area. It is a violation of this Lease to use any spaces not assigned to you, and we have the right to assign a roommate to any vacancy at any time with or without notice. We provide student housing in accordance with the Fair Housing Act and without regard to race, color, religion, 	4. RENT AND CHARGES. Your rent for the term is \$ 16380.00. Under this Lease and in accordance with our policies, your total amount due is payable in advance and without demand in 12 installments of \$ 1365.00 each. This amount may include or exclude other fees and charges as outlined in your lease package. The first installment is due on or before the 1st of the month in which this Lease begins. All other payments must be made by the 1st of the month in which they are due, with no grace period. This amount is owed by you and is not the total rent owed by all residents. If you don't pay the first month's rent when or before the Lease Contract begins, we may end your right of occupancy and recover damages, future rent, reletting charges, attorney's fees, court costs, and other lawful charges. Our mitigation duties under Paragraph 9 (Early Move-Out; Reletting Charges) and 25 (Default by Resident) still apply. You must pay your installments on or before the 1st day of the month in which they are due. There is no grace period, and you agree that not paying by the 1st of the month is a material breach of this Lease. Cash is not acceptable without our prior written permission. You cannot withhold or offset rent unless authorized by law. Your obligation to pay rent does not change if there is a reduction of amenity access or other services performed by us. If you don't pay rent on time, you'll be delinquent and all remedies under state law and this Lease Contract will be authorized. 4.1. Payments. You will pay your rent: \[\] at the onsite manager's office \[\] through our online payment site \[\] at https://hubatlanta.residentportal.com/auth

We may, at our option, require at any time that you pay all rent and other sums in cash, certified or cashier's check, money order, or one monthly check rather than multiple checks. At our discretion, we may convert any and all checks via the Automated Clearing House (ACH) system for the purposes of collecting payment. Rent is not considered accepted, if the payment/ACH is rejected, does not clear, or is stopped for any reason. Rent and late charges are due without demand, and all other sums are due upon our demand.

the unique nature of student housing.

recognized protected class. Unless you specify that you

have no objection to sharing an apartment with a person

of a different gender (or gender identity) then we will

assume you wish to share the apartment with someone of

your same gender (or gender identity). We provide equal

housing opportunity to students, and we will defer to

your request to the extent we are allowed by law in the

jurisdiction where the apartment is located and based on

- **4.2. Application of Money Received.** At our option and without notice, we may apply money received (other than sale proceeds 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.
- 4.3. Utilities and Services. We'll pay for the following if checked:☐ gas ☐ wastewater ☐ trash/recycling

□ water □ electricity □ cable/satellite
□ Internet □ government fees □ stormwater/drainage
□ other □

Your per-person share of any submetered or allocated utilities or services for the apartment will be included as an itemized charge on a billing statement to you. "Per person" is determined by the number of residents authorized to be living in the apartment at the time of the utility billing to you by us or our agent. You'll pay for all other utilities and services, related deposits, and any charges or fees on such utilities and services during your Lease term.

**Important Disclosure Regarding Management's Right to Select the Natural Gas Marketer (Provider). Resident (the Tenant) authorizes management (the Landlord) to act as resident's agent for the limited purpose of selecting the resident's natural gas marketer, to authorize the natural gas marketer to obtain credit information on the resident, if required by the marketer, and to enroll the resident on the marketer's standard variable price plan for which the resident is eligible, unless the resident chooses another price plan for which he or she is eligible. Resident acknowledges that management may have business relationship with the natural gas marketer that may provide for a financial or other benefit to management in exchange for the resident's enrollment with the marketer.

4.4. Late Charges. If you don't pay rent in full by 11:59 p.m. on the _____ day of the month, you'll pay a late charge. Your late charge will be (check one): ☑ a flat rate of \$____ 50.00 or ____ % of your total monthly rent payment. Regardless of the calculation method chosen above, the total amount of your late charges shall not exceed ten percent (10%) of your monthly rent payment.

You'll also pay a charge of \$ 30.00 for each returned check or rejected electronic payment, plus a late charge.

The failure to pay rent timely or the violation of the animal restrictions will result in added administrative and other expenses to us. Since such additional expenses are difficult to determine, late fees and animal violation charges are considered liquidated damages. The amount of such fees and charges are reasonable estimates of the administrative and other expenses we would incur. Animal violation charges do not cover damages to the premises and don't limit your liability for same. All payment obligations under this Lease Contract shall constitute rent under this Lease Contract.

- 4.5. Ad Valorem Taxes/Fees and Charges Additional Rent. Unless otherwise prohibited by law, if, during the term of this Lease Contract, 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 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. As examples, these charges can include, but are not limited to: 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 emergency services, per person, or per apartment charge or tax and any utility bill unpaid by you, which is then assessed to us for payment.
- 4.6. Lease 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, by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed.

If, at least five (5) days before the advance notice deadline referred to in this paragraph, we give you written notice of rent increases or Lease Contract changes effective when the Lease Contract term or renewal period ends, this Lease Contract 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 you give us written move-out notice under the provisions herein.

5. SECURITY DEPOSIT. Your security deposit is \$______,
due on or before the date this Lease Contract is signed. Any
animal deposit will be stated in an animal addendum.

Your security deposit will be (check one)

placed in an account at (state the bank's name)

located at (state the bank's address)

OR

secured by a bond which is on file with the

(County)

In the event interest is earned on the security deposit, Owner may keep the interest.

Clerk of Superior Court.

 $5.1. \ \ Refunds and Deductions. \ \textit{In accordance with our policies}$ and as allowed by law, we may deduct from your security deposit the amount of damages beyond normal wear and tear. 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 within the time provided by law to either the forwarding address if notice is provided, or if unknown, to the last known address. 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 carbon monoxide detector batteries at any time; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone, Internet, television services or rental items (if you so request or have moved out); trips to open the apartment when you or any guest(s) or occupant(s) 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 property removed or stored under Paragraph 28 (Surrender and Abandonment); 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 20 (Animals); government fees or fines against us for violation (by you, your occupant(s), or guest(s)) of local ordinances relating to smoke detectors and carbon monoxide detectors, false alarms, recycling, or other matters; late-payment and returned-check charges; a charge (not to exceed \$100) for owner/manager's time and inconvenience in our lawful $removal\ of\ a\ n\ a\ nimal;\ attorney's\ fees,\ court\ costs,\ and\ filing$ fees actually paid or incurred with respect to an eviction proceeding, your default, or as otherwise provided by law or in this Lease Contract; and other sums due under this Lease Contract.

You'll be liable to us for (A) charges for replacing all keys and access devices if you fail to return them on or before your actual move-out date; (B) all delinquent and future rent if you have violated Paragraph 25 (Default by Resident); and (C) a reletting fee if you have violated Paragraph 9 (Early Move-Out). We may also deduct from your security deposit our reasonable costs incurred in rekeying security devices required by law if you vacate the apartment in breach of this Lease.

6. GUESTS. "Guests" include anyone entering the apartment for any reason related to your occupancy. You are responsible for the conduct of your guests, invitees, family members, and any other person whom you allow to enter the property or apartment, as

if such conduct were your own. Unless otherwise stated in this Lease or in our policies, no more than 10 people may be present in the apartment at one time.

Other than a co-resident we assign, or an authorized occupant, no one else may occupy the bedroom. Other than authorized coresidents or occupants, no one else may occupy the Apartment. Unauthorized persons must not stay for more than ______3 consecutive days without our prior written consent, and no more than twice that many days in any one (1) month. If the previous space isn't filled in, two (2) days per month is the limit.

- 6.1. Exclusion of Persons. 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.
- 7. CARE OF APARTMENT/COMMON AREAS AND DAMAGES. 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, improper use, negligence, or intentional conduct by you or your invitees, guests or occupants; or any other cause not due to our negligence or fault as allowed by law except for damages by acts of God to the extent they couldn't be mitigated by your action or inaction.

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 (A) damage to doors, windows, or screens; (B) damage from windows or doors left open; *and* (C) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment.

Each resident is jointly and severally liable for all lease obligations relating to any shared areas and utilities (if applicable). All residents will be jointly responsible for damage to the apartment that we do not determine (in our sole discretion) was caused by a specific resident, and other amounts due under the Lease. In addition to other obligations outlined in this Lease, you are liable for your per-person share of animal violation charges, missing batteries from smoke or other detectors, government fines, or damages to the apartment if we cannot, in our reasonable judgment, ascertain the identity of the person who caused the damages or the charge or fee to be incurred. "Per person" is determined by the number of persons, include you and other residents, authorized to live in the apartment at the time of the damage, charge, fine or violation.

8. INSURANCE. We do not maintain insurance to cover your personal property or personal injury.

8.1. Renter's Insurance Requirement

You are:

 \square required to buy and maintain renter's insurance; \emph{or}

🗶 not required to buy renter's insurance.

8.2. Personal Liability Insurance Requirement You are:

not required to buy liability insurance.

If neither option is checked, insurance is not required but is still strongly recommended. Even if not required, we urge you to get your own insurance for losses due to theft, fire, water, pipe leaks, and similar occurrences. Renter's insurance doesn't cover losses due to a flood. We urge all residents, to obtain flood insurance—particularly those residents in coastal areas, areas near rivers, and areas prone to flooding. A flood insurance resource which may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA).

9. EARLY MOVE-OUT. You'll be liable to us for a reletting charge of \$ _____500.00 (not to exceed 100% of the highest monthly rent during the Lease Contract term) if you (A) fail to give written move-out notice as required; or (B) move out without paying rent in full for the entire Lease Contract term or renewal period; or (C) move out at our demand because of your default; or (D) are judicially evicted.

The reletting charge is not a cancellation fee or a buyout fee and does not release you from your obligations under this Lease Contract. 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 resident. 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 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.

10. SECURITY AND SAFETY DEVICES.

10.1. Smoke Detectors and Carbon Monoxide Detectors.

We'll furnish smoke detectors and carbon monoxide detectors only if required by statute or ordinance. We may install additional detectors not so required. We'll test them and provide working batteries when you first take possession. Upon request, we'll provide, as required by law, a smoke alarm or carbon monoxide detector capable of alerting a person with a hearing-impairment disability.

You must test the smoke detectors and the carbon monoxide detectors on a regular basis, and 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. If you damage or disable the smoke detector or carbon monoxide detector or remove a battery without replacing it with a working battery or fail to report malfunctions to us, you will be liable to us for \$100 plus one (1) month's rent, you will be liable to us and others for any loss, actual damages, or fines from fire, smoke, or water and attorney's fees. We both must comply with any local smoke detector and carbon monoxide detector ordinances.

- **10.2. Duty to Report.** You must immediately report smoke detector and carbon monoxide detector malfunctions to us. Neither you nor others may disable neither the smoke detectors or the carbon monoxide detectors. If you disable or damage the smoke detector or 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. We both must comply with any local smoke detector and carbon monoxide detector ordinances.
- **11. 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.

After termination, you are entitled only to a refund of your deposit(s) you paid and any rent you paid. Rent abatement or Lease Contract termination does not apply if delay is for cleaning or repairs that don't prevent you from occupying the apartment.

If there is a delay and we haven't given notice of delay as set forth immediately below, you may terminate up to the date when the apartment is ready for occupancy, but not later. **Termination notice must be in writing.**

- (a) If we give written notice to you when or after the initial term as set forth in Paragraph 3 (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 three (3) days of your receiving the notice, but not later.
- (b) If we give written notice to you before the initial term as set forth in Paragraph 3 (Term) and the notice states that a 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 seven (7) days after you receive written notice, but not later.

The readiness date is considered the new initial term as set forth in Paragraph 3 (Term) for all purposes. This new date may not be moved to an earlier date unless we and you agree.

Resident Life

- 12. 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 apartments in the apartment community and do not change dollar amounts on page 1 of this Lease Contract. You must be enrolled as a part-time or full-time student in a college, university, or institution of higher learning as a condition and qualification of entering into this student housing lease.
 - **12.1. Photo/Video Release.** When signing this Lease, you grant us permission to use any photograph or video taken of you while you are using property common areas or participating in any event sponsored by us.
 - 12.2. Limitations on Conduct. Your apartment and other areas reserved for your private use must be kept clean and free of trash, garbage, and other debris. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. You agree to keep all $passage ways \, and \, common \, areas \, free \, of \, obstructions \, such \,$ as trash, storage items, and all forms of personal property. No person shall ride or allow bikes, skateboards, or other similar objects in the passageways. You will use balconies with care and will not overload them. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care and in accordance with apartment rules and posted signs. Glass containers are prohibited in all common areas. Within the apartment community you, your occupant(s), and your guest(s) must not use candles or use kerosene lamps or kerosene heaters without our prior written approval; cook on balconies or outside. You, your occupant(s), and your guest(s) must not 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:
 - (a) the use of patios, balconies, and porches;
 - (b) the conduct of furniture movers and delivery persons; *and*
 - (c) recreational activities in common areas.

You'll be liable to us for damage caused by you or any guests or occupants.

