

No painting is allowed in UNIT. TENANT should not cover more than 25% of each wall with papers, posters, fabric, etc. In addition, no holes of any kind are permitted on any room or interior door. All window coverings must be approved by LANDLORD. LANDLORD may enter UNIT to remove, without notice, any unapproved window coverings. Any and all repairs needed within TENANT'S room and UNIT and other areas must be performed only by authorized maintenance personnel. TENANT(S) will be charged for the repair of any damage for which TENANT or TENANT'S guests are responsible.

TENANT may not install any wiring within UNIT. Absolutely no holes may be drilled within UNIT by TENANT - including without limitation outside or inside walls, roof, windows, or balcony railings. TENANT may not store anything in closets where gas appliances, or heating and cooling equipment is installed.

Welcome mats, rugs or carpet remnants are not permitted in hallways.

TENANT'S improvements to UNIT (whether or not LANDLORD consents) become LANDLORD'S unless LANDLORD agrees otherwise in writing. LANDLORD shall have the right to immediately dispose of all TENANT'S belongings that remain in the UNIT after the termination of the lease term. The LANDLORD shall have no obligation to notify the TENANT regarding the disposal of personal belongings left in the UNIT after the lease termination.

TENANT is responsible for carpet cleaning at the end of the LEASE. Carpets must be cleaned by a professional cleaning company and a receipt must be delivered to LANDLORD on or prior to move-out.

A fifteen percent (15%) administrative charge will be added to all damage/cleaning/painting charges to the UNIT. Charges for damages may occur at any time during the LEASE TERM.

MAIL

The mailbox is to be used jointly by all the tenants assigned to TENANT'S UNIT. Packages may be received at the office. However, **LANDLORD takes no responsibility for lost, damaged or stolen property left with the office.** If TENANT decides to have packages dropped at the office, TENANT is doing so at TENANT'S own risk. LANDLORD encourages all tenants to obtain the appropriate insurance when having packages delivered. Packages which are not claimed within 30 days will not be held. LANDLORD reserves the right, at any time, to discontinue its acceptance of packages and reserves the right, on a case by case basis, to refuse to accept certain packages if LANDLORD is not comfortable accepting a particular package.

GUESTS / DELIVERIES

TENANT'S guests must abide by these RULES AND REGULATIONS. As host, TENANT is held accountable and is responsible for the conduct of TENANT'S guests at all times. LANDLORD reserves the right to exclude guests or others who, in LANDLORD'S sole judgment, have been violating the law, violating the LEASE or any rules or policies of the PROPERTY, or disturbing other tenants, neighbors, visitors or LANDLORD'S representatives. LANDLORD may also exclude from any patio/balcony or anywhere on the PROPERTY a person who refuses to identify himself or herself as TENANT or TENANT'S guest.

LANDLORD reserves the right to deny any guest access to the PROPERTY for any reason including non-payment of rent by TENANT.

TENANT must notify LANDLORD in writing of any expected guest(s), delivery service, maid service, etc. No keys will be given to any guest, delivery service, maid service, and etc. without prior written permission from TENANT.

LANDLORD acknowledges the right of TENANT to entertain guests, but requires that no more than ten (10) persons are allowed in UNIT at one time and that order and tranquility prevail at all times. Any guest staying overnight for more than 2 consecutive 24-hour periods must receive written approval from LANDLORD. TENANT will be charged \$250 per night and will be subject to disciplinary/legal action, up to and including eviction for all violations of this rule. TENANT will also be responsible to pay all fines as a result of guest behavior that violates rules, regulations, and policies of this LEASE.

Guests become the responsibility of TENANT once they enter the PROPERTY.

