

Inn Town Homes and Apartments



2104 Tuller Street • Columbus, OH 43201
(614) 294-1684

1. Page One

1.1 TERMS AND PREMISES LEASED

This lease made and entered into this date: <<Lease Creation Date>> at Columbus, Franklin County, Ohio, by and between undersigned LESSOR:

Inn Town Homes & Apartments
2104 Tuller St., Columbus, OH 43201
Phone: Days 614-294-1684; Evenings (emergency only): 614-595-6530

and LESSEE(S):

<<Tenants (Financially Responsible)>>

WITNESSETH: That the LESSOR, in consideration of the rents to be paid and the agreements to be performed by the LESSEE, has leased to the LESSEE an apartment located at Apartment Address , Columbus, Ohio 43201, for the term of **351, 352 OR 353 [depending on building address]** days beginning **August 15th, 2025 OR August 16th, 2025 OR August 17th, 2025 [depending on building address]** at a designated time frame to be given at a later date, and ending at 5pm on **July 31st, 2026 or August 3rd, 2026 [depending on building address]** at a rental sum of Yearly Rent Amount whole contract dollars per **351, 352 OR 353 [depending on building address]** day term (which includes the utility and CAM charge in clause 2.1) payable in **12 equal** monthly installments due on the following schedule:

- The first installment of rent equals Monthly Installment Rent Amount This installment is due on or before the lease commencement of **August 15th, 2025 OR August 16th, 2025 OR August 17th, 2025 [depending on building address]**. The first installment of rent is paid initially as a holding fee to reserve the apartment in advance, and it becomes the first rent installment on the lease commencement of **August 15th, 2025 OR August 16th, 2025 OR August 17th, 2025 [depending on building address]**; and
- Followed by 11 equal monthly installments of Monthly Installment Rent Amount which are due by the FIRST DAY of each month beginning September 1st, 2025 and on the first of each month thereafter throughout the installment term.

The rental sum listed above is for the **351, 352 OR 353 [depending on building address]** day term (NOT 365 days) and it has already been prorated to arrive at 12 equal installments, therefore it is NOT SUBJECT TO ANY MORE PRORATION. All rent received after the DUE DATE(S) AS LISTED ABOVE shall be subject to a late charge outlined in 1.2 below and the LESSEE and the Guarantor(s) agree, and covenant as follows:

1.2 RENT AND CHARGES

1.2(a.) LESSEE(s) shall pay rent using the secure online payment portal provided which offers ACH debit and card payments. **All auto payments must be turned off at the end of the lease by LESSEE/COSIGNER.** LESSEES that do not utilize the portal for payment are subject to a mandatory monthly charge of \$50.00. Within the payment portal, each resident can pay separately by ACH debit or card payments. In light of this payment method, LESSOR will not be able to accept or reject rent payments as they are made. As a result, if one or more LESSEES has insufficient funds to pay at the time of ACH debit or payments are returned for any reason, or if partial payment is received, LESSOR will return all partial rent payments received and proceed with an eviction.

1.2(b.) Upon move-in, all residents owe their first rent installment as stated above. All subsequent installments are due on the 1st of each month. If any installment of the rent is paid after the due date, it shall be subject to a late charge equal to \$50.00, LESSEE should also be aware that the landlord may also start eviction proceedings once rent is past due. In the event the LESSEE is in default of any of the terms or obligations of the Lease, violates and/or fails to comply with any of the covenants, terms, or conditions of the Lease, said default shall constitute grounds for termination of the Lease and/or eviction by the Landlord. It is expressly understood and agreed that the LESSEE shall be and remain liable for any deficiency in rent until the Lease expiration date or until such time in the interim; the Premises are leased by another acceptable LESSEE. The LESSEE shall also be and remain liable for any expense incidental to re-renting, cleaning costs beyond normal wear and tear, trash removal, painting costs, utilities, or any other damages and costs which the Landlord has sustained by virtue of the LESSEE's use and occupancy of the Premises or default under the Lease. LESSOR reserves the right to require that rent be paid in certified funds, cashiers check or money order, at any time due to late or returned payments. Late or returned payments can also result in LESSOR revoking the roommates' option to make separate partial portal payments, thus making all rent installments due in full. Payments received from LESSEE shall first be applied to late fees, then NSF fees, then past due utilities, then current utilities, then damages caused by LESSEE, then past due rent, and then current rent. LESSEES paying rent in multiple installments must do so outside the resident portal via cashier's check or money order.