- **12.3. Notice of Convictions and Registration.** You agree to notify us if you or any occupants are convicted of (A) any felony, **or** (B) any misdemeanor involving a controlled substance, violence to another person or destruction of property. You also agree to notify us if you or any occupant registers as a sex offender in any state. Informing us of criminal convictions or sex offender registry does not waive our right to evict you.
- 12.4. Attendance and Enrollment. We may, at our option, require information about your attendance and enrollment. If required by us, you must notify us prior to any extended absence from your apartment that is for more than fourteen (14) days and not during a regular school break. If you are suspended or expelled by an educational institution, we have the right, but not the obligation, to terminate your Lease. Within ten (10) days of your suspension or expulsion, you must give us written notice if our policies require this information. At our request, the educational institution may give us information about your enrollment status.
- 13. PROHIBITED CONDUCT. You, your occupant(s) or guest(s), or the guest(s) of any occupant(s), may not engage in the following activities:
 - (a) criminal conduct; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others;

- (b) behaving in a loud or obnoxious manner;
- (c) disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community;
- (d) disrupting our business operations;
- (e) injuring our reputation by making bad faith allegations against us to others;
- (f) storing anything in closets having gas appliances;
- (g) tampering with utilities or telecommunications;
- (h) bringing hazardous materials into the apartment community;
- (i) using windows for entry or exit;
- (j) heating the apartment with a gas-operated cooking stove or oven; or
- (k) smoking of any kind, in accordance with our policies.
- 14. PARKING. We may regulate the parking place of all cars, trucks, motorcycles, bicycles, scooters, boats, trailers, and recreational vehicles by anyone. Motorcycles, motorized bikes, or scooters, may not be parked inside an apartment or on sidewalks, under stairwells, or in handicapped parking areas. We may remove unauthorized or illegally parked vehicles from the apartment community at your expense under the terms of this Lease Contract or by appropriate statute. A vehicle is unauthorized or illegally parked in the apartment community if it:
 - (a) has a flat tire or other condition rendering it inoperable;
 - (b) is on jacks, blocks or has wheel(s) missing;
 - (c) has no current license plate or no current registration and/ or inspection sticker;
 - (d) takes up more than one parking space;
 - (e) belongs to a resident or occupant who has surrendered or abandoned the apartment;
 - (f) is parked in a marked handicap space without the legally required handicap insignia;
 - (g) is parked in space marked for manager, staff, or guest at the office;
 - (h) blocks another vehicle from exiting;
 - (i) is parked in a fire lane or designated "no parking" area;
 - (j) is parked in a space marked for other resident(s) or apartment(s);
 - (k) is parked on the grass, sidewalk, or patio;
 - (l) blocks garbage trucks from access to a dumpster; ${\it or}$
 - (m) belongs to a resident and is parked in a visitor or retail parking space.
- **15. RELEASE OF RESIDENT.** Unless allowed by this Lease Contract, federal or state law, you won't be released from this Lease Contract for any reason.

The termination of one resident or co-resident's lease or right of occupancy shall not terminate right of occupancy of the remaining resident or co-resident who is sharing the bedroom and/or apartment.

15.1. Death of Sole Resident. If you are the sole resident, upon your death the Lease Contract may be terminated without penalty with at least thirty (30) days written notice by your legal representative. You will be liable for payment of rent until the latter of: (1) the termination date, *or* (2) until all possessions in the bedroom or apartment are removed. You will be liable for all rent, charges, and damages to the apartment until it is vacated, and any removal and storage costs.

In the event of your death or incapacitation, you designate the following person for the purpose of removing your personal property and returning possession:

_		
Name:	Tuan	Le
Addros		

Address: _

Phone number: (508) 847-9725

15.2. Release or Termination Due to a Family Violence Court Order. You may terminate the Lease Contract by giving us a thirty (30) day written notice and a copy of the family violence order as provided in OCGA 44-7-23 if a Court has issued a civil or criminal family violence order protecting you or your minor child. If you obtained an ex parte temporary protective order (TPO) you must also provide a copy of the police incident report on which the order was based.

The termination will take effect on the thirtieth (30th) day after providing us your written Lease Contract termination notice accompanied by a copy of the family violence order; however, you may continue to occupy the apartment until the termination date. You will continue to be responsible for any past due rent and rent that comes due prorated through the date your Lease Contract termination is effective. Also, you are responsible for all other sums that come due or are incurred through the Lease Contract termination date.

If you signed the Lease Contract but have not yet taken possession of the apartment you may terminate the Lease Contract prior to taking possession by giving us at least fourteen (14) days written notice and providing a copy of the family violence order and a copy of the police incident report if the order was an ex parte TPO. If you give us a proper fourteen (14) day termination notice based on a family violence order prior to taking possession of the apartment you are not liable for payment of any rent or other fees, and the Lease Contract will terminate.

16. MILITARY TRANSFER AND LEASE TERMINATIONS.

A resident (including a resident's spouse) who is a service member on active duty or is called to active duty in the regular or the reserve component of the U.S. Armed Forces, U.S. Coast Guard or National Guard, shall have the right to end this Lease Contract early by giving thirty (30) days written notice, paying all rent due through the notice date, and providing a copy of the official military orders or written verification signed by the service member's commanding officer or by providing base housing orders as provided in OCGA Section 44-7-22, if the service member is:

- (a) Ordered to federal duty for a period of ninety (90) days or longer;
- (b) Receives a permanent change of station orders to move at least 35 miles away from the rental housing;
- (c) Is released from active duty after leasing housing and must move 35 miles or more away from the service member's home of record prior to entering active duty;
- (d) After entering into this rental agreement, the service member becomes eligible to live in government quarters or the failure to move to government quarters will result in a forfeiture of the member's basic allowance for housing;
- (e) Receives temporary duty orders or temporary change of station orders or state active duty orders for a period exceeding sixty (60) days that is at least 35 miles away from the location of the rental housing; *or*
- (f) Receives orders after signing the lease but before taking possession of the rental housing.

After you deliver to us your written termination notice, the Lease Contract will be terminated under this military clause thirty (30) days after delivery of your notice to us. You must furnish us a copy of your military orders, such as permanent change-ofstation orders, call-up orders, or deployment orders or written notification from your commanding officer. After you move out, we'll return your security deposit, less lawful deductions. For the purposes of this Lease Contract, orders described in (b) above will only release the resident who qualifies under (a) and (b) 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 35 (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 this Lease Contract 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 25 (Default by Resident). You must immediately notify us if you are called to active duty or receive deployment or permanent change-of-station orders.

17. RESIDENT SAFETY AND LOSS. We are not liable to you, other residents in your apartment, or your guests for any damage, injury or loss to person or property caused by persons, including but not limited to theft, burglary, assault, vandalism or other crimes. We're not liable to you, other residents, guests, or occupants for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind,

explosions, interruption of utilities, or other occurrences unless such damage injury or loss unless otherwise required by law. We have no duty to remove any ice, sleet, or snow but may remove any amount with or without notice. During freezing weather, you must ensure that the temperature in the apartment is sufficient to make sure that the pipes do not freeze (the appropriate temperature will depend upon weather conditions and the size and layout of your apartment). If the pipes freeze or any other damage is caused by your failure to properly maintain the heat in your apartment, you'll be liable for damage to our and other's property. If you ask our representatives to perform services not contemplated in this Lease Contract, you will indemnify us and hold us harmless from all liability for those services.

You acknowledge that we are not equipped or trained to provide personal security services to you, other residents or your guests. You recognize that we are not required to provide any private security services and that no security devices or measures on the property are fail-safe. You further acknowledge that even if an alarm is provided it is a mechanical device that requires proper operation by you regarding coding and maintaining the alarm. Any charges resulting from the use of an intrusion alarm will be charged to you, including but not limited to any false alarms with police/fire/ambulance response or other required city charges.

We do not warrant security of any kind. You agree that you will not rely upon any security measures taken by us for personal security, and that you will call local law enforcement authorities if any security needs arise, along with 911 or any other applicable emergency number if an emergency occurs.

18. CONDITION OF THE PREMISES AND ALTERATIONS.

- 18.1. As-Is. We disclaim all implied warranties. You accept the apartment, fixtures, and furniture as is. We disclaim all implied warranties. You'll be given an Inventory and Condition form on or before move-in. Prior to move-in, you must sign and 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.
- 18.2. Standards and Improvements. You must customary diligence in maintaining the apartment and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter our property. No holes or stickers are allowed inside or outside the apartment. But we'll permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood-paneled walls, unless our rules state otherwise. No water furniture, washing machines, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless statutorily allowed or we've consented in writing. You may install a satellite dish or antenna provided you sign our satellite dish or antenna lease addendum which complies with reasonable restrictions allowed by federal law. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors and carbon monoxide detectors, furniture, telephone and cable TV wiring, screens, locks, and access control devices. When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the apartment; after that, you'll replace them at your expense with bulbs of the same type and wattage. Your improvements to the apartment (whether or not we consent) become ours unless we agree otherwise in writing.

19. REQUESTS, REPAIRS, AND MALFUNCTIONS.

Written Requests Required. IF YOU OR ANY OCCUPANT NEEDS TO SEND A NOTICE OR REQUEST—FOR EXAMPLE, FOR REPAIRS, INSTALLATIONS, SERVICES, OR SECURITY-RELATED MATTERS—IT MUST BE SUBMITTED THROUGH EITHER THE ONLINE RESIDENT PORTAL, OR SIGNED AND IN WRITING AND DELIVERED TO OUR DESIGNATED REPRESENTATIVE (except for fair-housing accommodation or modification requests or situations involving imminent danger or threats to health or safety such as 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. A request for maintenance or repair by anyone residing in your bedroom or apartment constitutes a request from all residents.

- 19.2. Notifications and Requirements. You must promptly notify us in writing of: water leaks or excessive moisture; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to property, health, or safety. Unless we instruct otherwise, you are required to keep the apartment cooled or heated according to our policies.
- 19.3. Utilities. We may change or install utility lines or equipment serving the apartment if the work is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately.
- 19.4. Casualty Loss and Equipment Repair. We'll act with customary diligence to make repairs and reconnections, taking into consideration when casualty insurance proceeds are received. Rent will not abate in whole or in part. 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.
- 19.5. Our Right to Terminate for Casualty Loss/Property Closure. 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. We also have the right to terminate this Lease during the Lease term by giving you at least thirty (30) days' written notice of termination if we are demolishing your apartment or closing it and it will no longer be used for residential purposes for at least six (6) months, or if the property is subject to eminent domain. If your tenancy is so terminated, we'll refund prorated rent and all deposits, less lawful deductions. We may also remove personal property if it causes a health or safety hazard.

20. ANIMALS.

- 20.1. No Animals Without Consent. Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the Apartment or Apartment Community unless we've so authorized in writing. If we allow an animal as a pet, you must execute a separate animal addendum which may require additional deposits, rents, fees or other charges. An animal deposit is considered a general security deposit. The animal addendum includes information governing animals, including assistance or service animals. We will authorize an assistance animal for a disabled person without requiring an animal deposit. When allowed by applicable laws, before we authorize an assistance animal, if the disability is not readily apparent, we may require a written statement from a qualified professional verifying the disability-related need for the assistance animal. If we authorize an assistance animal. we may require you to execute a separate animal and/ or assistance animal addendum. Animal deposits, additional rents, fees or other charges will not be required for an assistance animal needed due to disability, including an emotional support or service animal, as authorized under federal, state, or local law. You represent that any requests you made are true, accurate and made in good faith. You must not feed stray or wild animals.
- 20.2. Removal of Unauthorized Animal. We may remove an illegal or unauthorized animal by (1) leaving, in a conspicuous place in the apartment, a written notice of our intent to remove the animal within 24 hours; and (2) following the procedures of Paragraph 21 (When We May Enter). 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. You must pay for the animal's reasonable care and kenneling charges. We have no lien on the animal for any purpose.
- 20.3. Violations of Animal Policies and Charges. 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, including an initial charge of \$ 100.00 per animal (not to exceed \$100 per animal) and a daily

- charge of \$____50.00_ per animal (not to exceed \$10 per day per animal) from the date the animal was brought into your apartment until it is removed. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for defleaing, deodorizing, and shampooing. Initial and daily animal-violation charges and animal-removal charges are liquidated damages for our time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and
- 21. WHEN WE MAY ENTER. If you or any co-resident, guest or occupant is present, then repairers, servicers, contractors, our representatives or other persons listed in (b) below may peacefully enter the bedroom or apartment bedroom or at reasonable times for the purposes listed in (b) below. If nobody is in the bedroom or apartment, such persons may enter peacefully and at reasonable times by duplicate or master key (or by breaking a window or other means when necessary in emergencies) if:
 - (a) written notice of the entry is left in a conspicuous place in the apartment immediately after the entry; *and*
 - $(b) \ entry \ is \ for: responding \ to \ your \ request \ or \ any \ co-resident's;$ making repairs or replacements; estimating repair or refurbishing costs; performing pest control; doing preventivemaintenance; changing filters; testing or replacing smoke-detector and carbon monoxide detector batteries; retrieving unreturned tools, equipment or appliances; preventing waste of utilities; exercising our contractual lien; leaving notices; 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 prohibited under our rules; removing perishable foodstuffs if your electricity is disconnected; removing unauthorized animals; cutting off electricity according to statute; retrieving property owned or leased by former residents; inspecting when immediate danger to person or property is reasonably suspected; 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, contractors, prospective buyers, or insurance agents and for all other business related purposes.
- 22. NOTICES. Notices and requests from you or any other resident or occupant of the apartment constitute notice from all residents. Unless this Lease or the law requires otherwise, any notice required to be provided, sent or delivered in writing by us may be given electronically, subject to our rules. Your notice of tenancy termination or intent to move out must be signed by you. A notice from us to you to pay sums owed only by you, or regarding sale of property that belongs only to you or that was in your possession and care, will be addressed to you only. You represent that you have provided your current e-mail address to us, and that you will notify us in the event your e-mail address changes.
- 23. SUBLETTING, TRANSFERS, RELOCATION AND REPLACE-MENTS. Prior written consent required. Replacing a resident, subletting, assignment, or granting a right or license to occupy is allowed only when we expressly consent in writing.
 - **23.1. Transfers.** You must get our prior written approval for any transfer. If transfer is approved, you must:
 - (a) be in compliance with all terms of this Lease;
 - (b) execute a new Lease or other agreement for the space to which you are transferring;
 - (c) complete all required forms;
 - (d) pay a new security deposit in advance if required;and
 - (e) pay transfer fee of \$ _____250.00 in advance if you are moving from one apartment to another or \$ ______ in advance if you are moving from one exclusive space to another in the same apartment.

Under no circumstances will we be responsible for paying your moving costs.