TENANT will be responsible for the cost of repairs for any and all damages caused by an excess number of people within the UNIT. TENANT is responsible for the actions of TENANT'S guests at all times while guests are on the PROPERTY or in any UNIT. LANDLORD may exclude guests or others who, in LANDLORD'S judgment, have been violating the law, violating this LEASE or any property rules, or disturbing other tenants, neighbors, visitors, or LANDLORD'S representatives. LANDLORD may also exclude from any patio/balcony or anywhere on the PROPERTY a person who refuses to identify himself or herself as TENANT or TENANT'S guest. TENANT'S failure to comply with LANDLORD'S request of exclusion of a guest will result in eviction of TENANT. **ALL TENANTS AND TENANT'S GUESTS OF HUB AT OXFORD MUST CARRY A GOVERNMENT ISSUED PHOTO IDENTIFICATION CARD AT ALL TIMES.**

NOISE

TENANT, members of TENANT'S family, and guests shall at all times maintain order in UNIT and at all places on the PROPERTY, and shall not make or permit any loud, improper, objectionable, disturbing or boisterous conduct or noise or otherwise disturb the comfort or interrupt the sleep of other tenants.

Musical instruments, radios, stereos, television sets, amplifiers and other instruments or devices may not be used in such a manner as may constitute a nuisance or disturb other tenants. LANDLORD reserves the right at any time to fine TENANT, contact guarantors, or declare TENANT in violation of the LEASE due to excessive noise and disturbances. LANDLORD and/or its agents on duty are the sole judge(s) of excessive volume levels, and reserve the right to enforce these rules.

Any general noise disturbances, i.e. noise from music, parties, machinery, etc., should be reported to LANDLORD or LANDLORD'S representative immediately. TENANT waives all rights to privacy when noise coming from UNIT is so loud that TENANT is unable to hear LANDLORD knock. LANDLORD may enter unit to lower or eliminate noise levels.

TENANT will be found in violation of this LEASE and will be subject to fines and other disciplinary action if LANDLORD receives notice from the Police Department that noise levels were excessive.

If TENANT does not answer the door for police, security, and/or Hub at Oxford staff, TENANT will be subject to an immediate fine of \$250 and will be considered in default of the LEASE.

COMMON AREAS

TENANT recognizes that the common area facilities which may include such items as a Fitness Center, Sauna, Volleyball Court, BBQ Area, Swimming Pool, Parking Garage, Commercial Spaces, Television Room, Hot Tubs, Theater Room, Game Room, Study Lounge, Business Center or other similar facilities (hereinafter said Common Area Facilities are collectively referred to as "FACILITIES") have been made available by LANDLORD to TENANT.

Policies for FACILITIES are posted in a conspicuous location and MUST be observed at all times. Anyone who violates these policies risks losing the privilege of using these FACILITIES and/or eviction.

Only TENANT and invited guests accompanied by TENANT may use the FACILITIES provided by LANDLORD. FACILITIES may be used by such persons only in strict compliance with posted FACILITY policies and procedures. From time to time supplemental rules and regulations may be adopted by LANDLORD with respect to each FACILITY and will either be posted in appropriate areas or furnished in writing to tenants.

Neither TENANT nor TENANT'S guests may use the FACILITIES, parking lots or grounds in such a manner that interferes with the enjoyment of other tenants.

The driveways, sidewalks, courts, entry passages, stairs and halls shall not be obstructed or used for any purpose other than ingress and egress. Bicycles and other like vehicles shall not be allowed to obstruct the driveways, sidewalks, courts, entry passages, stairs or halls.

Use of common areas within the PROPERTY shall be governed by these RULES AND REGULATIONS and any Policies posted in the FACILITIES and shall be used at the risk of TENANT and TENANT'S family and guests. No guest shall be permitted within the FACILITIES unless TENANT is also present. **TENANT indemnifies LANDLORD and holds LANDLORD harmless against all claims for personal injury sustained by TENANT and TENANT'S family and/or guests in their use and enjoyment of the FACILITIES.** Glass containers pose a serious risk of injury and are prohibited anywhere in the Common Areas on the PROPERTY.