1.2(c.) LESSEES further agree they will be charged \$50.00 for each payment rejected or returned to LESSOR unpaid for any reason (NSF payment.) Common reasons for rejected payments include but are not limited to: insufficient funds, incorrect account information given, closed accounts, invalid or inactive accounts, and accounts not set up for ACH transactions. No returned checks will be redeposited. In addition, tendering an NSF payment and failing to redeem it before the rent due date constitutes late rent, thus, LESSEES will be subject to

the late charges outlined in Paragraph 2, and this late charge must be paid with late rent. LESSEE will pay LESSOR any charges LESSOR'S bank may have charged LESSOR for processing the NSF or rejected payment. If there are two returned payments for any one apartment, online payments will be suspended and all further payments must be made by certified funds via bank check or money order.

By initialing below, you acknowledge and agree to the terms in Section 1.

X _____
Initial Here

2. Page Two

2.1 UTILITIES

2.1(a.) Water and Common Area Maintenance are included in the above listed rent price. LESSEE agrees to pay for gas, electric, internet, cable service, telephone, and trash removal (there is no charge by the city for trash removal as of January 1, 2000; however, should there be a charge, the LESSEE agrees to pay it). **LESSEE shall sign with the appropriate utility companies and agree to keep electric and gas utilities on for the full term of the lease** (internet, cable and telephone at LESSEE's discretion.) LESSEE shall maintain an interior temperature of the premises of at least 65° Fahrenheit. Failure to do so will subject LESSEE to damages for any and all damage to the premises, or the building in which the premises are located. LESSOR is not responsible for equipment failure, outages, interruptions or fluctuations in utility services provided to premises. Failure to pay utilities when due constitutes breaking of this lease the same as the failure to pay rent.

2.1(b.) LESSEE(S) agree to comply with the City of Columbus University District waste collection rules and regulations including properly disposing of all bagged trash, waste, and bulk items. Non-compliant lessees are subject to fines.

2.2 COMMUNICATIONS, ENTRY & INSPECTIONS

2.2(a.) Lessor will send resident notifications via email and/or text message whenever possible. Notifications include, but are not limited to: general resident notification, lease account statements, emergencies, notice to enter, and notice of violation. Lessor will use the email and phone number provided on the Lessee's application. It is Lessee's responsibility to update their email and phone number through their resident portal within 24 hours of any changes. **Lessees who unsubscribe to email or text messaging from Lessor are in danger of missing critical information, so lessees MAY NOT opt out of messaging via email or text during their lease term.**

2.2(b.) The LESSOR or its agent or employee may inspect the premises at any hour in the event of an emergency, but if there is no emergency situation a reasonable notice to the LESSEE shall be given for an intention to enter by the LESSOR, its agent or employee. Further, upon notice given to LESSEE, LESSOR may enter the leased premises for the purpose of exhibiting the same to potential tenants with notice given by email or text. LESSEE must promptly notify LESSOR of the need for repairs or mechanical failures. Any request for service or repairs made by LESSEE to LESSOR constitutes LESSEE'S permission for any person making such service or repair call to enter the premises during reasonable hours.

By initialing below, you acknowledge and agree to the terms in Section 2.

X _____
Initial Here

3. Page Three

3.1 OCCUPANCY

3.1(a.) Each LESSEE agrees the premises will be used for residential purposes only and will be occupied only by persons having a written lease and rental agreement with the LESSOR or assignee of the LESSEE hereinafter who must be approved by the LESSOR in writing.