- **23.2. Relocation.** We reserve the right at any time, upon five (5) days prior written notice to you and without your having to pay any transfer fee, to relocate you to another bedroom in the apartment or to another apartment within the apartment community. We will pay for rekeying if we require you to relocate.
- **23.3. Replacement.** If departing or remaining residents find a replacement resident acceptable to us before moving out and we expressly consent, in writing, to the replacement, subletting, assignment, or granting a right or any license to occupy, then:
 - (a) a reletting charge will not be due;
 - (b) 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*
 - (c) the departing and remaining residents will remain liable for all lease obligations for the rest of the original lease term.

If we approve a replacement resident, then, at our option, that resident must sign a new Lease. Deposits will not transfer, unless we agree otherwise in writing. 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 Contract term unless we agree otherwise in writing—even if a new Lease Contract is signed.

23.4. Rental Prohibited. You agree that you won't rent or offer to rent your bedroom or all or any part of your apartment to anyone else. You agree that you won't accept anything of value from anyone else for the use of any part of your apartment. You agree not to list any part of your apartment on any lodging rental website or with any service that advertises apartments for rent.

Owner's Rights and Remedies

- **24. OUR RESPONSIBILITIES.** We'll act with customary diligence to:
 - (a) keep common areas reasonably clean, subject to Paragraph 18 (Condition of the Premises and Alterations);
 - (b) maintain fixtures, hot water, heating and air-conditioning equipment;
 - (c) comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; *and*
 - (d) make all reasonable repairs, subject to your obligation to pay for damages and items for which you are liable.
 - 24.1. Your Remedies. If we violate any of the above, you may terminate your tenancy and exercise other remedies under state statute only as follows:
 - (a) you must make a written request for repair or remedy of the condition, and all rent must be current at the time;
 - (b) after receiving the request, we have a reasonable time to repair, considering the nature of the problem and the reasonable availability of materials, labor, and utilities;
 - (c) if we haven't diligently tried to repair within a reasonable time, you must then give us written notice of intent to terminate your tenancy unless the repair is made within seven (7) days;
 - (d) if repair hasn't been made within seven (7) days, you may terminate your tenancy and exercise other statutory remedies. Security deposits and prorated rent will be refunded as required by law;
 - (e) you may terminate your tenancy under this provision only if the repair or condition is so material and substantial as to render the apartment unfit for habitation; and
 - (f) you must move out of the apartment on or before the termination date specified in your notice.

25. DEFAULT BY RESIDENT.

25.1. Acts of Default. 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 (A) you don't pay rent or other amounts that you owe when due; (B) 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; (C) you abandon the bedroom or apartment; (D) you give incorrect, misleading, or false answers in a rental application; (E) you or any occupant is arrested, convicted, or given deferred adjudication for (1) 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, or (2) any sex-related crime, including a misdemeanor; (F) any illegal drugs or drug paraphernalia are found in your apartment or you or your occupants or guests sell, distribute, solicit, possess, or control any illegal drugs or drug paraphernalia in your vehicle, your apartment, anywhere in the apartment community, or on your person; (G) you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government; or(H) you allow a co-resident who has been evicted to stay in your bedroom or the apartment.

The resident defaults contained in the Lease will be limited to conduct by you or any of your invitees, guests or occupants, or to conduct in which you and any invitee, guest, occupant or resident participated. The remedies for a default committed solely by a resident in the apartment will be limited to those that affect that resident only.

- **25.2. Eviction.** If you default, we may end your right of occupancy by giving you a 24-hour written notice to vacate. Notice may be by:
 - (a) regular mail;
 - (b) certified mail, return receipt requested;
 - (c) personal delivery to any resident;
 - (d) personal delivery at the apartment to any occupant over 16 years old;
 - (e) affixing the notice to the inside of the apartment's main entry door.

Termination of your possession rights or subsequent reletting doesn't release you from liability for future rent or other lease obligations. If you are evicted, you must leave the apartment and cannot live in another bedroom or anywhere else in the apartment. In an eviction rent is owed through the date the lease is terminated or the date on which the apartment is re-rented to a new resident, whichever occurs first.

- 25.3. Other Remedies. 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 35 (Special Provisions), in addition to other sums due. Upon your default, we have all other legal remedies, including tenancy termination. The prevailing party may recover from the non-prevailing party 15% attorney's fees and all other litigation costs. 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 16% interest per year from due date, compounded annually.
- **25.4. Mitigation of Damages.** If you move out early, you'll be subject to Paragraph 9 (Early Move-Out) and all other remedies. We'll exercise customary diligence to relet and mitigate damages. We'll credit all subsequent rent that we actually receive from subsequent residents against your liability for past-due and future rent and other sums due.
- **25.5. Default by Other Residents.** If there is a default by another resident, it may not be possible to prevent their occupancy of the apartment during legal proceedings.

Disclaimer: If there is a breach of this Lease Contract and the law does not allow us to evict only the breaching resident, all non-defaulting co-residents may be relocated as provided under Paragraph 2 (Apartment) to evict the defaulting resident.

${\bf 26.\ OTHER\ IMPORTANT\ PROVISIONS.}$

26.1. Representatives' Authority; Waivers; Notice.

Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate this Lease Contract or any part of it, unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing.

Any dimensions and sizes provided to you relating to the apartment are only approximations or estimates; actual dimensions and sizes may vary. 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. We may require a guarantor if you do not qualify on your own. If anyone else has guaranteed performance of this Lease, a separate Lease Guaranty for each guarantor must be executed and submitted per our policies, we may, at our option, terminate this Lease. 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 (and any fax-transmittal verification). Fax or electronic signatures are binding. All notices must be signed.

26.2. Entire Agreement. Neither we nor any of our representatives have made any oral promises, representations, or agreements.

26.3. Miscellaneous.

- (a) Exercising one remedy won't constitute an election or waiver of other remedies.
- (b) Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties.
- (c) All remedies are cumulative.
- (d) No employee, agent, or management company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf.
- (e) This Lease Contract binds subsequent owners.
- (f) This Lease remains in effect if any provision or clause is invalid or if initials are omitted on any page.
- (g) All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.
- (h) This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.

- (i) Lease Contract obligations must be performed in the county where the apartment is located.
- (j) All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.
- (k) The term "including" in this Lease should be interpreted to mean "including but not limited to."
- (I) Nothing in this Lease constitutes a waiver of our remedies for a breach under your prior lease that occurred before the lease term in Paragraph 3 (Term) begins.
- (m) Resident agrees and understands that the terms and conditions of this agreement, including any and all rules and regulations or other documents or policies referred to herein, will be construed and applied under and according to the laws of the state of Georgia.
- **26.4. Rooming House.** In no event shall the apartment be deemed a rooming or lodging house and, in the event any state or local agency makes any determination to the contrary, we reserve the right to terminate the Lease upon seven (7) days' notice.
- **26.5. 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 our control, then we shall be excused from any further performance of obligations and undertakings hereunder, to the fullest extent allowed under applicable law. Your exposure to or contracting of a virus does not excuse you from fulfilling your Lease obligations.

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.

26.6. Limitation on Actions. To the extent allowed by law, resident also agrees and understands that any legal action against Management or Owner must be instituted within one (1) year of the date any claim or cause of action arises and that any action filed after one (1) year from such date shall be time barred as a matter of law.

End of the Lease

- 27. MOVE-OUT PROCEDURES. The move-out date can't be changed unless we and you both agree in writing. You won't move out before the lease term or renewal period ends unless all rent for the entire lease term or renewal period is paid in full. Early move-out may result in reletting charges and liability for future rent under Paragraphs 9 (Early Move-Out) and 25 (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 or surrender the bedroom and apartment before the thirty (30)-day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.
 - 27.1. 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—including charges for cleaning carpets, draperies, furniture, walls, etc. that are soiled beyond normal wear (that is, wear or soiling that occurs without negligence, carelessness, accident, or abuse).
 - 27.2. Move-Out Inspection. Within three (3) business days after the Lease Contract terminates and you vacate the premises or within three (3) business days after you surrender and we accept back possession of the apartment—whichever occurs first—we'll inspect your apartment and prepare a comprehensive list of damage done during your occupancy (over and above normal wear) and the estimated dollar value of the damage.

Upon your request within five (5) business days after the Lease Contract terminates and you vacate the premises or upon your request within five (5) business days after you surrender and we accept back possession of the apartment—whichever occurs first—you have the right

to inspect the premises and inspect our list of damages and estimated dollar value of the damages.

If you are present with us at the time of the inspection we will both sign the damage list which will become conclusive evidence of the accuracy of the list. If you refuse to sign the list, you must state specifically in writing the items on the list with which you object or dissent. You may note your objections or dissent on the list we prepare, or you may submit a separate list of your objections and dissent to our list.

Within thirty (30) days after obtaining possession of your apartment once the Lease Contract terminates and you vacate the premises or within thirty (30) days after you surrender and we accept possession of the premises —whichever occurs first—we will either: 1) return your full security deposit; or 2) return the remaining portion (if any) of your security deposit less any amounts we deducted for damages exceeding wear and tear, unpaid rent, or other charges or fees you owe us under the Lease Contract. If we do not return your full security deposit we will send you the remaining balance of the deposit (if any) along with a copy of the damage list and estimated value from our inspection.

If you vacate or surrender the premises without notifying us, we will inspect the premises and compile the list of damages and estimated value within a reasonable time after we discover you surrendered the premises or vacated.

If you are present at the move out inspection after vacating and sign the final damage list or if you are present at the move out inspection and do not object or dissent in writing to the items on the list, you are not entitled to recover your security deposit or other damages under OCGA 44-7-35.

If you did not request a copy of the final damage list and you did not inspect the premises after vacating you still will have the right to dispute the damages we assessed against your security deposit.

If you did not request a copy of the final damage list and were not present for our inspection after vacating you still will have the right to dispute the damages we assessed against your security deposit.

28. SURRENDER AND ABANDONMENT.

You have *surrendered* the bedroom and the apartment when (A) the move-out date has passed and no one is living in the bedroom in our reasonable judgment; or (B) all bedroom and apartment keys and access devices listed herein have been turned in where rent is paid—whichever date occurs first.

You have *abandoned* the bedroom and the apartment when all of the following have occurred (A) you appear to have moved out with the intention to give up all rights to occupy or use the apartment in our reasonable judgment; (B) you've been in default for non-payment of rent for five (5) consecutive days or water, gas, or electric service for the apartment that we are not responsible for paying has been terminated; *and* (C) you've not responded for two (2) days to our notice left on the inside of the main entry door, stating that we consider the bedroom abandoned.

- 28.1. The Ending of Your Rights. 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 bedroom or apartment; determine any security deposit deductions; and remove property left in the bedroom and apartment. Surrender, abandonment, and judicial eviction affect your rights to property left in the bedroom and apartment but do not affect our mitigation obligations.
- 28.2. All property in the apartment is subject to a contractual lien to secure payment of delinquent rent.

 For this purpose, "apartment" excludes common areas but includes interior living areas and exterior patios, balconies, attached garages, and storerooms for your exclusive use.
- 28.3. Removal After Surrender, Abandonment, or Eviction. We or law officers may remove and /or store all property remaining in the bedroom, 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.

- **28.4. Storage.** We may store, but have no duty to store, property removed after judicial eviction, surrender, or abandonment of the bedroom or apartment. We're not liable for casualty loss, damage, or theft of such property. You must pay reasonable charges for our packing, removing, storing, and selling any property. We have a lien on all property removed and stored after surrender, abandonment, or judicial eviction for all sums you owe.
- **28.5. Redemption.** If we've removed and stored property after surrender, abandonment, or judicial eviction, you may redeem only by paying all sums you owe, including rent, late charges, reletting charges, storage, damages, etc. We may return redeemed property at the place of storage, the management office, or the apartment (at our option). We may require payment by cash, money order, or certified check.
- **28.6. 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 bedroom and apartment after surrender or abandonment; *or* (2) left outside more than 24 hours 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. Property not thrown away or given to charity may be disposed of only by sale, which must be held no sooner than thirty (30) days after written notice of date, time, and place of sale is sent by both regular mail and certified mail (return receipt requested) to your last known address. The notice must itemize the amounts you owe and the name, address, and phone number of the person to contact about the sale, the amount owed, and your right to redeem the property. Sale may be public or private, is subject to any third-party ownership or lien claims, must be to the highest cash bidder, and may be in bulk, in batches, or item-by-item. Proceeds exceeding sums owed must be mailed to you at your last known address within thirty (30) days after sale.

General Provisions and Signatures

- **29. DISCLOSURE RIGHTS.** If someone requests information on you or your rental history for law enforcement, governmental, or business purposes, we may provide it.
- **30. ASSOCIATION MEMBERSHIP.** We represent that either: (A) we or; (B) 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.
- **31. CANCELLATION.** If written cancellation is received within seventy-two (72) hours of the date you sign this Lease, the Lease will be voided with no penalties to you, unless we have received the first installment or you have been issued keys.
- **32. SEVERABILITY.** If any provision of this 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 Lease Contract. The court shall interpret the Lease and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.
- 33. ORIGINALS AND ATTACHMENTS. This Lease Contract has been executed in multiple originals, with original or electronic signatures. We will provide you with a copy of the Lease Contract. Your copy of the Lease Contract 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 is completed, you should retain a copy, and we

should retain a copy. Any addenda or amendments you sign as a part of executing this Lease Contract are binding and hereby incorporated into and made part of the Lease Contract between you and us. **This Lease is the entire agreement between you and us.** You acknowledge that you are NOT relying on any oral representations. A copy or scan of this Lease Contract and related addenda, amendments, and agreements may be used for any purpose and shall be treated as an original.

	DISCLOSURE NOTICE. Name and address of the company or party authorized to manage the apartment community:				
-					
-					
	Name and address of the company or party authorized to receivnotices or lawsuits:				
-					
-					
ł	Management's corporate name and license number as require by the rules of the Georgia Real Estate Commission (Ga. R. & Reg 520-110 are				
((Corporate Name of Licensed Managing Agent) and				
(GREC corporate license number of Managing Agent).				