In order to use FACILITIES, TENANT agrees that:

- a. TENANT shall not permit any guests to use FACILITIES without TENANT present;
- b. TENANT shall use FACILITIES in a prudent manner, consistent with the customary use of the FACILITIES;
- c. TENANT shall not use FACILITIES in a manner which is offensive or dangerous to TENANT or any users of FACILITIES;
- d. TENANT will follow policies as established by LANDLORD in connection with the operation of FACILITIES;
- e. LANDLORD shall have the right to discontinue providing any or all FACILITIES at any time and for any reason;
- f. LANDLORD does not provide attendants or supervision of any kind for FACILITIES;
- g. LANDLORD has made no representation (i) that LANDLORD'S representatives have any expertise in the operation of FACILITIES, (ii) that FACILITIES are fit for any particular purpose or (iii) as to the physical condition and operation of FACILITIES; and
- h. USE OF FACILITIES BY TENANT SHALL BE WHOLLY AT TENANT'S OWN RISK.

LANDLORD reserves the right to prohibit use of FACILITIES to any individual that LANDLORD, in its sole judgment, believes has failed to comply with any of the provisions of this Section.

PETS are not allowed within the FACILITIES at any time for any reason. A \$500 fine will be assessed to TENANT for any violation of this policy by TENANT or TENANT'S guest.

In connection with TENANT'S use of FACILITIES, TENANT is responsible for payment for damages or costs to LANDLORD from any claim based upon the acts of TENANT or OCCUPANT or TENANT'S guests (which are prohibited from using FACILITIES); and

TENANT may not access any property facilities, common areas, or commercial spaces during unauthorized hours or times.

OUTDOOR DECK USE

TENANT will be limited to one (1) guest at the Outdoor Deck. TENANTS and TENANT'S GUEST may be required to wear LANDLORD-issued wristbands on the outdoor deck at all times. TENANTS will be provided with a wristband at the time of move-in and guest wristbands can be obtained during normal business hours from the front desk. Individuals without a wristband will be required to leave the outdoor deck and will be subject to disciplinary action in accordance with paragraph 3 of the rules and regulations.

Smoking and glass are strictly prohibited on the outdoor deck. Individuals caught smoking or possessing glass will be subject to an immediate \$500 fine and will be required to leave the outdoor deck. Repeat violations will result in additional fines, revocation of amenity privileges and/or eviction.

All food or beverage containers must be stored in a cooler at all times on the outdoor deck. No glass is allowed on the deck. Beverage containers in excess of 24oz are not allowed on the deck. If asked by LANDLORD, Tenant will remove all food and beverage from the deck for any reason. Styrofoam cups and plates are prohibited on the outdoor deck at all times.

HAZARDOUS MATERIALS

TENANT will not store or bring any hazardous materials on the PROPERTY or to the PROPERTY for any hazardous purposes.

FIRE SAFETY

Immediately call 911 in the event of a fire emergency.

LANDLORD shall furnish smoke detectors in good working order when TENANT first takes possession. TENANT must immediately report smoke detector malfunctions to LANDLORD. The intentional sounding of any smoke alarm is prohibited. Neither TENANT nor others may disable smoke detectors. If TENANT disconnects or intentionally damages the smoke detector or does not replace batteries as needed, TENANT may be liable to LANDLORD for necessary damages for \$100 plus one month's RENT, court costs, and attorney's fees. If TENANT disables or damages the smoke detector or fails to report malfunctions to LANDLORD, TENANT will be liable to LANDLORD and others for any loss, damage, or fines from fire, smoke, or water. TENANT is responsible for the cost of battery replacement for the smoke detectors.

TENANT agrees:

- a. to notify LANDLORD immediately in writing if TENANT perceives there to be any problem, defect, malfunction or failure with the smoke detectors in UNIT;
- b. not to remove, modify, damage or service the smoke detector(s) other than replacing batteries when needed.
- c. that LANDLORD is not the operator, manufacturer, distributor, retailer or supplier of the smoke detector(s);
- d. that TENANT assumes full and complete responsibility for all risk and hazards attributable to, connected with or in anyway related to the operation, malfunction or failure of the smoke detector(s). This responsibility will exist even if such malfunction or failure is attributable to, connected with, or in any way related to the use, operation, manufacture, distribution, repair, servicing or installation of the smoke detector(s); and
- e. that LANDLORD is not responsible for false alarms or malfunctions of the smoke detector(s) or any resulting inconvenience, expense, or consequences.