3.1(b.) LESSEE agrees if the number of adults living in a unit exceeds the number of bedrooms, they will consult with LESSOR to determine if there will be an additional charge per month up to \$250.00 more per additional person. This provision is not applicable to families with children. Violation of this section shall entitle the LESSOR, at its option, to terminate the lease in accordance with procedures defined in section 1.2 of the lease or charge a rental increase equal to whatever is applicable under the above guidelines per month retroactive to the first day of the lease.

3.1(c.) It is the policy of the LESSOR to allow Guests and Visitors to the property, under the guidelines of the Visitation Policy, which states:

Any person not on Lease and is occupying or staying on the premises of the LESSEE is considered to be a Guest. Overnight Guests will be limited to three (3) consecutive day stays, unless given written approval by LESSOR for additional days/nights. LESSOR reserves the right to limit the number of overnight Guests per apartment. Lessee(s) are responsible for their guests following the terms of the lease agreement at all times.

3.1(d.) PETS: Lessee(s) shall not keep pets of any kind without prior written permission from the Lessor. **Pets are only allowed at designated buildings** and only with a written permission addendum on-file. Pets are not permitted at Furnished apartments. **A request for a pet must be submitted "In Writing or via Email" by July 1st, 2025 so there is enough time to process the request in order to bring the pet on the first day of the lease.** If written permission is granted, Lessee agrees to pay the cost of having premises de-fleaed and de-ticked by a professional exterminator at the termination of occupancy if necessary, and Lessee agrees to maintain each pet only so long as permitted by, and in compliance with the provisions of any Rules and Regulations in the Pet Addendum. Lessee also agrees to pay any sanitation cost or other damages caused by pet odor or excrement. **Each pet requires a \$250.00 non-refundable pet fee.** Apartments with permitted pet(s) may not exceed two (2) dogs, or two (2) cats, or one (1) dog and one (1) cat and may not weigh more than 60lbs at maturity. Certain breed restrictions apply. Lessee must keep pet on leash no longer than six (6) feet in length and cannot leave pet on the common areas, especially unattended. Lessee is responsible for removal of pet waste from common areas and limited common areas on a daily basis. Failure to do so will constitute a material breach of this lease. If Lessee fails to remove pet waste from common areas a fee of \$100.00 may be assessed per occurrence. **Visiting pets are not permitted in the premises at any time. Rent amount listed above does NOT include pet rent. Pet rent will be listed in the required addendum and paid with normal rent each month.**

3.2 LIABILITY

3.2(a.) Each LESSEE sharing the apartment of this lease shall be JOINTLY and SEVERALLY liable for the entire term of this lease in issues of contract and negligence, it being specifically understood that the lease is entered into upon the LESSOR'S reliance upon the credit of both the guarantor(s) and the tenant(s). Further, LESSEES agree that they have viewed this unit or have accurately represented the unit to their roommates, if any, who were not present during the rental process. No refunds, rebates, or lease changes shall be entertained by LESSOR for this reason. The LESSEE agrees to have his or her GUARANTOR, approved by lessor, execute Guarantee. If the appropriate GUARANTOR, as set forth herein above, fails to do so, LESSOR may terminate this lease at any time by giving notice thereof to LESSEE, and retain any monies paid, in addition to all other rights and remedies to which LESSOR is entitled. Signing a lease shall be considered binding at LESSORS option.

By initialing below, you acknowledge and agree to the terms in Section 3.