35. SPECIAL PROVISIONS. The following or attached special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease and will supersede any conflicting provisions of this printed Lease form. See Additional Special Provisions	Date Signed Owner or Owner's Representative (signing on behalf of owner) Date Signed Name, address and phone number of managing agent for the property for notice purposes. This person or entity is authorized to receive services of process and to manage the property. Core Atlanta Spring Street, LLC 960 Spring St. Atlanta, GA (770) 299-9402 Name and address of locator service (if applicable)		
Before submitting a rental application or signing this Lease, you should review the documents and consult an attorney. You are legally bound by this Lease when you sign it. A facsimile or electronic signature on this Lease is as binding as an original signature. The leasing process will be completed after we review, approve and return a countersigned Lease to you. You understand a contract has been formed even if the specific apartment or bedroom is to be assigned at a later date.			
Additional provisions or changes may be made to the Lease if agreed to in writing by the parties. You are NOT relying on any oral representations.			
You are entitled to receive a copy of this Lease after it is fully signed. Keep it in a safe place.	After-hours phone number(770) 299-9402 (Always call 911 for police, fire, or medical emergencies.)		
SPECIAL PROVISIONS (CONTINUED) Student Housing Lease further force or effect. Section 4: Rent and Country before July 15, 2023 for the Fall 2023/24 Term of the month in which they are due, with no gradular section of the section of the month in which they are due, with no gradular section of the section o	harges. The first installment is due on or . All other payments must be made by the 1st		

ADDITIONAL SPECIAL PROVISIONS



DWELLING UNIT DESCRIPTION.	Unit No	TBD	, 960 Spring St	
			(street address) in Atlanta	
		-	30309	(zip code)
LEASE CONTRACT DESCRIPTION				
Owner's Name: Core	Atlanta Sprin	g Street	LLC	
D. I. I. Gravilla and Bream				
Residents (list all residents): Ryan	ı <u>ne</u>			
Section 4:4 LATE FEES: If	you don't pay	rent in	full by 11:59 p.m. on the 3rd da	ay of the
			fees in addition to the initial	_
			thout demand in addition to the	
			aid not to exceed \$200 per month.	
			<pre>and replaced with the following: , if your bedroom is not availabl</pre>	
			n, you are not excused from paying	
			, unless we fail to provide you w	
			t period of time from the start of	
			your occupancy. Thereafter, if yo	
			erty closure, we will proceed as	
			Contract. Under no circumstances	
			sed by or related to the failure date of the lease term or at any	
thereafter.	ecupancy on th	e Start	date of the lease term of at any	CIME
onerear ser.				
	()		D	
Resident			Date of Signing Addendur	n
(All residents m	ust signj			
Owner or Owner's R	epresentative		Date of Signing Addendur	n

UTILITY AND SERVICES ADDENDUM



]	February 15, 2023 between Core Atlanta Spring Street LLC
("We'	" and/or "we" and/or "us") and Ryan Le
("You	a" and/or "you") of Apt. No located at <u>960 Spring St</u>
and is Contr terms	et address) in Atlanta, GA 30309 s in addition to all terms and conditions in the Lease. This Addendum constitutes an Addendum to the above described Leas ract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the sor conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum control.
	esponsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, will be a dicated below.
a)	Water service to your dwelling will be paid by you either: directly to the utility service provider; or water bills will be billed by the service provider to us and then allocated to you based on the following formula: 5 ☐ If flat rate is selected, the current flat rate is \$ per month. ☐ 3rd party billing company if applicable Conservice
b)	Sewer service to your dwelling will be paid by you either: directly to the utility service provider; or sewer bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable
c)	Gas service to your dwelling will be paid by you either: directly to the utility service provider; or gas bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable
d)	Trash service to your dwelling will be paid by you either: directly to the utility service provider; or trash bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable
e)	Electric service to your dwelling will be paid by you either: directly to the utility service provider; or electric bills will be billed by the service provider to us and then allocated to you based on the following formula: 1, 5 If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable Conservice
f)	Stormwater service to your dwelling will be paid by you either: directly to the utility service provider; or stormwater bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable
g)	Cable TV service to your dwelling will be paid by you either: directly to the utility service provider; or cable TV bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable
h)	Master Antenna service to your dwelling will be paid by you either: directly to the utility service provider; or master antenna bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable
i)	Internet service to your dwelling will be paid by you either: directly to the utility service provider; or internet bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable
j)	Pest Control service to your dwelling will be paid by you either: directly to the utility service provider; or pest control bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable

	k) (Other)	service to your dwelling will be paid by you either:
	directly to the utility service provice	er; or vider to us and then allocated to you based on the following formula:
	If flat rate is selected, the curre	nt flat rate is \$ per month.
	3rd party billing company if ap	plicable
	l) (Other)	service to your dwelling will be paid by you either:
	directly to the utility service provice	er; or vider to us and then allocated to you based on the following formula:
	If flat rate is selected, the curre	nt flat rate is \$ per month.
	3rd party billing company if ap	olicable
	METERING/ALLOCATION METHOD KEY	
	"1" - Sub-metering of all of your water/gas	/electric use
	"2" - Calculation of your total water use ba "3" - Calculation of your total water use ba	
	"4" - Flat rate per month	
	"5" - Allocation based on the number of pe "6" - Allocation based on the number of pe	rsons residing in your dwelling unit rsons residing in your dwelling unit using a ratio occupancy formula
	"7" - Allocation based on square footage o	
		square footage of your dwelling unit and the number of persons residing in your
	dwelling unit "9" - Allocation based on the number of be	drooms in your dwelling unit
	"10" - Allocation based on a lawful formula	not listed here
	(Note: if method "10" is selected, a se	parate sheet will be attached describing the formula used)
2.	square footage of the apartment, number of and average water usage for that floor pla used, we or our billing company will calcula with state and local statutes. Under any allor or in other residential units as well as admit formula as a basis for estimating total utili may or may not accurately reflect actual tot of determining your allocated share of ut providing written notice to you. More det provided upon request. If a flat fee method for trash or other utility: (as may be amended with written notice as	rtment has no sub-meter. The formula may be based on factors such as, the interior bedrooms, number of occupants, number of bathrooms, presence of washing machine, in. The allocation is an estimate of usage by the resident. If an allocation method is e your allocated share of the utilities and services provided and all costs in accordance exaction method, Resident may be paying for part of the utility usage in common areas instrative fees. Both Resident and Owner agree that using a calculation or allocation by consumption is fair and reasonable, while recognizing that the allocation method all utility consumption for Resident. Where lawful, we may change the above methods elities and services and all other billing methods, in our sole discretion, and after ailed descriptions of billing methods, calculations and allocation formulas will be ervice is used, Resident and Owner agree that the charges indicated in this Agreement specified above) represent a fair and reasonable amount for the service(s) provided a monthly per unit cost.
3.	utility bill is issued at the place indicated of for a late fee as indicated below. The late p of the Lease and we will exercise all reme	billing company, you must pay utility bills within days of the date when the n your bill, or the payment will be late. If a payment is late, you will be responsible ayment of a bill or failure to pay any utility bill is a material and substantial breach lies available under the Lease, up to and including eviction for nonpayment. To the administrative, late or final bill fees, you shall pay such fees as indicated below.
	New Account Fee:	\$62.40 (not to exceed \$)
	Monthly Administrative Billing Fee:	\$ (not to exceed \$)
	Late Fee:	\$ (not to exceed \$)
	Final Bill Fee:	\$ (not to exceed \$)
	If allowed by state law, we at our sole discr	etion may amend these fees, with written notice to you.
4.	charges on the dwelling. If you breach the L to pay the charges under the Lease, subject	me that you were living in, occupying, or responsible for payment of rent or utility ease, you will be responsible for utility charges for the time period you were obliged to our mitigation of damages. In the event you fail to timely establish utility services, led to us for your dwelling and may charge a reasonable administration fee for billing 62.40
5.	When you move out, you will receive a final at the time you move out or it will be deduced	bill which may be estimated based on your prior utility usage. This bill must be paid ted 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.

. The following special provisions and any addenda or written rules furnished to you at or before signing will become a parthis Utility Addendum and will supersede any conflicting provisions of this printed Utility Addendum and/or the Lease Contra				
LANDLORD may estimate any and all utility charges a other time) and such amounts shall be deemed final.	TENANT is responsible for all setup,			
deposits, and activation fees of all utilities not				
pay a one-time service fee in the amount of \$62.40 This service fee is for administration, billing, ov				
charges	ornead and ormizar cuponoco and			
Resident Signature	Date			
Resident Signature	Date			
Resident Signature	Date			
Resident Signature	Date			
Resident Signature				
Resident Signature				
Management				
-				

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 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.

BED BUG ADDENDUM



Date: _____ February 15, 2023

(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.

Unit No		960	Spring	St		
				(s	treet addi	ress) in
		Atlan	ta			
(city), Georg	gia,	30309	(2	zip co	de).	
LEASE CON	TRACT D	ESCRIPTI	ON.			
Lease Contr	act Date:	February	, 15,	202	3	
Owner's nar	ne: Core	Atlanta	Spr	ing	Street	LLC
0 11 11 0 11 11						
Residents (1	ist all resi	dents):				
Ryan Le						
куан не						

1. DWELLING UNIT DESCRIPTION.

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

- **3. PURPOSE.** This Addendum modifies the Lease Contract and addresses situations related to bed bugs *(cimex lectularius)* which may be discovered infesting the dwelling or personal property in the dwelling. You understand that we relied on your representations to us in this Addendum.
- **4. INSPECTION AND INFESTATIONS.** BY SIGNING THIS ADDENDUM, YOU REPRESENT THAT:
 - YOU HAVE INSPECTED THE DWELLING PRIOR TO MOVING IN, OR PRIOR TO SIGNING THIS ADDENDUM, AND YOU DID NOT FIND ANY EVIDENCE OF BED BUGS OR A BED BUG INFESTATION:

OR

• YOU WILL INSPECT THE DWELLING WITHIN 48 HOURS AFTER MOVING IN, OR WITHIN 48 HOURS AFTER SIGNING THIS ADDENDUM AND WILL NOTIFY US OF ANY BED BUGS OR BED BUG INFESTATIONS.

You agree that you have read the information provided in this Addendum and that you are not aware of any infestation or presence of bed bugs in your current or previous dwellings, furniture, clothing, personal property, or possessions. You also acknowledge that you have fully disclosed to us any previous bed bug infestations or bed bug issues that you have experienced.

If you disclose to us a previous experience with bed bug infestations or other bed bug related issues, we can review documentation of the previous treatment(s) and inspect your personal property and possession to confirm the absence of bed bugs.

5. ACCESS FOR INSPECTION AND PEST TREATMENT.

You must allow us and our pest control agents access to the dwelling at reasonable times to inspect for or treat bed bugs as allowed by law. You and your family members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments. We have the right to select any licensed pest control professional to treat the dwelling and building. We can select the method of treating the dwelling, building and common areas for bed bugs. We can also inspect and treat adjacent or neighboring dwellings to the infestation even if those dwellings are not the source or cause of the known infestation. Unless otherwise prohibited by law, you are responsible for and must, at your own expense, have your own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that we approve. You must do so as close as possible to the time we treated the dwelling. If you fail to do so, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract. You agree not to treat the dwelling for a bed bug infestation on your own.

- **6. NOTIFICATION.** You must promptly notify us:
 - of any known or suspected bed bug infestation or presence in the dwelling, or in any of your clothing, furniture or personal property.
 - of any recurring or unexplained bites, stings, irritations, or sores of the skin or body which you believe is caused by bed bugs, or by any condition or pest you believe is in the dwelling.
 - if you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or of any confirmation of bed bug presence by a licensed pest control professional or other authoritative source.
- **7. COOPERATION.** If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents to treat and eliminate the bed bugs. You must follow all directions from us or our agents to clean and treat the dwelling and building that are infested. You must remove or destroy personal property that cannot be treated or cleaned as close as possible to the time we treated the dwelling. Any items you remove from the dwelling must be disposed of off-site and not in the property's trash receptacles. If we confirm the presence or infestation of bed bugs in your dwelling, we have the right to require you to temporarily vacate the dwelling and remove all furniture, clothing and personal belongings in order for us to perform pest control services. If you fail to cooperate with us, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract.
- 8. RESPONSIBILITIES. You may be required to pay all reasonable costs of cleaning and pest control treatments incurred by us to treat your dwelling unit for bed bugs. If we confirm the presence or infestation of bed bugs after you vacate your dwelling, you may be responsible for the cost of cleaning and pest control treatments. If we must move other residents in order to treat adjoining or neighboring dwellings to your dwelling unit, you may be liable for payment of any lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other dwellings. If you fail to pay us for any costs you are liable for, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract, and obtain immediate possession of the dwelling. If you fail to move out after your right of occupancy has been terminated, you will be liable for holdover rent under the Lease Contract.

9.	TRANSFERS. If we allow you to transfer to another dwelling in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest control professional. You must provide proof of such cleaning and treatment to our satisfaction.	10.	SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	You are legally bound by this do	cume	nt. Please read it carefully.
	Resident or Residents (All residents must sign)		Owner or Owner's Representative (Signs below)
			Date of Signing Addendum

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

BED BUGS — A Guide for Rental Housing Residents

Bed bugs, with a typical lifespan of 6 to 12 months, are wingless. flat, broadly oval-shaped insects. Capable of reaching the size of an apple seed at full growth, bed bugs are distinguishable by their reddish-brown color, although after feeding on the blood of humans and warm-blooded animals—their sole food sourcethe 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
- · 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

- 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 secondhand 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.

	DWELLING UNIT DESCRIPTION.					
	Unit No					
	(street address) i					
	Atlanta					
	(city), Georgia,(zip code).					
	LEASE CONTRACT DESCRIPTION.					
	Lease Contract Date: February 15, 2023					
	Owner's name: Core Atlanta Spring Street LLC					
	Residents (list all residents):					
	Ryan Le					

described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. ABOUT MOLD. Mold is found virtually everywhere in our environment—both indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter.

Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. A 2004 Federal Centers for Disease Control and Prevention study found that there is currently no scientific evidence that the accumulation of mold causes any significant health risks for person with normally functioning immune systems. Nonetheless, appropriate precautions need to be taken.

