

16. Locks and Keys

Lessor shall provide deadbolt and handle locks for the front and rear entry doors. So as not to restrict Lessor's ability to provide Lessee with maintenance and emergency service, Lessee agrees that no additional locks shall be placed upon any interior or exterior doors of the unit, nor shall locks be changed without prior written permission. Lessee may be responsible for the costs of removing unauthorized locks and repairing any damage caused by these locks. In the case that keys to the unit or mailbox are lost or copies of the keys are made without written consent of the Lessor, the Lessee shall be charged for the replacement of all locks that can be unlocked by said keys. The choice of lock to be purchased is at the sole discretion of the Lessor. Upon termination of this lease, you shall return all keys to the unit and mailbox to the Lessor.

17. Repairs and Maintenance

You agree to advise us immediately of any needed repairs of the leased premises of any kind by calling (812) 606-4485. Lessor will attend to reported unit maintenance within a reasonable time. Lessee(s) will be charged for any repair/replacement costs related to their or their guest's negligence. Lessee(s) will be charged for any repair costs related to matters that may be deemed controllable by you, such as improper disposal of solid matter in garbage disposals or drains that clog pipes or toilets. The plumbing fee in such cases is a *minimum* of \$45, but may be greater depending on the type of repair required. Lessee shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles and shall cooperate in keeping the premises neat and clean. Lessee agrees to make a reasonable effort to remove offensive odors and clean any messes which may disturb other tenants, attract pests, or pose a health hazard to other tenants. During cold periods *minimum* heat levels of 60 degrees Fahrenheit must be maintained to prevent freezing pipes. Lessor may choose to conduct remodeling maintenance (e.g. window replacements, exterior painting) during the term of the lease after giving prior notice to Lessees.

DO NOT TURN OFF HEAT IN COLD WEATHER.

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18. Fire Hazards

You shall not permit any hazardous act which might cause fire or that will increase the rate of insurance on the premises. If the premises become uninhabitable by reason of fire not caused by Lessee's negligence, Lessee's agents or servants, the rent herein shall be suspended until the same has been restored to a habitable condition. Lessor is not obligated to rebuild or restore the premises. Lessee will comply in all respects with any policy of insurance covering the unit or the apartment building, including complying with the demands of any insurance carrier with regard to safety of the premises. *Please do not store anything flammable in the furnace/water heater closet so as to not create a fire hazard.*

19. Smoke Detectors, CO Detectors, and Fire Extinguishers

Lessor will provide Smoke Detectors and Carbon Monoxide Detector in operational condition with functioning batteries at the beginning of this lease. Lessee is responsible for checking Smoke Detectors monthly to ensure they are operational and will replace the

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