If TENANT'S UNIT contains an overhead sprinkler system, TENANT must take care not to unintentionally trigger the overhead sprinkler system in TENANT'S UNIT. TENANT may NOT hang items from the overhead sprinklers. A simple depression of the sprinkler head will result in a total draining of water from the system. LANDLORD will not be responsible for any damage that occurs as a result of such situations.

Space heaters and other similar appliances are prohibited. Appliances or items that use excessive amounts of electricity and/or create excessive heat are prohibited.

Candles or any other burning devices (including incense, sterno, kerosene, or oil lamps) are not permitted within UNIT or any area of the PROPERTY. Neither LANDLORD nor Management Company will be responsible for any damage resulting from the use of such items.

VEHICLES/PARKING

Improperly parked vehicles will be towed at the vehicle owner's expense and sole risk.

If LANDLORD provides TENANT with a vehicle identification sticker (decal), it must be displayed in the front windshield (above the registration and inspection stickers) of TENANT'S vehicle at all times (if applicable). TENANT must return TENANT'S vehicle identification sticker when TENANT moves out.

TENANT may not repair any gasoline or gas-fueled vehicle, motorcycle, boat, moped, or other similar vehicle in any area of the PROPERTY.

Vehicles in use on the PROPERTY may not exceed a speed of 10 miles per hour.

If LANDLORD designates certain parking areas within the PROPERTY as TENANT Only Parking or Guest Only Parking, TENANT acknowledges that TENANT and/or TENANT'S Guests who violate these designations may be towed at the expense and sole risk of the vehicle owner.

The washing of cars or other vehicles on the PROPERTY is prohibited. If there is a designated car wash area, TENANT may wash TENANT'S vehicle in this area only. The repairing or performing of other mechanical or maintenance work on TENANT'S vehicle within the PROPERTY is prohibited at all times.

Trailers, campers, mobile homes, recreational vehicles, commercial vehicles (commercial trucks or equipment or vehicles that carry or are mounted with equipment used in a profession or employment, including taxis), trucks (other than a standard size or smaller pick-up truck or van), inoperable vehicles of any kind, boats, or similar equipment or vehicles, cannot remain in any area of the PROPERTY except for the temporary purpose of loading or unloading of passengers or personal property unless TENANT has a written agreement with LANDLORD. Vehicles parked in violation of this provision are subject to towing at the vehicle owner's expense.

Prohibited vehicles include: those having a flat tire or other condition rendering it inoperable; those having an expired license or inspection sticker; those taking up more than one parking space; those belonging to a person who does not have a current parking contract or former tenant who has been evicted; those parked in a designated handicap space without the required handicap insignia; those blocking another vehicle from exiting or entering; those parked in a fire lane or designated "no parking" area; or those parked in a space designated to or assigned to other tenant(s).

TENANT(S) should call the designated towing company or management office to report a parking violation. The management office may notify the towing company, who will tow the vehicle, if any of the following situations exist:

- a. The unauthorized vehicle is parked in such a manner as to obstruct a fire lane;
- b. The unauthorized vehicle is obstructing an entrance, exit, space or aisle of the parking facility;
- c. The unauthorized vehicle is parked in a space that has been reserved by another vehicle owner; or
- d. The unauthorized vehicle is parked in any space for which they do not have the required permit or authorization.

WEAPONS

Possession of any weapon or ammunition is prohibited unless authorized by the law. This includes but is not limited to guns, swords and knives with the blade over five and a half inches. Possession of facsimile weapons is also prohibited. This includes but is not limited to pellet guns, air soft pistols and B.B. guns. Serious injury has occurred in situations where facsimile weapons have been mistaken for actual weapons.