X _____
Initial Here

4. Page Four

4.1 PARKING

4.1(a.) Total number of parking passes allotted: no of parking passes It is agreed by and between the LESSOR and LESSEE that parking is not granted as part of the leased premises but rather as a courtesy to the LESSEE. The parking lot shall, at the LESSOR'S option, be operated on a basis subject to unauthorized cars being towed by a private towing and storage company. Parking passes are required at all parking lots. **All new-resident parking passes must be purchased by a designated date and time to be given at a later date, and all renewal residents must buy their pass(es) by the start date of their renewal lease.** There is a one-time fee of \$150.00 for each parking pass. The fee for each parking pass will appear as a charge in LESSEE's resident portal prior to the start of the lease agreement and must be paid in full before the pass can be issued. The pass is valid for the entire lease term and expires at 5pm on the last day of the lease agreement (each lease year requires a new pass.) **LESSOR reserves the right to sell unpurchased parking passes to other residents after the deadline given.** LESSOR will not be responsible for any towing costs that may occur as a result of the LESSEE forgetting to purchase or renew a parking pass. At LESSOR'S option, LESSOR may tow the cars of persons who have violated any rules of the lot as described by LESSOR or any terms of this lease agreement regardless of whether a valid pass is properly displayed or not. In the event that the lease agreement is legally terminated, and LESSEE continues to park in parking lot, then LESSOR reserves the right to tow such vehicle. LESSOR reserves the right at any time to revoke parking privileges if LESSEE violates parking rules and regulations. Replacement passes are subject to a \$20 cash fee. **All new-resident parking passes in these lots must be purchased by the designated date and time given at a later date, and all renewal residents must buy their pass(es) by the start date of their renewal lease.**

4.1(b.) Residents of The Ohio Stater, 31 & 33 Frambes Ave. and 30 & 36 E. Woodruff Ave. have different parking costs and restrictions for their parking garage and surrounding lots, which will be provided to them with a detailed addendum. **All new-resident parking passes in these lots must be purchased by the designated date and time given at a later date, and all renewal residents must buy their pass(es) by the start date of their renewal lease.**

4.2 SECURITY DEPOSITS

4.2(a.) The LESSEE(s) agrees to deposit with the LESSOR a sum of Security Deposit Amount. LESSEE(S) agree the Security Deposit is not an

advance payment of rent and does not relieve the obligation to pay rent, including rent for the last month of occupancy. Lessee has elected to pay the total Security Deposit in one of the following ways:

_____ Pay the Security Deposit in full on or before August 1st, 2025, or

_____ Pay the Security Deposit over 3 monthly installment payments beginning August 1st, 2025, or

_____ Pay the Security Deposit over six monthly installment payments beginning August 1st, 2025.

In the event LESSEE elects to make installment payments for their Security Deposit, LESSEE must inform LESSOR of this payment arrangement **"In Writing or by Email"** no later than July 1st, 2025. All LESSEES on a joint lease agreement must choose the same payment option and follow the terms of the choice. The installments shall be due on the same day as the monthly rent payment pursuant to the lease agreement and which may be paid together with the monthly rent installments. In the event Lessee fails to pay one of their installment payments, it shall be considered a material breach of the lease agreement.

4.2(b.) The Security Deposit is to guarantee the return of the premises, including carpeting, in as good or better condition as when initially occupied, reasonable wear and tear (not dirt) accepted. **Said deposit will be postmarked and returned to the LESSEE thirty days after expiration of the lease provided:**

1. ALL keys to the apartment must be labeled and returned at the SAME time to the office of LESSOR and the property vacated in clean condition by the last day of the lease period by 5pm (once keys are turned in to LESSOR, LESSEE relinquishes all claims to any property left behind and any rights to re-enter unit) and,
2. The LESSOR'S inspection reveals no damages or dirt in the premises, reasonable wear accepted.
3. LESSEE has given to the LESSOR in writing (Lessor currently uses DocuSign to track signatures) on a timely basis the forwarding address to mail the deposit, selecting one resident for check to be made out to and that document is signed or e-signed by all persons on the lease. If the conditions of this lease are not complied with including rent not timely paid or if other conditions or requirements of this lease are breached or violated by the LESSEE, then the whole or a fractional part of the deposit may be retained by the LESSOR as damages without prejudice to the rights of LESSOR to recover such damages as he may be entitled to. It is expressly agreed by and between LESSOR and LESSEE that any of the following create a conclusive presumption that LESSEE has vacated and abandoned the leased property:
 - a. Failure of LESSEE to keep, maintain and pay for all utility service, or
 - b. Failure of LESSEE to return all keys at the end of this lease term, or
 - c. Failure of LESSEE to remove all personal property from the premises at the end of this lease term.
 - d. Failure to have renewed the lease and/or paid monthly rent.
 - e. Evidence that LESSEE is not inhabiting the apartment and LESSEE has not informed LESSOR of LESSEE'S intent to remain.

