

9. Alteration of the Premises

No substantial alteration, addition, or improvement shall be made by the Lessee(s) in or to the premises without prior written consent of the Lessor. If the Lessee(s) installs new burglar prevention or fire detection devices, they shall provide the Lessor with keys and/or operating instructions. At the end of the tenancy, the Lessee(s) shall remove the devices and repair any damage if the Lessor so requests.

10. Notice of Absence

The Lessee shall notify the Lessor of any expected absence from the premises in excess of 7 days.

11. Subletting

Lessor will not be a party to any sublease. In order to sublease Lessee must first receive written permission from the Lessor. If permission is denied, Lessor will provide a written statement explaining why.

12. Motorized Equipment

No motorcycles or equipment driven by gasoline motors shall be permitted inside the dwelling unit.

13. Pets

The Lessee will not keep pets on the premises.

14. Access

To provide both routine and emergency maintenance service, Lessor retains a key to the leased unit. In case of routine maintenance, Lessor shall attempt to give prior notice of entry. Lessor reserves the right to show the leased unit to prospective tenants before the lease expires after reasonable notice to the tenant. *If lock-out assistance is needed, please call (812) 606-4485. A \$10 fee will be charged for each instance that lock-out assistance is requested.*

15. Disturbing Noises

You agree to not make or permit to be made any disturbing noises; neither shall you commit or permit any act that will unreasonably interfere with the rights, comforts, or convenience of tenants or neighboring properties. You shall keep the volume of any radio, TV, musical instrument, or other sound emitting device in the unit sufficiently reduced at all times so as not to disturb other tenants in the building, and shall not conduct or permit to be conducted vocal or instrumental practice or instruction. It is not our wish to restrict Lessee's enjoyment of the leased unit. However, if Lessor at any time find Lessee's conduct or the conduct of other occupants of the leased unit or visitors unreasonable, Lessor shall ask that such conduct be ended. If after that notification the conduct continues, then Lessor may consider this behavior a substantial breach of the lease that, at Lessor's option, may subject you to a suit for ejectment and damages.