- **4. PREVENTING MOLD BEGINS WITH YOU.** In order to minimize the potential for mold growth in your dwelling, you must do the following:
 - Keep your dwelling clean—particularly the kitchen, the bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food.
 - Remove visible moisture accumulation on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines—especially if the leak is large enough for water to infiltrate nearby walls. Turn on any exhaust fans in the bathroom and kitchen before you start showering or

cooking with open pots. When showering, be sure to keep the shower curtain inside the tub or fully close the shower doors. Also, the experts recommend that after taking a shower or bath, you: (1) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up your towels and bath mats so they will completely dry out.

- Promptly notify us in writing about any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out.
- Promptly notify us in writing about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary.
- Keep the thermostat set to automatically circulate air in the event temperatures rise to or above 80 degrees Fahrenheit.
- 5. IN ORDER TO AVOID MOLD GROWTH, it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:
 - rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;
 - overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
 - leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks;
 - washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
 - leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and
 - insufficient drying of carpets, carpet pads, shower walls and bathroom floors.
- 6. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant®, Pine-Sol Disinfectant® (original pine-scented), Tilex Mildew Remover® or Clorox Cleanup®. (Note: Only a few of the common household cleaners will actually kill mold). Tilex® and Clorox® contain bleach which can discolor or stain. Be sure to follow the instructions on the container. Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter can be

used to help remove non-visible mold products from porous **9. SPECIAL PROVISIONS.** The following special provisions items, such as fibers in sofas, chairs, drapes and carpets control over conflicting provisions of this printed form: provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes. 7. 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. **8. COMPLIANCE.** Complying with this addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this addendum, please contact us at the management office or at the phone number shown in your Lease Contract. If you fail to comply with this Addendum, you can be held responsible for property damage to the dwelling and any health problems that may result. We can't fix problems in your dwelling unless we know about them. **Resident or Residents** Owner or Owner's Representative (All residents must sign here) (Signs here) **Date of Lease Contract** February 15, 2023

COMMUNITY POLICIES, RULES AND REGULATIONS ADDENDUM



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

conta	ined in the L	ease. If any terms of this Addendum conflict with the Lease, the terms of this Addendum shall be controlling:
Prope	erty Owner:	Core Atlanta Spring Street LLC
Resident(s):		Ryan Le
Unit I	lo:/Address:	#TBD, 960 Spring St, Atlanta, GA 30309
Lease	Date:	02/15/2023
I.	Resident(s) located at the provided for Addendum, revoked by or the Common change the without not	conditions for use of all common areas, Resident amenities, and recreational facilities (together, "Amenities") ne Dwelling Community is a privilege and license granted by Owner, and not a contractual right except as otherwise or in the Lease. Such permission is expressly conditioned upon Resident's adherence to the terms of the Lease, this and the Community rules and regulations ("Rules") in effect at any given time, and such permission may be Owner at any time for any lawful reason. In all cases, the most strict terms of either the Lease, this Addendum, munity Rules shall control. Owner reserves the right to set the days and hours of use for all Amenities and to character of or close any Amenity based upon the needs of Owner and in Owner's sole and absolute discretion, tice, obligation or recompense of any nature to Resident. Owner and management may make changes to the Rules my Amenity at any time.
	personal in Community damages, l	lly, Resident(s) expressly agrees to assume all risks of every type, including but not limited to risks of njury or property damage, of whatever nature or severity, related to Resident's use of the amenities at the y. Resident(s) agrees to hold Owner harmless and release and waive any and all claims, allegations, actions, losses, or liabilities of every type, whether or not foreseeable, that Resident(s) may have against Owner re in any way related to or arise from such use. This provision shall be enforceable to the fullest extent of
	WITH THE SOLELY RES RULES AND FROM ALL	S OF THIS ADDENDUM SHALL ALSO APPLY TO RESIDENT(S)' OCCUPANTS, AGENTS AND INVITEES, TOGETHER E HEIRS, ASSIGNS, ESTATES AND LEGAL REPRESENTATIVES OF THEM ALL, AND RESIDENT(S) SHALL BE SPONSIBLE FOR THE COMPLIANCE OF SUCH PERSONS WITH THE LEASE, THIS ADDENDUM, AND COMMUNITY D REGULATIONS, AND RESIDENT(S) INTEND TO AND SHALL INDEMNIFY AND HOLD OWNER HARMLESS CLAIMS OF SUCH PERSONS AS DESCRIBED IN THE PRECEDING PARAGRAPH. The term "Owner" shall include ement, officers, partners, employees, agents, assigns, Owners, subsidiaries and affiliates of Owner.
II.	 Residents All Swim For their Pool hour No glass, Proper sv No running with a tox Resident(DOES NOT have a pool. When using the pool, Resident(s) agrees to the following: and guests will adhere to the rules and regulations posted in the pool area and Management policies. mers swim at their own risk. Owner is not responsible for accidents or injuries. safety, Residents should not swim alone. rs are posted at the pool. pets, or alcoholic beverages are permitted in the pool area. Use paper or plastic containers only. wimming attire is required at all times and a swimsuit "cover up" should be worn to and from the pool. ng or rough activities are allowed in the pool area. Respect others by minimizing noise, covering pool furniture wel when using suntan oils, leaving pool furniture in pool areas, disposing of trash, and keeping pool gates closed. (s) must accompany their guests.
		IN CASE OF EMERGENCY DIAL 911
III.	agrees to the Residents The Fitne Resident(that may Resident(dangerou Resident(aerobics of	ENTER. This Community DOES; DOES NOT have a fitness center. When using the fitness center, Resident ne following: It is and guests will adhere to the rules and regulations posted in the fitness center and Management policies. The sess Center is not supervised. Resident(s) are solely responsible for their own appropriate use of equipment. (a) shall carefully inspect each piece of equipment prior to Resident's use and shall refrain from using any equipment be functioning improperly or that may be damaged or dangerous. (b) shall immediately report to Management any equipment that is not functioning properly, is damaged or appears as well any other person's use that appears to be dangerous or in violation of Management Rules and Policies. (c) shall consult a physician before using any equipment in the Fitness Center and before participating in any or exercise class, and will refrain from such use or participation unless approved by Resident's physician. (s) will keep Fitness Center locked at all times during Resident's visit to the Fitness Center.

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• Resident(s) will not admit any person to the Fitness Center who has not registered with the Management Office.

Card # issued: (1) _____ (3) ____ (5) ____ (2) ___ (4) ____ (6) ____

permitted in the Fitness Center.

• Resident(s) must accompany guests, and no glass, smoking, eating, alcoholic beverages, pets, or black sole shoes are

IV.	PACKAGE RELEASE. This Community 🗓 DOES; 🔲 DOES NOT accept packages on behalf of Residents.
	For communities that do accept packages on behalf of its Residents: Project (a) gives Overnous and its and accept any parallely and the Project (a) through UPS. Federal Evernous
	Resident(s) gives Owner permission to sign and accept any parcels or letters sent to Resident(s) through UPS, Federal Express Airborne, United States Postal Service or the like. Resident agrees that Owner does not accept responsibility or liability for any lost, damaged, or unordered deliveries, and agrees to hold Owner harmless for the same.
V.	BUSINESS CENTER. This Community X DOES ; DOES NOT have a business center.
	Resident(s) agrees to use the business center at Resident(s) sole risk and according to the Rules and Regulations posted in the business center and Management policies. Owner is not responsible for data, files, programs or any other information
	lost or damaged on Business Center computers or in the Business Center for any reason. No software may be loaded on
	Business Center computers without the written approval of Community Management. No inappropriate, offensive, or pornographic images or files (in the sole judgment of Owner) will be viewed or loaded onto the Business Center computers
	at any time. Residents will limit time on computers to 30 minutes if others are waiting to use them. Smoking
	eating, alcoholic beverages, pets, and any disturbing behavior are prohibited in the business center.
VI.	AUTOMOBILES/BOATS/RECREATIONAL VEHICLES. The following policies are in addition to those in the Lease, and may
	be modified by the additional rules in effect at the Community at any given time:
	 Only vehicle per licensed Resident is allowed.
	All vehicles must be registered at the Management office.
	• Any vehicle(s) not registered, considered abandoned, or violating the Lease, this Addendum, or the Community Rules, in
	the sole judgment of Management, will be towed at the vehicle owner's expense after a hour notice is placed

- on the vehicle.

 Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without notice, at the vehicle owner's expense.
- The washing of vehicles is not permitted on the property unless specifically allowed in designated area.
- Any on property repairs and/or maintenance of any vehicle must be with the prior written permission of the Management.
- Recreational vehicles, boats or trailers may only be parked on the property with Management's permission (in Management's sole discretion), and must be registered with the Management Office and parked in the area(s) designated by Management.
- VII. FIRE HAZARDS. In order to minimize fire hazards and comply with city ordinances, Resident shall comply with the following:
 - Residents and guests will adhere to the Community rules and regulations other Management policies concerning fire hazards, which may be revised from time to time.
 - No person shall knowingly maintain a fire hazard.
 - Grills, Barbeques, and any other outdoor cooking or open flame devices will be used only on the ground level and will be placed a minimum of ______ 30 ____ feet from any building. Such devices will not be used close to combustible materials, tall grass or weeds, on exterior walls or on roofs, indoors, on balconies or patios, or in other locations which may cause fires.
 - **Fireplaces:** Only firewood is permitted in the fireplace. No artificial substances, such as Duraflame® logs are permitted. Ashes must be disposed of in metal containers, after ensuring the ashes are cold.
 - Flammable or combustible liquids and fuels shall not be used or stored (including stock for sale) in dwellings, near exits, stairways breezeways, or areas normally used for the ingress and egress of people. This includes motorcycles and any apparatus or engine using flammable or combustible liquid as fuel.
 - No person shall block or obstruct any exit, aisle, passageway, hallway or stairway leading to or from any structure.
 - Resident(s) are solely responsible for fines or penalties caused by their actions in violation of local fire protection codes.
- VIII. EXTERMINATING. Unless prohibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Residents' dwelling several times a year and as needed to prevent insect infestation. Owner will notify Residents in advance of extermination in Residents' Dwelling, and give Resident instructions for the preparation of the Dwelling and safe contact with insecticides. Residents will be responsible to prepare the Dwelling for extermination in accordance with Owner's instructions. If Residents are unprepared for a scheduled treatment date Owner will prepare Residents' dwelling and charge Residents accordingly. Residents must request extermination treatments in addition to those regularly provided by Owner in writing. Residents agree to perform the tasks required by Owner on the day of interior extermination to ensure the safety and effectiveness of the extermination. These tasks will include, but are not limited to, the following:
 - Clean in all cabinets, drawers and closets in kitchen and pantry.
 - If roaches have been seen in closets, remove contents from shelves and floor.
 - Remove infants and young children from the dwelling.
 - Remove pets or place them in bedrooms, and notify Owner of such placement.
 - Remove chain locks or other types of obstruction on day of service.
 - Cover fish tanks and turn off their air pumps.
 - Do not wipe out cabinets after treatment.

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

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

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

- IX. DRAPES AND SHADES. Drapes or shades installed by Resident, when allowed, must be lined in white and present a uniform exterior appearance.
- **X. WATER BEDS.** Resident shall not have water beds or other water furniture in the dwelling without prior written permission of Owner.

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- XI. BALCONY or PATIO. Balconies and patios shall be kept neat and clean at all times. No rugs, towels, laundry, clothing, appliances or other items shall be stored, hung or draped on railings or other portions of balconies or patios. No misuse of the space is permitted, including but not limited to, throwing, spilling or pouring liquids or other items, whether intentionally or negligently, over the balconies or patios.
- XII. SIGNS. Resident shall not display any signs, exterior lights or markings on dwelling. No awnings or other projections shall be attached to the outside of the building of which dwelling is a part.
- XIII. SATELLITE DISHES/ANTENNAS. You must complete a satellite addendum and abide by its terms prior to installation or
- XIV. WAIVER/SEVERABILITY CLAUSE. No waiver of any provision herein, or in any Community rules and regulations, shall be effective unless granted by the Owner in a signed and dated writing. If any court of competent jurisdiction finds that any clause, phrase, or provision of this Part is invalid for any reason whatsoever, this finding shall not effect the validity of the $remaining\ portions\ of\ this\ addendum,\ the\ Lease\ Contract\ or\ any\ other\ addenda\ to\ the\ Lease\ Contract.$

XV.	SPECIAL PROVISIONS.	The following special provis	ions control over conflicting prov	visions of this printed form:
I hav	e read, understand and ag	ree to comply with the preced	ding provisions.	
Resid	dent	Date	Resident	Date
Resid	lent	Date	Resident	Date
Resid	dent	Date	Resident	Date

Date

Owner Representative

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SURETY BOND ADDENDUM

Becomes part of Lease Contract



February 15, 2023 (when this Addendum is filled out) Date: _

1. APARTME	NT DESCRIP	rion. Unit No	TBD (street a	, <u>960</u> .ddress) in	Spring St	Atlanta	(city),
Georgia,	30309	(zip code).					
		CRIPTION. Lease Conf tlanta Spring St		oruary 15	, 2023		
Residents (list all residen	ets): Ryan Le					
		refer to all residents l n interest, agents, or a		e terms "we	e," "us," and "c	ur" refer to the ov	vner listed above (or
	ere the terms	an Addendum to the I or conditions found in all control.					
time you lease company. If yo	the dwelling. u purchase a s	e us with a security de You may choose to red urety bond, the bond w nent between you and t	luce or eliminate vill be available	e the securit to us for rec	ty deposit by j overy of any o	ourchasing a suret lamage or other los	y bond from another ss. Also, if you choose
IF WE MAKE	NO CLAIM AG	SURETY COMPANY IS I AINST THE SURETY B THE LEASE TERM.					
to us under th WE RECEIVE I	is Lease Conti PAYMENTS FF	nd, you will have obliga eact. YOU WILL NOT BE ROM THE SURETY WHI or other loss that we ex	E RELEASED FR ICH SATISFY YO	ROM YOUR O OUR OBLIGA	BLIGATIONS TIONS TO US	TO US, EXCEPT TO . Specifically, if the	THE EXTENT THAT surety does not pay
		nt or Residents nts must sign here)			Owner or	Owner's Represer (Signs here)	ntative
					Date thi	s Addendum is Sig	gned