4.2(c.) Failure of LESSEE to remove any and all personal property at the end of this lease term does not create any liability upon LESSOR to safeguard, store, or in any other way protect said personal property, and further LESSEE hereby waives any claim which he may have against LESSOR in any way whatsoever connected with any and all personal property owned or possessed by LESSEE. Further, if LESSEE has not vacated premises at the expiration of this lease, the rental shall accelerate to the rate of \$500.00 per day.

4.2(d.) LESSEE may not leave behind furniture, personal items, alterations, or wall coverings for future lessees without written permission from LESSOR. Lessee may not leave behind items (as described in this section) for the use of the next set of lessees, as it hinders Lessor's ability to ready the premises for the next lease term.

4.2(e.) **If the LESSEE loses a key the LESSOR may charge a \$50.00 replacement fee, payable at the office in cash. Multiple lost keys may result in a lock change at LESSOR's discretion and LESSEE'S cost of \$150.00.** Multiple lost keys may result in a lock change at LESSOR's discretion. LESSEES are not allowed to duplicate keys. Under no circumstances may LESSEE change, re-key, add or delete any lock, key or other security device. If LESSEE breaches this paragraph or any part hereof, LESSOR may charge LESSEE any locksmith or other charges to return the locks, keys or other security devices to their original condition. This clause applies to all exterior locks and interior privacy locks.

By initialing below, you acknowledge and agree to the terms in Section 4.

X _____
Initial Here

5. Page Five

5.1 RENEWAL, SUBLEASE & ASSIGNMENT

5.1(a.) No rebate will be made for vacating the apartment prior to the end of the rent term. The LESSEES in the apartment and all guarantors of the lease shall remain on the lease and there is no right to cancel at the end of the school semester, or at the commencement of online-only

classes, unless the term of this lease ends contemporaneously therewith.

5.1(b.) This lease does not automatically renew and LESSEES must re-sign a new 12-installment lease within the timeline offered by LESSOR. LESSEES acknowledge that this lease can be renewed by all or a portion of the original LESSEES. LESSOR will notify LESSEES of the terms and conditions of a lease renewal for subsequent lease terms during Ohio State University's fall semester. If all current LESSEES on this lease agree to sign a lease for an additional term, a new lease must be executed on or before the lease termination date, but while the unit is still available. In the event that less than 100% of the signatories to this lease decide to execute a lease for a subsequent term, a new lease agreement will be executed by the LESSEES who elect to remain in the unit for the additional term, and any upcoming NEW LESSEES will become a party to the renewal lease. LESSEES hereby unequivocally acknowledge and agree that their security deposit will NOT be returned to them if any of the signatories to this lease execute a lease for a subsequent term and remain in the Premises for another year(s). LESSEES stipulate and agree that if less than 100% of the original LESSEES decide to remain in the unit for a subsequent term, the renewing LESSEES will maintain their belongings in the premises through the duration of the renewal term, and as a result, if this lease is renewed by even one of the individuals who are signed on this lease, the total security deposit received by LESSOR will be applied to the subsequent lease term. Outgoing LESSEES shall seek any reimbursement of their security deposit from the incoming LESSEES who will be signing the renewal lease. Moreover, any incoming LESSEES who sign the renewal lease will accept the condition of the premises from the time that the current lease is executed. LESSOR will seek damages above and beyond normal wear and tear from the LESSEES who deliver full possession of the property to Landlord at the final expiration of Lease leaving no original parties, and LESSOR will return the security deposit at the time when all signatories to this lease vacate the Premises.

5.1(c.) The LESSEE shall not assign this lease or sublet the premises without the consent of the LESSOR.

