



STUDIO RULES AND REGULATIONS

1. If Lessee's rent and deposit are not paid by the first day of the lease, the lease may be declared null and void, by Shamrock Management only. The deposit will be forfeited to the Lessor.
2. Lessee shall not make alterations or decorate without written consent of the Lessor. Lessor shall be responsible for all normal repair and maintenance to the premises, and rents shall not be adjusted during the interruption or failure of equipment where such is beyond his control, and does not exceed a reasonable time for repairs. The use of mirror, cork tile, wallpaper or paint is not permitted. Any damage to walls from this will be charged to the Lessee.
3. No Grills.
4. It is the duty of the Lessees of the building to not damage or allow foreseeable and reckless damage to occur to public areas of the building. Lessee will be charged in the event of vandalism, less any insurance recovery.
5. Lessor shall not be responsible for items left in the premises after the expiration of said lease.
6. No pets are allowed. Exceptions made at the landlord's discretion.
7. Lessee agrees to allow Lessor to enter premises to show the Studio to prospective tenants at reasonable hours. A representative from a real estate company or Shamrock Village will be present during the showing.
8. Tenants agree not to display any signs (beer, street, political, etc.) in windows. Small, tasteful decorations are ok as long as it is within a reasonable period of that holiday (no all year Christmas lights, etc.).
9. There is a \$25.00 charge for lockout keys after hours. The \$25.00 will be due with your next rent payment. We will be happy to supply another key to anyone who wants to hide it or give it to a neighbor. Lessee shall not make copies of keys without the express consent of the Lessor.
10. The premises shall be used by the Lessee as a dwelling for those persons listed on the rental application and lease only. Any other persons found to occupy the dwelling shall be, together with all persons on the lease, charged at the rate of \$30.00 per day from the beginning of said occupancy.
11. In buildings that are air conditioned, Lessor will try to keep the unit in working order, but will not guarantee. If a unit stops working, it will be repaired in a reasonable time.
12. Tenants are responsible for light bulb replacement after moving in, excluding ceiling fan in the townhouses and outside lighting. In addition, tenant is responsible for replacing and checking smoke alarm batteries regularly during the duration of the lease.
13. It is agreed that the tenant will not turn the heat down to less than 58 degrees during the winter months. Also due to the location of the water meter and water heater in the garage, the tenant agrees not to leave the garage door open for extended periods during cold weather.
14. It is requested that the tenant will notify management if unit will be vacant for a period greater than 10 days.
15. Make checks or money orders payable to Shamrock Studios. No Cash.
16. Parking stickers for vehicles may be obtained at office. All vehicles must have a sticker displayed somewhere easily visible on the vehicle or bike.

17. Lessor shall have the exclusive right to make rules and regulations, which will become effective upon notice to Lessee and may govern health, safety, and welfare of the parties in the care, cleanliness and condition of the premises for the preservation and good order therein without breaching any terms or conditions of this agreement. Lessor shall have the exclusive right to make monthly inspections of the premises to check for the care, cleanliness, and condition.

IN WITNESS WHEREOF, the parties hereto have set their hands on the days and year first mentioned on the proceeding lease.

Date

Unit #

Rental Agent

Lessee