LEASE ADDENDUM FOR RENT CONCESSION OR OTHER RENT DISCOUNT



1.	DWELLING UNIT DESCRIPTION. Unit No		Non-Monetary Concession. You will receive the following non-monetary concession during the term of the Lease.
	(street address) in		the Lease.
	Atlanta (city), Georgia, 30309 (zip code).		
2.	LEASE CONTRACT DESCRIPTION.		
	Lease Contract Date: February 15, 2023		
	Owner's name: Core Atlanta Spring Street LLC	Th to	NCESSION CANCELLATION AND CHARGE-BACK. e concession and discounts indicated above are provided you as an incentive and with the understanding that you Il fulfill your obligations under the Lease Contract through
	Residents (list all residents):		e entire term of your Lease.
	Ryan Le	ex ar im im	your lease is terminated early due to your default (for ample, if you abandon the premises without paying rent or e evicted), this Concession/Discount Agreement will be mediately terminated, and you will be required to mediately repay to the Owner the amounts of all (Check all apply)
			Concessions Discounts
			at you have actually received for the months you resided the Premises, and without further notice from us.
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.	re ma dw wa a s	ARKET RENT. The market rent for this dwelling is the nt stated in the Lease Contract. You acknowledge that the arket rent is a fair representation of what the specific relling would actually rent for at the time the Lease Contract as negotiated and executed, and is reflective of the rent for imilar dwelling at comparable properties. ECIAL PROVISIONS. The following special provisions
3.	CONCESSION/DISCOUNT AGREEMENT. As consideration for your agreement to remain in your dwelling and to fulfill your Lease obligations throughout the full term of your Lease, you will receive the following rent Concession and or Discount.	со	ntrol over any conflicting provisions of this printed dendum form or the Lease Contract.
	(Check all that apply)		
	One-Time Concession. You will receive a One-Time Concession off the rent indicated in the Rent and Charges paragraph of the Lease Contract in the total amount of \$ This Concession will be credited to your rent due for the month(s) of:		
	Monthly Discount/Concession. The rent indicated in the Rent and Charges paragraph of the Lease Contract includes a Monthly Discount of \$		
	month off of the suggested rental rate for your dwelling. Other Discount/Concession. You will receive the		
	following discount off the rent indicated in the Rent and Charges paragraph of the Lease Contract:	_	
	\$1,365 gift card		
	Resident or Residents (All residents must sign here)		Owner or Owner's Representative (signs here)
			Date of Lease Contract
			February 15, 2023
			repruary 13, 2023

LEASE ADDENDUM LIABILITY INSURANCE REQUIRED OF RESIDENT



1.	Unit No	A-VII or better, licensed to do business in Georgia. The carrier is required to provide notice to us within 30 days of any cancellation, non-renewal, or material change in your coverage. We retain the right to hold you responsible for any loss in
	Atlanta	excess of your insurance coverage.
2.	(city), Georgia, 30309 (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract Date: February 15, 2023 Owner's name: Core Atlanta Spring Street LLC	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.
	Residents (list all residents): Ryan Le	 6. SUBROGATION ALLOWED. You and we agree that subrogation is allowed by all parties and that this agreement supersedes any language to the contrary in the Lease Contract. 7. 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.
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease	8. 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.
3.	Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control. 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) or the full cost of any injury, loss or damage caused by your actions or the actions of your occupants or	 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. SPECIAL PROVISIONS:
	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 \$ per occurrence. You understand and agree to maintain at all times during the Term of the Lease Contract and any renewal periods a policy of personal liability insurance satisfying the requirements listed below, at your sole expense.	
4.	REQUIRED POLICY. You are required to purchase and maintain personal liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third parties (including damage to our property), in a minimum policy coverage amount of \$, from a carrier with an AM Best rating of	
	I have read, understand and agree to desident or Residents (All residents must sign here)	comply with the preceding provisions. Owner or Owner's Representative (Signs here)
		Date of Lease Contract
		February 15, 2023



NO-SMOKING ADDENDUM



Date: February 15, 2023

(when this Addendum is filled out)

All use of any tobacco product involving smoking, burning, or combustion of tobacco is prohibited in any portion of the apartment community. You are entitled to receive an original of this No-Smoking Addendum after it is fully signed. Keep it in a safe place.

Unit No	health, safety, and welfare of other residents inside any dwelling or building is also prohibited by this Addendum and
(street address) in	other provisions of the Lease Contract.
Atlanta	•
(city), Georgia,(zip code).	5. SMOKING OUTSIDE BUILDINGS OF THE APARTMENT COMMUNITY. Smoking is permitted only in specially
LEASE CONTRACT DESCRIPTION.	designated areas outside the buildings of the apartment
Lease Contract Date: February 15, 2023	community. Smoking must be at least feet from the
Owner's name: Core Atlanta Spring Street LLC Residents (list all residents):	buildings in the apartment community, including administrative office buildings. If the previous field is not completed, smoking is only permitted at least 25 feet frow the buildings in the apartment community, including administrative office buildings. The smoking-permissible areas are marked by signage.
Ryan Le	Smoking on balconies, patios, and limited common areas attached to or outside of your dwelling \(\square is \(\mathbb{X}\) is not permitted.
	The following outside areas of the community may be used for smoking:
This Addendum constitutes an Addendum to the above	Even though smoking may be permitted in certain limited outside areas, we reserve the right to direct that you and your occupants, family, guests, and invitees cease and desist from smoking in those areas if smoke is entering the dwellings or buildings or if it is interfering with the health, safety, or welfare

3. **DEFINITION OF SMOKING.** Smoking refers to any use or possession of a cigar, cigarette, e-cigarette, hookah, vaporizer, or pipe containing tobacco or a tobacco product while that tobacco or tobacco product is burning, lighted, vaporized, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. The term tobacco includes, but is not limited to any form, compound, or synthesis of the plant of the genus Nicotiana or the species N. tabacum which is cultivated for its leaves to be used in cigarettes, cigars, e-cigarettes, hookahs, vaporizers, or pipes. Smoking also refers to use or possession of burning, lighted, vaporized, or ignited non-tobacco products if they are noxious, offensive, unsafe, unhealthy, or irritating

described Lease Contract for the above described premises,

and is hereby incorporated into and made a part of such Lease

Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found

in the Lease Contract, this Addendum shall control.

1. DWELLING UNIT DESCRIPTION.

4. SMOKING ANYWHERE INSIDE BUILDINGS OF THE APARTMENT COMMUNITY IS STRICTLY PROHIBITED. All forms and use of burning, lighted, vaporized, or ignited tobacco products and smoking of tobacco products inside any dwelling, building, or interior of any portion of the apartment community is strictly prohibited. Any violation of the nosmoking policy is a material and substantial violation of this Addendum and the Lease Contract.

to other persons.

The prohibition on use of any burning, lighted, vaporized, or ignited tobacco products or smoking of any tobacco products extends to all residents, their occupants, guests, invitees and all others who are present on or in any portion of the apartment community. The no-smoking policy and rules extend to, but are not limited to, the management and leasing offices, building interiors and hallways, building common areas, dwellings, club house, exercise or spa facility, tennis courts, all interior areas of the apartment community, commercial shops, businesses, and spaces, work areas, and all other spaces whether in the interior of the apartment community or in the enclosed spaces on the surrounding community grounds.

6. YOUR RESPONSIBILITY FOR DAMAGES AND CLEANING.

us, other residents, or guests.

or disturbing the quiet enjoyment, or business operations of

Smoking of non-tobacco products which are harmful to the

You are responsible for payment of all costs and damages to your dwelling, other residents' dwellings, or any other portion of the apartment community for repair, replacement, or cleaning due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees, regardless of whether such use was a violation of this Addendum. Any costs or damages we incur related to repairs, replacement, and cleaning due to your smoking or due to your violation of the no-smoking provisions of the Lease Contract are in excess of normal wear and tear. Smoke related damage, including but not limited to, the smell of tobacco smoke which permeates sheetrock, carpeting, wood, insulation, or other components of the dwelling or building is in excess of normal wear and tear in our smoke free apartment community.

7. YOUR RESPONSIBILITY FOR LOSS OF RENTAL INCOME AND ECONOMIC DAMAGES REGARDING OTHER RESIDENTS. You are responsible for payment of all lost rental income or other economic and financial damages or loss to us due to smoking or smoke related damage caused by you or your

smoking or smoke related damage caused by you or your occupants, family, guests, or invitees which results in or causes other residents to vacate their dwellings, results in disruption of other residents' quiet enjoyment, or adversely affects other residents' or occupants' health, safety, or welfare.

8. LEASE CONTRACT TERMINATION FOR VIOLATION OF THIS ADDENDUM. We have the right to terminate your Lease Contract or right of occupancy of the dwelling for any violation of this No-Smoking Addendum. Violation of the nosmoking provisions is a material and substantial default or violation of the Lease Contract. Despite the termination of the Lease Contract or your occupancy, you will remain liable for rent through the end of the Lease Contract term or the date on which the dwelling is re-rented to a new occupant, whichever comes first. Therefore, you may be responsible for payment of rent after you vacate the leased premises even though you are no longer living in the dwelling.

9. EXTENT OF YOUR LIABILITY FOR LOSSES DUE TO SMOKING. Your responsibility for damages, cleaning, loss of rental income, and loss of other economic damages under this No-Smoking Addendum are in addition to, and not in lieu of, your responsibility for any other damages or loss under the Lease Contract or any other addendum.	12. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
10. YOUR RESPONSIBILITY FOR CONDUCT OF OCCUPANTS, FAMILY MEMBERS, AND GUESTS. You are responsible for communicating this community's no-smoking policy and for ensuring compliance with this Addendum by your occupants, family, guests, and invitees.	
11. THERE IS NO WARRANTY OF A SMOKE FREE ENVIRONMENT. Although we prohibit smoking in all interior parts of the apartment community, there is no warranty or guaranty of any kind that your dwelling or the apartment community is smoke free. Smoking in certain limited outside areas is allowed as provided above. Enforcement of our no-smoking policy is a joint responsibility which requires your cooperation in reporting incidents or suspected violations of smoking. You must report violations of our no-smoking policy before we are obligated to investigate and act, and you must thereafter cooperate with us in prosecution of such violations. This is an important and binding legal document. By signing this Addendum you are agreeing to follow our no-smoking policy and you are acknowledging that a violation could lead to termination of your Lease Contract or right to continue living in the dwelling. If you or someone in your household is a smoker, you should carefully consider whether you will be able to abide by the terms of this Addendum.	
Resident or Residents (All residents must sign here)	Owner or Owner's Representative (Signs here)

CRIME/DRUG FREE HOUSING ADDENDUM



1.	DWELLING UNIT DESCRIPTION. Unit No	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.)
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date: February 15, 2023 Owner's name: Core Atlanta Spring Street LLC	 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.
	Residents (list all residents): Ryan Le	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. 7. Engaging in an asymptiting any out that would be a
	Kyan Le	 Engaging in or committing any act that would be a violation of the Owner's screening criteria for criminal conduct or which would have provided Owner with a basis for denying Resident's application due to criminal conduct.
		8. Engaging in any activity that constitutes waste, nuisance, or unlawful use.
		B. AGREE THAT ANY VIOLATION OF THE ABOVE PROVISIONS CONSTITUTES A MATERIAL VIOLATION OF THE PARTIES' LEASE CONTRACT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this Addendum shall be deemed
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 abovementioned 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 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:	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. 5. CRIMINAL CONVICTION NOT REQUIRED. Unless otherwise provided by law, proof of violation of any criminal law shall not require a criminal conviction.
4.	CRIME/DRUG FREE HOUSING. Resident, members of the Resident's household, Resident's guests, and all other persons affiliated with the Resident:	6. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	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:	
	 Engaging in any act intended to facilitate any type of criminal activity. 	
	 Permitting the Premises to be used for, or facilitating any type of criminal activity or drug related activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest. 	
	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 not limited to the State of Georgia and/or the Federal Controlled Substances Act.	
	Resident or Residents (sign here)	Date of Signing Addendum
	Owner or Owner's Representative (signs here)	Date of Signing Addendum



ADDENDUM PROHIBITING SHORT-TERM SUBLETTING OR RENTAL



1.	Unit No		to be used for any subletting or rental or occupancy by others (including, without limitation, for a short term), regardless of the value of consideration received or if no consideration is received, is a violation and breach of this Addendum and your Lease Contract.
2.	(city), Georgia, 30309 (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract Date: February 15, 2023 Owner's name: Core Atlanta Spring Street LLC	6.	REMEDY FOR VIOLATION. Any violation of this Addendum constitutes a material violation of the Lease Contract, and as such we may exercise any default remedies permitted in the Lease Contract, including termination of your tenancy, in accordance with local law. This clause shall not be interpreted to restrict our rights to terminate your tenancy for any lawful reason, or by any lawful method.
	Residents (list all residents): Ryan Le	7.	RESIDENT LIABILITY. You are responsible for and shall be held liable for any and all losses, damages, and/or fines that we incur as a result of your violations of the terms of this Addendum or the Lease Contract. Further, you agree you shall indemnify us, are responsible for, and shall be held liable for any and all actions of any person(s) who occupy your dwelling in violation of the terms of this Addendum or the Lease Contract, including, but not limited to, property damage, disturbance of other residents, and violence or attempted violence to another person. 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
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.	8.	policy maintained by you for any losses or damages that we incur as the result of any violation of the terms of this Addendum. SEVERABILITY. If any provision of this Addendum or the Lease Contract is determined to be invalid or unenforceable under applicable law, such provision shall be severed from the remainder of such enforceable provisions and ineffective to the extent of such invalidity or unenforceability only without
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 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.	9.	invalidating or otherwise affecting the remainder of this Addendum or the Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Addendum while preserving the intent of the parties. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
4.	PROHIBITION ON LISTING OR ADVERTISING DWELLING ON OVERNIGHT SUBLETTING OR RENTING WEBSITES. You agree not to list or advertise the dwelling as being available for short term subletting or rental or occupancy by others on Airbnb.com or similar internet websites. You agree that listing or advertising the dwelling on Airbnb.com or similar internet websites shall be a violation of this Addendum and a breach of your Lease Contract.		
5.	VIOLATION OF LEASE AGREEMENT. Your Lease Contract allows for use of your dwelling as a private residence only and strictly prohibits conducting any kind of business in, from, or involving your dwelling unless expressly permitted by law. Separately, your Lease Contract prohibits subletting or occupancy by others of the dwelling for any period of time without our prior written consent. Permitting your dwelling		
	Resident or Residents (All residents must sign)	_	Owner or Owner's Representative (Signs below)
_			Date of Signing Addendum
		_	