- **SUMMER SUBLET:** for the summer month's: LESSOR shall not unduly withhold its consent for summer subleasing. All roommates on-lease must agree with the sublease. **LESSOR requires a signed copy of the PROVIDED sublease agreement along with sub-tenant's phone number, email, and copy of Sub-tenant's valid photo ID. All provisions on Sublease Agreement MUST be adhered to.**
- **LESSEE REPLACEMENT:** for remainder of contract: **requires written consent of LESSOR, updated Lease Agreement, and \$35.00 fee to be paid on the portal before the lease takeover process begins. Roommates on-lease must agree with replacement.**

5.2 RULES, LAWS & GOVERNANCE

5.2(a.) The premises will not be used for any unlawful purpose, nor for any purpose deemed hazardous by the LESSOR or by the LESSOR'S insurance company because of fire or other risk.

5.2(b.) The LESSEE will obey and conform with all laws, ordinances, rules and regulations of all governmental agencies having jurisdiction over the premises. LESSEES will not be noisy, boisterous, or in any manner offensive or create a nuisance to other LESSEES, occupants of the building, or neighboring residents. LESSEE expressly agrees and understands that it shall be a material violation of this lease agreement if LESSEE or anyone living at the premises that is the subject of this agreement is a registered sex offender at any time during LESSEE'S tenancy. In the event that LESSEE or anyone living at the premises becomes a registered sex offender, LESSEE and all other occupants will be required to vacate the premises immediately or be subject to eviction.

5.2(c.) LESSOR agrees that LESSEES shall perform all of the covenants herein, they shall be entitled to possession of the herein premises during the term of this lease. Failure of LESSOR to exercise his rights in respect of any default shall not be construed as a waiver representing any subsequent default, nor otherwise prejudice any right to which LESSOR may be entitled.

5.2(d.) The laws of the State of Ohio shall govern the construction and interpretation of this lease.

5.2(e.) The execution of this lease by LESSEE, LESSOR, and GUARANTOR(S) shall constitute the transaction of business in Ohio within the meaning of the Ohio Civil Rule 4.3(A)(1) and Section 2307.382 of the Ohio Revised Code.

By initialing below, you acknowledge and agree to the terms in Section 5.

X _____
Initial Here

6. Page Six

6.1 CONDITION AND USE

6.1(a.) As of the commencement of the lease, the LESSEE acknowledges that the premises, carpeting and furniture (if applies) therein are in a good state of repair and condition, except as otherwise indicated in the checklist to be submitted no later than five days after the lease beginning date. LESSOR takes no responsibility for phone lines and jacks or cable lines and jacks in the apartment. All properties are custom wired for Spectrum Cable and residents must use this service if they require cable service.

6.1(b.) The LESSEE shall not install equipment or make alterations, additions or improvements to the premises. No satellite equipment or exterior building alterations are permitted.

6.1(c.) No gummed labels shall be put on the walls, nor any decals, LED light strips/holiday lights or decorations which, when removed, destroy the wall surface or plaster. No painting in or outside the residence will be permitted. **LESSEE must provide, install, and service their own window treatments, including blinds, curtain rods, curtains, etc.** (with exception of Iuka Park, Alden Ave., 2138 N. 4th St., & 2262 N. High). No gas or charcoal grills shall be permitted.

