

revoked at any time. Failure to abide by this clause may, at Lessor's option, result in a termination of this lease.

**6. Condition of Premises**

Lessee(s) acknowledge(s) that the Leased Premises, including appliances, furnishings, and adjacent areas (if applicable), have been examined prior to the execution of the lease either in person or by personal representative. By signing this lease, Lessee(s) accept(s) the Leased Premises as habitable in the present condition. Lessee(s) acknowledge(s) that the property may experience wear and tear prior to commencement of this lease. Lessee acknowledges that no representation, warranty, or promise has been made by Lessor as to the condition of repair of the Leased Premises unless it is contained within this lease. Items not found to be in the same condition as of the date of this agreement or not as expressed in this agreement require notice to cure from Lessee and sufficient time for Lessor to cure and will not result in a default of this agreement. Lessee agrees to keep the unit in as good a condition as it now is, or into which it is put by Lessor. Ordinary wear resulting from careful usage and damage by the elements without fault of Lessee or Lessor is excepted. Lessee agrees to do routine cleaning and maintenance. Lessee agrees to not let trash accumulate but to dispose of it promptly in a healthful manner. Lessee taking possession of the premises is conclusive evidence that the premises are in good order and repair, except as otherwise specified in this agreement. Lessee is requested to make extensive notes of any defects which they wish to have included on the Move-in Inspection Report. Listing of items does not require that they be repaired, only that the condition be noted.

**7. Inspection of Premises**

Prior to the start of tenancy, the Lessee shall inspect the premises and shall record any existing damages to the premises in writing. At the termination of the tenancy, the Lessor shall advise the Lessee of his right to be present at the final inspection. If the Lessee desires to be present, he shall inform the Lessor in writing. The Lessor shall then notify the Lessee of the time and date of the inspection, which must be made during business hours and within seventy two hours of the termination of occupancy. All damages and other costs shall be deducted from security deposit as per section 2 of this lease agreement.

**8. Items Furnished**

If the unit is furnished, all furniture must remain in the unit and not be moved from the unit nor exchanged with furniture from any other unit. *Items furnished include but are not limited to stove, refrigerator, dishwasher, and washer/dryer (see Addendum A for listing of more items provided for use of the Lessee(s)).* If window coverings are provided, they must be maintained and not removed. Lessee shall keep the unit and furnishings in a clean condition during occupancy. All terms and conditions described in Sections 3 (Damage to the Premises) and 6 (Conditions of the Premises) of this agreement concerning the premises shall also apply to all items furnished.