PACKAGE ACCEPTANCE ADDENDUM



1.	Unit No BD, 960 Spring St	6.	DUTY OF CARE, INDEMNIFICATION, ASSUMPTION OF RISKS AND WAIVER. As to any package for which we sign
	(street address) in Atlanta		and/or receive on your behalf, you understand and agree that we have no duty to notify you of our receipt of such package, nor do we have any duty to maintain, protect, or deliver said
	(city), Georgia, (zip code).		package to you, nor do we have any duty to make said package
2.	LEASE CONTRACT DESCRIPTION.		available to you outside disclosed business hours. Any packages or personal property delivered to us or stored by
	Lease Contract Date: February 15, 2023 Owner's name: Core Atlanta Spring Street LLC		us shall be at your sole risk, and you assume all risks
	Owner's name: Core Atlanta Spring Street LLC		whatsoever associated with any loss or damage to your packages and personal property. You, your guests, family,
			invitees, and agents hereby waive any and all claims against
			us or our agents of any nature regarding or relating to any
	Residents (list all residents):		package or item received by us, including but not limited to, claims for theft, misplacing or damaging any such package,
	Ryan Le		except in the event of our or our agent's gross negligence or
			willful misconduct. You also agree to defend and indemnify us and our agents and hold us both harmless from any and
			all claims that may be brought by any third party relating to
			any injury sustained relating to or arising from any package
			that we received on your behalf. You also agree to indemnify us and our agents and hold us harmless from any damage
			caused to us or our agents by any package received by us for
			you. You also authorize us to throw away or otherwise dispose of any package that we, in our sole discretion, deem to be
			dangerous, noxious, or in the case of packaged food, spoiled,
			and waive any claim whatsoever resulting from such disposal.
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises,	7.	SEVERABILITY. If any provision of this Addendum or the
	and is hereby incorporated into and made a part of such Lease		Lease Contract is illegal, invalid or unenforceable under any applicable law, then it is the intention of the parties that (a)
	Contract. Where the terms or conditions found in this		such provision shall be ineffective to the extent of such
	Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.		invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the
•			Lease, (b) the remainder of this Addendum shall not be affected
Э.	PURPOSE OF ADDENDUM. By signing this Addendum, you wish for us to sign for, and to accept, U.S. mail and privately-		thereby, and (c) it is also the intention of the parties to this
	delivered packages or other items on your behalf, subject to		Addendum that in lieu of each clause or provision that is illegal, invalid or unenforceable, there be added as a part of this
	the terms and conditions set forth herein.		Addendum a clause or provision similar in terms to such
4.	PACKAGE ACCEPTANCE.		illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.
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	8.	SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	but not limited to any package delivered by the U.S. Postal		Packages are delivered to apartment when
	Service or by any private courier service or individual. You also specifically authorize us to sign on your behalf if the		office is closed. Must present valid photo
	person or entity delivering said package or item requires an		ID.
	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.		
R	Limitations. You understand and agree that we may refuse		
٠.	to accept any package for any reason or no reason at all.		
5.	TIME LIMITATION. Due to limited storage space, we must		
	ask that you pick up your package as soon as possible. You		
	also agree that we shall have no duty whatsoever to hold or store any package for more than 7 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.		
	Resident or Residents (All residents must sign)		Owner or Owner's Representative
	(All residents must sign)		(Signs below)
		_	
			Date of Signing Addendum



PHOTO, VIDEO, AND STATEMENT RELEASE ADDENDUM



1.	DWELLING UNIT DESCRIPTION. Unit No	4. PHOTO AND VIDEO RELEASE. You hereby grant us and our agents and affiliates (collectively, the "Released Parties"
2.	Atlanta (city), Georgia, 30309 (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract Date: February 15, 2023 Owner's name: Core Atlanta Spring Street LLC Residents (list all residents): Ryan Le	permission and a license to take, use, reuse, and publish the likeness of you and any minor occupants in all photographs or other electronic and/or digital media in any and all of ou publications, including, without limitation, any website entries advertising websites, and any other marketing materials. You understand and agree that these materials will become the property of the Released Parties and will not be returned You agree to irrevocably authorize the Released Parties to edit, alter, copy, exhibit, publish, or distribute this media for any lawful purpose whatsoever including, without limitation promotional and advertising 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. 5. CONSENT TO USE YOUR NAME, LIKENESS, 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
	Occupants (list all occupants):	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.
3.	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control. PURPOSE OF ADDENDUM. By signing this Addendum, you, without payment or other consideration, agree to grant us permission to use your likeness in photographs, videos and/or other electronic and/or digital reproductions, including voice, in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. For purposes of this addendum, photographs, videos, written comments, statements, and other digital reproductions will hereinafter be collectively referred to as "media." A. CONSENT FOR MINOR OCCUPANTS. By signing this Addendum, if any minor occupants are named above, you further certify that you are the parent, or legal guardian of the minor occupant(s) named above, and you, without payment or other consideration, agree to grant us permission to use their likeness in photographs, videos and/or other electronic and/or digital reproductions, including voice, in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. For purposes of this addendum, photographs,	 6. RELEASE OF LIABILITY. You hereby release, hold harmless and forever discharge us from any claims or causes of action: including, without limitation, any and all claims for libel oviolation of any right of publicity or privacy, related to ou use of the media in any and all of our publications, including any website entries, advertising websites, social media websites, and any other marketing material so long as the claim or cause of action does not result from our intentiona misconduct or gross negligence. This consent and release shall be binding upon you and your heirs, legal representative 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 of any minor occupants by written notice to us. 8. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

as "media."

videos, written comments, statements, and other digital reproductions will hereinafter be collectively referred to

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

FIRE SAFETY INFORMATION ADDENDUM



Dwelling Unit Description.	Unit No	BD , 960 Sprin	ng St	
				(street address) in
Atla	ınta	<i>(city)</i> , Georgia	30309	(zip code)
Lease Contract Description	. Lease Contract Date: _	February 15, 20	23	
Owner's name: Core Atlan	ta Spring Street L	LC		
Residents (list all residents):				
Ryan Le				
		<u> </u>		

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

"SAFETY TIPS"

- 1. Never smoke in bed.
- 2. Locate fire exits on this floor. (Note: Do NOT consider elevators as exits.)
- 3. Count the number of doors to the nearest exit, and check for any possible obstructions.
- 4. (When applicable: Locate fire alarm pull stations on this floor.)
- 5. (When applicable: Locate fire extinguishers on this floor.)
- 6. Check any windows to see if they can be opened; if so determine how they open.
- 7. Keep your room key on a table next to your bed.
- 8. If you leave your room, keep door closed and take your key.
- 9. Write down the number for the local fire department and keep it next to the phone.

THE LOCAL FIRE DEPARTMENT NUMBER IS

"IN CASE OF FIRE"

- 1. **DON'T PANIC**; remain calm.
- 2. Report fire to front desk or fire department as appropriate.
- 3. If room is smoky, get on hands and knees (or stomach) and crawl to door.
- 4. Feel door knob; If **HOT**, do **NOT** open door; if cool, open slowly.
- 5. If hallway is smoky, stay next to wall and count the doors as you crawl to exit.
- 6. Do \boldsymbol{NOT} use any elevators.
- 7. Do **NOT** prop open doors to exit staircase.
- 8. Hang on to handrail and WALK DOWN exit staircase.
- 9. (When applicable: Pull fire alarm as you evacuate.)

"IF YOU CANNOT LEAVE THIS ROOM"

- 1. Notify (or Call) front desk (or manager, fire department, or other appropriate person) and let them know where you are.
- 2. Wet sheets, towels or clothing and stuff them in all cracks around doors and vents.
- 3. (When applicable: Turn on bathroom fan.)
- 4. Check to see if there is smoke **OUTSIDE** window; if **NO** smoke and if any window can be opened, hang a sheet or light colored material outside.
- 5. (When applicable: Fill bathtub (or sink) with cold water for firefighting.)
- 6. Using ice bucket or other container, keep doors and walls wet.
- 7. If room is smoky, fold a wet towel in a triangle and tie over your nose and mouth; stay low.
- 8. Make yourself visible to rescue personnel through any window or balcony; DO NOT JUMP!
- 9. Keep fighting fire until help arrives; **DON'T GIVE UP!**

FOR YOUR SAFETY, THIS BUILDING HAS THE FOLLOWING:

(Applicable items are marked with an " \boxtimes ")

X	Automatic sprinkler protection in every room.	
X	Automatic sprinkler protection in every hallway.	
X	Automatic smoke detectors in every room.	
X	Automatic smoke detectors in every hallway.	
X	Fire extinguishers on every floor.	
X	Fire alarm pull stations at every exit.	
	Posted evacuation plans in every room.	
	Pressurized staircase with self-closing doors. (NOTE: In case of fir	e, do NOT prop doors open.
	Fire safety staircase with self-closing doors. (NOTE: In case of fire	, do NOT prop doors open.)
X	Emergency lighting and exit lights.	
	Fire resistant drapery and bedding.	
	An alternative fire exit to the roof. (NOTE: To be used ONLY if hear staircase.)	yy smoke is encountered when walking DOWN the exi
	Other:	
	Other:	
SPECIA	ECIAL PROVISIONS:	
	acknowledge receipt of this Fire Safety Information Addendum and a upants, guests, invitees or visitors by posting it in a prominent, visible l	
	Resident or Residents (all residents must sign)	Date of Signing Addendum

VIOLENCE, DATING VIOLENCE, OR STALKING

Landlord

U.S. Department of Housing and Urban Development Office of Housing

OMB Approval No. 2502-0204 Exp. 06/30/2017

LEASE ADDENDUM

VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005

	TENANT Ryan Le	LANDLORD Core Atlanta	Spring Street LLC	UNIT NO. & ADDRESS 960 Spring St #TBD, Atlanta, GA 30309
			a tha Lanna hata a sa tha	
		ig paragraphs to	o the Lease between the	e above referenced Tenant and Landlord
	Purpose of the Addendum The Lease for the above referenced unit Justice Department Reauthorization Ac			sions of the Violence Against Women and
	Conflicts with Other Provisions of th	e Lease		
	In case of any conflict between the prov Addendum shall prevail.	isions of this A	ddendum and other sec	tions of the Lease, the provisions of this
١	Term of the Lease Addendum			
	The effective date of this Lease Addend be in effect until the Lease is terminated			This Lease Addendum shall continue to
1	VAWA Protections			
	violations of the Lease or other "good of abuse. The Landlord may not consider crit household or any guest or other per occupancy rights if the tenant or an that abuse. The Landlord may request in writi individual is a victim of abuse and HUD-5382, or other documentation a	d cause" for terr minal activity d rson under the t immediate men ng that the vict that the Certifi as noted on the c late, to receive p	mination of assistance, to directly relating to abustenant's control, cause for mber of the tenant's famble cation of Domestic Violertification form, be comprotection under the VA	lence or stalking as serious or repeated enancy or occupancy rights of the victime, e, engaged in by a member of a tenant's or termination of assistance, tenancy, or nily is the victim or threatened victim of r on the victim's behalf, certify that the ence, Dating Violence or Stalking, Form appleted and submitted within 14 business awa. Failure to provide the certification esult in eviction.
	Tenant		Date	

Date

Form HUD-91067 (9/2008)

CONSTRUCTION ADDENDUM



<i>(city)</i> , Georgia, <u> </u>	Atlant	
LEASE CONTRA		a
LEASE CONTRA		a
LEASE CONTRA	30309	(zip code).
		(<i>p</i>)
	ACT DESCRIPTIO	N.
Lease Contract	Date: February	15, 2023
Owner's name:	Core Atlanta	Spring Street LLC
Dogidonta (list e	all ragidants).	
Residents (nst t	iii residentsj:	
Ryan Le		
	Ryan Le	Residents (list all residents): Ryan Le This Addendum constitutes an

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

- **3. PURPOSE OF ADDENDUM.** By signing this Addendum, Resident acknowledges that existing, on-going, or future construction on the property may affect your use, view, and enjoyment of such property.
- 4. RESIDENT ACKNOWLEDGMENT OF CONSTRUCTION ON PROPERTY. Resident acknowledges that the property, including its common areas and apartments, may currently or in the future, be under repair, renovation, improvement, or construction. Owner does not guarantee that the repair, renovation, improvement, or construction will be completed on a set date or time and therefore, is not under any obligation to have said repair, renovation, improvement, or construction completed by a set date or time. Resident also acknowledges that the repair, renovation, improvement, or construction does not represent a breach of Owner's obligations under the Lease Contract.
- **5. USE OF AMENITIES AND SERVICES.** Repair, renovation, improvement, or construction at the property may create conditions where Resident's use of the property's amenities and services may be limited or not available.
- 6. NOISE AND OTHER DISTURBANCES. Repair, renovation, improvement, or construction at or near the property may create noise or other disturbances, and the property itself, or portions thereof, may be unfinished for some time with respect to landscaping, building exteriors, interiors, amenities, walkways, lighting and the like. Resident acknowledges that these conditions may create inconveniences that may be beyond the control of the Owner. Resident agrees that despite these inconveniences, the obligations of the Resident, including payment of rent, as set forth in the Lease Contract will still be in effect.