6.1(d.) If the exterior of the apartment herein rented contains a dumpster or refuse container, failure of the LESSEE to place garbage in said container shall be a violation of this lease. If the LESSEE fails to remove garbage from the apartment or litters it on the ground around said container; appropriate deduction from the security deposit of the LESSEE shall be made for cleaning and pickup. Any charges for exterior damage (i.e. torn down downspouts, damaged lawn resulting from vehicles illegally parked) or filth (i.e. cleanup after parties) will be charged to responsible units, the building or complex. Further, poor housekeeping by LESSEES will not be tolerated. In the event LESSEE'S housekeeping is so below the standard of the campus area that it causes LESSOR problems in re-renting the apartment for the following rental season resulting in the loss of rent the following year, LESSEES shall pay to LESSOR the amount of rent lost and for all damages. LESSEES shall be notified of their poor housekeeping and that it meets this clause and shall be given 30 days to remedy this condition. Failure to remedy this condition shall result in this clause being enforced in its entirety. In addition, LESSOR and LESSEE agree certain items of damage directly attributable to a resident's negligence and/or malice will be due at the time of the damage. If the residents fail to pay for these damages within 15 days of the presentation of a bill by LESSOR, then LESSOR reserves the right to deduct that amount from the residents' security deposit. Further, in cases where the apartment is severely damaged or dirty (extreme clutter and filth) i.e., damage by animals, broken doors, damaged appliances, ruined carpet (ex. multiple cigarette burns, uncleanable stains) or multiple drywall holes, LESSOR reserves the right to demand LESSEES vacate the apartment. In cases of severe damage or uncleanliness, LESSEES agree as part of this lease to move out of the apartment by July 15th provided notice is given by June 30th. This allows LESSOR the necessary time needed to rehabilitate the apartment and/or re-rent the apartment after rehabilitation. At LESSOR'S option LESSEE agrees to allow LESSOR to clean their apartment between Oct. 1 and July 31 for the purpose of renting it for the next season. If a second cleaning is needed to rent the unit, then LESSOR may charge LESSEE.

6.1(e.) The LESSEE shall be responsible for the reasonable use of the toilet, all sinks, disposal, and dishwasher, if objects are deposited therein causing stoppage. If there is a stoppage or damage done to any toilet, sink, disposal, dishwasher or clothes washer as a result of the negligence of LESSEE or LESSEE'S guests, the LESSEE will be charged for the repair of damages or for the time required to unblock the stoppages. LESSOR will not accept responsibility for sewer backups caused by LESSEE.

6.1(f.) The LESSEE shall keep the apartment, lawn and parking lot free from all filth, debris and refuse. If LESSEES allow garbage and/or personal effects to accumulate by their door or in the nearby halls/stairwells for more than 1 day, the management may remove everything with or without notice and charge LESSEES actual cost per removal.

6.1(g.) The LESSEE agrees that the hallways shall be kept clear and clean throughout, including the areas in and about the entrance to the apartment; that said duty shall be borne by the LESSEE and that LESSEE shall not store any boxes or containers in the hallways of the building, or in any furnace or mechanical room. In the event LESSEE violates this provision, and such violation causes, aggravates or contributes to any fire or other casualty, LESSEE shall be liable to LESSOR and/or any other LESSEE who may be damaged, as in section 6.2, and such violation shall be conclusively presumed to be a negligent act on the part of LESSEE, LESSOR does not itself insure, nor does LESSOR have insurance from others which covers ANY LOSS to any property of LESSEE and LESSEE hereby agrees to adequately insure his own property against fire and extended perils.

6.1(h.) The LESSEE shall be responsible for any damages in or on the premises whether caused by the LESSEE or visitors to the apartment, as further agreed and provided in paragraph 6.1(i.) items 1-10:

6.1(i.) It is further understood and agreed by and between LESSOR and LESSEE that charges for damages will be made if/when applicable. Failure to pay these charges upon receipt of invoice therefore, by LESSEE, is a default of payment of rent, and LESSOR may then, without further demand, exercise any of its rights and remedies for default, as provided in paragraphs 1.2(b.), 4.2(a.) and 4.2(b.) above. Damages may also be withheld from the security deposit.

1. If steam cleaning is to be performed by a professional cleaning company due to dirty or stained carpet, then charges will be market

rate. Unvacuumed carpet additional: \$35.00 per room, hallway is one room. Carpet with permanent stains, burns and/or pet odor and or dander will be replaced at Lessee's expense at a cost to Lessee of \$30 yd., payable at the time the damage is discovered.

2. If a professional cleaning company must be sent into your unit for any reason the following charges shall apply: 1- and 2-bedroom prices start at \$150.00 plus 10% management fee. 3- or more bedroom prices start at \$250.00 plus 10% management fee.
3. Holes in drywall, under 12 square inches: \$100.00; Holes larger than 12 sq. in. \$150
4. Repainting due to unnatural wear and tear: professional painting companies will be hired to repaint. If they have to repaint one wall then the resident shall be charged based on painter's contract for a full paint in that room equaling \$160.00 per room. Living room and hall or extra-large bedroom \$220.00.
5. Any damages not outlined above are subject to charges equal to the cost of repair or replacement plus a management fee of 10%.
6. LESSOR's dumpsters are not depositories for any furniture or appliances you may throw away. If LESSEE throws furniture, appliances or any other items in the dumpsters which the city will not haul away on their regular route, LESSEE will be charged for the removal of these items: \$100.00 per item
7. LESSEE shall arrange for free pickups of bulk items by calling the City of Columbus bulk refuse dept. and by following City of Columbus rules.
8. Necessary extermination for roaches due to unclean conditions and/or extermination for fleas due to animals on premises: \$210.00 per treatment
9. Bedbug treatment due to negligence of resident: treatment cost x 150%.
10. **No PODS** or any other portable or permanent storage unit may be placed on the property at anytime. This includes for purposes of moving out and moving in.

6.2 INSURANCE

6.2(a.) LESSOR is not liable for damage to LESSEE'S personal property unless caused by negligence of LESSOR or LESSOR'S agents. LESSOR requires that LESSEE carry personal property insurance for their own belongings. Further, LESSOR is not liable for injuries or damage caused on premises if a need for repair of object causing injury or damage was not reported to LESSOR. In the event the premises are wholly destroyed by fire or other casualty, this lease shall terminate, and LESSEE shall be liable for rent to the day of the destruction of the premises. In the event the premises are not destroyed, but are damaged by fire or other casualty, the LESSOR at its option, may terminate this lease, or continue it in effect by repairing or rebuilding the premises, LESSOR shall give notice of his intent to terminate the lease to LESSEE, in writing, within thirty (30) days of the fire or other casualty, if LESSOR elects to terminate this lease. If LESSOR elects to repair or rebuild the premises, this lease shall continue in full force and effect during the time of repairing or rebuilding, except that rent only shall abate during the repair or rebuilding period. When the premises are repaired or rebuilt, LESSOR shall give notice of that fact to LESSEE, and LESSEE shall resume his/her physical occupancy of the premises, and resume paying rent, all within fifteen (15) days of the giving of notice by LESSOR that the repairs or rebuilding is complete. In the event of fire not caused by LESSEE, then LESSOR shall attempt to find alternative housing during repairs.

6.2(b.) In the event of fire or other casualty which is caused by any negligence of LESSEE, or of LESSEE'S guests, co-tenants, invitees, agents or servants, LESSEE shall be fully liable to LESSOR for all damages, costs, losses and expenses resulting from such fire or other casualty, and not reimbursed by LESSOR'S insurance. Further, the LESSOR'S insurance company may subrogate against lessees, co-tenants, guarantors', agents or servants. And further, in such event LESSOR may, at its option, retain LESSEE'S security deposit, without interest or other penalty, pending the final determination of the cause of such fire or other casualty, and LESSEE'S liability therefore, unless otherwise required by ORC 5321.16.

By initialing below, you acknowledge and agree to the terms in Section 6.

X _____
Initial Here

7. Sign and Accept

7.1 OTHER TERMS

OTHER TERMS: This lease and included addenda contains the final agreement between the parties hereto (including guarantors) and no party (including guarantors) shall be bound by any prior item, condition or representation, oral or written, not set forth herein. IN TESTIMONY WHEREOF THE PARTIES HAVE SIGNED THESE PRESENT ON THE DAY AND YEAR HEREIN BEFORE WRITTEN. (to the extent permitted by Ohio Law)

This lease may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument. A facsimile, scan, or electronic version of a signature shall be deemed an original and shall be enforceable as if it is an original signature.

X

Lessee

Date Signed

X

Lessor

Date Signed