7. RELEASE OF LIABILITY. To the extent allowed by state law or local ordinance, by signing this Addendum, Resident agrees to waive all claims related to Resident's inability to access, use, and enjoy the amenities, services, and facilities affected by existing, on-going, or future repair, renovation, improvement, or construction on the property.

The existing, on-going, or future construction at the property includes:

Title/Description:	
Anticipated Start Date: _	
Anticipated End Date:	

To the extent allowed by state law or local ordinance, Resident further agrees that any inconvenience associated with the repair, renovation, improvement, or construction, such as, but not limited to, those disclosed herein, will not be deemed to give Resident any offset to rent obligations, or other compensation, nor will they be the basis for a complaint(s) or defense(s) against Owner for rent relief, constructive eviction, fitness and habitability, peaceful and quiet enjoyment, nuisance, or any other claim, right or remedy.

8. DELAY OF OCCUPANCY. Resident acknowledges that occupancy of the apartment may be delayed due to repair, renovation, improvement, or construction of the property, including common areas and apartments. Such repair, renovation, improvement, or construction may cause unforeseen delays due to scheduling conflicts, delay in permit issuance, acts of God, and other things beyond the control of Owner. The Lease Contract will remain in effect subject to:

(1) the start date of the term of the lease contract shall be changed to the first day that Owner provides Resident the apartment for occupancy, and rent shall be abated until occupancy is provided; and (2) your right to terminate as set forth in your Lease Contract under DELAY OF OCCUPANCY, and in accordance with applicable state law or local ordinance.

Resident hereby knowingly and voluntarily accepts the risks of delays and the apartment not being ready for occupancy on the date set forth in the Lease Contract. Resident agrees that Owner's failure to have the apartment ready on the set date in the Lease Contract due to a repair, renovation, improvement, or construction delay does not constitute a willful failure to deliver possession of the apartment. Resident hereby waives and relinquishes any rights, claims, or causes of action against Owner related to delays in delivering the apartment, including, but not limited to, any holdover rent, or other penalties imposed at Resident's current place of residence, provided however, that Owner agrees that rent will not commence under the Lease Contract until possession is delivered to Resident.

- 9. DISPLACEMENT. In the event Resident must be displaced from the apartment that is the subject of the Lease Contract due to repair, renovation, improvement, or construction in or around the apartment, Owner, at Owner's sole option, shall transfer Resident to another apartment within the apartment community that is not affected by the repair, renovation, improvement, or construction or shall provide appropriate comparable accommodations for Resident. However, in the event of Resident's displacement and subsequent re-location, the terms of the Lease Contract, including but not limited to the payment of rent shall remain in full force and effect.
- 10. SEVERABILITY. If any provision of this 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 Lease Contract. The court shall interpret the lease contract and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.

ntrol over conflicting provisions of this printed form:	_
	_
	_
	_
	- -
	_
	-
	_
	_
	_
Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
	Date of Signing Addendum

11. SPECIAL PROVISIONS. The following special provisions

ADDENDUM REGARDING MEDICAL MARIJUANA USE





	DWELLING UNIT DESCRIPTION. Unit. No	 4. 6. 	Under federal law, specifically the Controlled Substances Act (CSA), the THC oil is still categorized as a Schedule I substance. This means that under federal law, the manufacture, distribution, or possession of marijuana is strictly prohibited. Because the U.S. Department of Housing and Urban Development is controlled by the federal government, it agrees that the use of marijuana, whether prescribed for medical reasons or not, is a criminal offense and will not be protected under the fair housing laws. Therefore, apartment complexes are not required to accommodate the use of marijuana by a tenant who is a current medical marijuana user. Disabled tenants who are registered medical marijuana users, however, should not feel discouraged to request reasonable accommodations if the need arises. The Premises listed above follows and complies with federal law regarding marijuana use and is, and will continue to be, a drug free community. Possession, use, manufacture or sale of any illegal substance, including marijuana, or any use of marijuana by the tenant and/or guests will result in immediate termination. If you have any questions or concerns about this policy, please speak to management. By signing below, the resident acknowledges his or her understanding of the terms and conditions as stated above, and his or her agreement to comply with those terms and conditions. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.		
3.	Georgia law (OCGA 16-13-35) permits the limited use of low percentage (5%) cannabinol oil derived from marijuana for medical use in specific and limited circumstances. It is legal in Georgia to use or possess low-THC (Tetrahydrocannabinol) oil provided: 1. the oil contains less than 5% THC by weight; 2. you do not possess more than 20 fluid ounces; 3. the label on the container clearly states the percentage of THC it contains; 4. you register with the Georgia Department of Public Health; and 5. you keep the registration in your possession. However, this is not the case under federal law, and Georgia follows federal law - except for the possession of low-THC oil as described above.		
	Resident or Residents (sign here)		Date of Signing Addendum
		_	
	Owner or Owner's Representative (signs here)		Date of Signing Addendum



SUSTAINABLE LIVING ADDENDUM



Unit No		IT DESCRIPTION	
Atlanta (city), Georgia, 30309 (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract Date: February 15, 2023 Owner's name: Core Atlanta Spring Street LLC Residents (list all residents - leaseholders and occupants): Ryan Le	Unit No	TBD	, 960 Spring St
Atlanta (city), Georgia, 30309 (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract Date: February 15, 2023 Owner's name: Core Atlanta Spring Street LLC Residents (list all residents - leaseholders and occupants): Ryan Le			(atmost addmass)
(city), Georgia, 30309 (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract Date: February 15, 2023 Owner's name: Core Atlanta Spring Street LLC Residents (list all residents - leaseholders and occupants): Ryan Le		Atlant	
LEASE CONTRACT DESCRIPTION. Lease Contract Date: February 15, 2023 Owner's name: Core Atlanta Spring Street LLC Residents (list all residents - leaseholders and occupants): Ryan Le	(city) Georgia		
Lease Contract Date: February 15, 2023 Owner's name: Core Atlanta Spring Street LLC Residents (list all residents - leaseholders and occupants): Ryan Le	(crey), deorgia, _		(21p code).
Owner's name: Core Atlanta Spring Street LLC Residents (list all residents - leaseholders and occupants): Ryan Le			
Residents (list all residents - leaseholders and occupants): Ryan Le			
Ryan Le	Owner's name:	Core Atlanta	Spring Street LLC
Ryan Le			
Ryan Le			
Ryan Le			
Ryan Le	Docidonts (list o	all residents lease	holders and occupants).
	-	iii residents - iedse	noiders and occupants).
Occupants:	Ryan Le		
Occupants:			
	Occupants:		

2.

This Addendum constitutes an Addendum to the abovedescribed Lease Contract for the above-described premises and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

- **3. PURPOSE OF ADDENDUM.** This Addendum will provide requirements and guidelines that are beneficial to improve the quality of the Community's social, environmental, and economic impact for all. All Residents are required to sign this Addendum.
- **4. ENERGY EFFICIENCY.** The following are guidelines recommended to reduce overall energy consumption and $reduce\ electricity/gas\ expenses.$

Thermostat Settings. During the winter months, Energy.gov (https://www.energy.gov/) recommends setting your thermostat to 68°F while you are awake and setting it lower while you are asleep or away from home. Considerations should be made for extremely cold temperatures as to avoid freezing pipes.

During the summer months, with central air conditioning, Energy.gov recommends setting the thermostat to 78°F while you are occupying the apartment and need cooling and setting the thermostat higher while you are away. Energy.gov recommends that you set your thermostat at as high a temperature as comfortably possible and ensure humidity control if needed.

Please note that the thermostat settings listed above are only recommended guidelines and that the appropriate thermostat setting will depend upon weather conditions and the size and layout of your unit.

Lighting and Light Bulbs. Use natural light when possible. Consider replacing standard incandescent light bulbs with energy-saving compact fluorescent light bulbs (CFLs) or light-emitting diodes (LEDs).

Appliances. We strongly encourage the use of appliances that have the ENERGY STAR label or other energy-efficient labeling.

Conserve Electricity. Consider unplugging chargers for power tools, mobile phones, laptops, televisions, and other electronic devices when not in use, or when you plan to be away from the apartment for an extended period of time.

5. WATER EFFICIENCY - REQUIREMENTS AND SUGGESTIONS. The following requirements and suggestions will help reduce overall water consumption at the Community.

Requirements.

- Residents are required to report leaks to owner immediately to prevent damage, conserve water, and manage water/sewer costs.
- The apartment may come equipped with water saving fixtures and appliances, including, but not limited to, showerheads, toilets, faucets, dishwashers, and washing machines. Residents are required to receive written approval from us prior to replacing or altering any of these fixtures/appliances.

Suggestions.

- · Every drop counts! Turn off water when shaving, washing hands, and brushing your teeth.
- When doing laundry, also consider only washing full loads. When washing small loads, be sure to use the appropriate water level setting.
- 6. WASTE AND RECYCLING REQUIREMENTS AND **SUGGESTIONS.** The following requirements and suggestions will help reduce overall waste consumption and reduce waste expenses.

Requirements.

- All Residents are required to dispose of waste and recyclables in the appropriate containers in accordance with the Owner's Rules and Regulations, in addition to any applicable local ordinances.
- Per common practice, the following materials are generally not recyclable: Styrofoam, window glass and mirrors, electronic waste (TVs and computers), motor oil containers, yard waste, chemicals, cleaning products or solutions, chemical containers, shredded paper, plastic bags, ceramics or dishes, food waste, scrap metal, monitors.

Suggestions.

- For materials that are not recyclable, we recommend finding ways to reduce and reuse those items. Visit https://www.plasticfilmrecycling.org for additional
- We encourage you to contact your local Waste Industries branch or recycling center to find a list of accepted materials for your recycling center.

7.	INDOOR ENVIRONMENT AND WELLNESS. The following are guidelines which promote the quality of the indoor environment and wellness:	9.	SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	 This Community is is is not a smoke-free environment. If the Community is a smoke-free environment, then no smoking or vaping is allowed anywhere in the Community, at any time. Smoking refers to any use or possession of a cigar, cigarette, e-cigarette, hookah, vaporizer, or pipe containing tobacco or a tobacco product while that tobacco or tobacco product is burning, lighted, vaporized, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. The term tobacco includes, but is not limited to any form, compound, or synthesis of the plant of the genus Nicotiana or the species N. tabacum which is cultivated for its leaves to be used in cigarettes, cigars, e-cigarettes, hookahs, vaporizers, or pipes. Smoking also refers to use or possession of burning, lighted, vaporized, or ignited non-tobacco products if they are noxious, offensive, unsafe, unhealthy, or irritating to other persons. Please refer to the No-Smoking Addendum for further information. Owner provides common area cleaning using only products that have the Green Cleaning only goal or a similar green. 		
	that have the Green Cleaning® seal or a similar green certification. Owner recommends that Residents also use like products in the cleaning of their units.		
8.	SEVERABILITY. If any provision of this Addendum to 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 to the Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Addendum to the Lease Contract while preserving the intent of the parties.		
	Resident or Residents (All residents must sign)		Owner or Owner's Representative (signs below)
_			
_		_	Date of Signing Addendum

PROPERTY DAMAGE LIABILITY WAIVER

APARTMENT UNIT DESCRIP	TION.	Apt. No.	TBD	, <u>960</u>	Spring St	
		(street a	ddress) in Atlanta			
	_ (city) ,	,GA	(state) , _	30309		(zip code).
LEASE CONTRACT DESCRIP	TION.	Lease Contract date:	February 15	, 2023		
Owner's name:		Atlanta Spring S				
Residents (list all residents):	Ryan	Le				

TENANT'S INSURANCE:

TENANT shall acquire and maintain for the TERM of the LEASE a standard tenant liability insurance policy with liability coverage of at a minimum of \$100,000 per occurrence for TENANT'S legal liability for damage to LANDLORD'S property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage and such other coverages described in any addendum attached hereto (the Liability Policy"). TENANT'S Liability Policy shall name LANDLORD as an additional interest. In the event that TENANT fails to obtain, maintain and deliver to LANDLORD such written proof of the Liability Policy, LANDLORD shall have the right, but not the obligation, and TENANT automatically elects for LANDLORD to procure such policy coverage on TENANT'S behalf through the Landlord Required Insurance Policy ("LRIP"). In this event the TENANT will be charged a Landlord Required Insurance Policy Fee of \$12.00 per month and this shall be deemed to be additional RENT under the Lease and immediately due and payable by TENANT to LANDLORD.

DAMAGE TO TENANT'S PROPERTY AND INSURANCE:

LANDLORD does not provide any insurance coverage for TENANT'S property. Unless caused by the willful or grossly negligent actions of LANDLORD, or LANDLORD'S agent's or employee's, neither LANDLORD nor LANDLORD'S agents and/or employees shall be responsible for any theft, damage, loss or destruction of personal property of TENANT or TENANT'S occupants, guests, licensees, invitees or agents due to fire, water, flooding, other casualty, act of God, or any other causes. TENANT IS ENCOURAGED TO INSURE PERSONAL PROPERTY IN AN AMOUNT SUFFICIENT TO COVER THE PROPERTY. National Student Services, Inc. (https://www.nssi.com/portal/sternrisk) offers coverage through its Personal Property Protection Program which is being referred to in this LEASE merely for the convenience of TENANT as an example of such a program. LANDLORD makes no representations or warranties whatsoever regarding National Student Services, Inc. or its Personal Property Protection Program and TENANT is encouraged to speak with a qualified insurance professional about available coverages. TENANT expressly and unequivocally agrees to be liable to LANDLORD and/or LANDLORD'S insurer for injury to any person and damage to the UNIT or the PROPERTY, including but not limited to fire and water damage, caused by TENANT or TENANT'S occupants, guests, licensees, invitees or agents. TENANT agrees to comply in all respects with any applicable policy of insurance so as to not cause an increase in premium or void any insurance policy.

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