HARASSMENT

Harassment involves behavior towards another person that is unwanted. This can include, but is not limited to, unwanted comments, unwanted touching, derogatory language or bullying. Any of these behaviors will lead to disciplinary action.

PHOTOGRAPHS

TENANT hereby gives LANDLORD permission to take photographs during LANDLORD hosted functions or activities which may then be used for the community newsletter, bulletin board, website, or other publications for marketing purposes.

VANDALISM

Vandalism of UNIT and/or PROPERTY (with reference to both the room, UNIT, and all common areas) will not be tolerated and will result in an immediate minimum fine of \$100 in addition to the costs of repair to the vandalized property being passed on to TENANT.

USE OF UNIT

TENANT shall use UNIT for residential purposes only. TENANT shall not use UNIT or any part of the PROPERTY for any commercial business or purpose. TENANT shall use and occupy UNIT and PROPERTY in compliance with all applicable local, state, and federal laws and any rules and regulations of any governmental board having jurisdiction.

SERVICE REQUESTS

LANDLORD offers 24-hour response to emergency service requests. The following issues will be considered maintenance emergencies: broken water lines, no heat when the outside temperature is below 55 degrees F, no a/c when the outside temperature is above 85 degrees F, no electricity (TENANT(S) will be charged if LANDLORD responds and finds that the electric service was disconnected by the utility company for non-payment), refrigerator/freezer not cooling, and no hot water. For after-hours emergencies, call our 24-hour call phone line and explain the situation. The attendant will be instructed to contact the proper service personnel. For non-emergency service requests, please call during regular management office hours. **TENANT must first Call 911 in case of fire and other life-threatening situations.**

MODIFICATION OF RULES AND REGULATION

TENANT and TENANT'S guests will be required to comply with all of the requirements set forth in these RULES AND REGULATIONS. LANDLORD has the right to change these RULES AND REGULATIONS from time to time, as LANDLORD deems necessary. Any changes to these RULES AND REGULATIONS will be effective and will become part of the LEASE once they have been delivered to TENANT or posted in a public area of the PROPERTY used for such purposes. TENANT is responsible for TENANT'S guest's compliance with all of these RULES AND REGULATIONS. Neither Management nor LANDLORD will be responsible for TENANT if LANDLORD fails to cause compliance by any person with these RULES AND REGULATIONS.

TENANT:

TENANT Signature

Date

TENANT ACKNOWLEDGEMENT OF SECURITY POLICY

- a) TENANT AND GUARANTORS acknowledge that neither LANDLORD, the management company, nor the agent for LANDLORD:
 - 1. has made any representations, written or oral, concerning the safety of PROPERTY or the effectiveness of any security/monitoring devices or measures, if any; and
 - 2. warrants or guarantees the safety or security of TENANT(S), or TENANT'S guests or invitees against the criminal or wrongful acts of third parties.

- b) TENANT AND GUARANTORS acknowledge that:
 - 1. each TENANT, guest or invitee is responsible for protecting his or her person and property;
 - 2. the intercoms, building access systems and/or video camera systems, if any, are for convenience only and are not intended to be security systems. LANDLORD does not assure that intercoms, building access systems and/or video camera systems will continue to operate. If operation is interrupted for any reason, LANDLORD may either make repairs or abandon the intercom system, building access systems and/or video camera system;
 - 3. security/monitoring devices or measures, if any, may fail or be thwarted by criminals or by electrical or mechanical malfunction and that TENANT should not rely on such devices or measures and should protect themselves and their property as if these devices or measures did not exist.

SECURITY GUIDELINES

- a) We recommend that you abide by the following guidelines and use common sense in practicing safe conduct. Inform all other OCCUPANTS in your UNIT, including any children you may have, about these guidelines.

- b) PERSONAL SECURITY—WHILE INSIDE YOUR UNIT
 - 1. Lock your doors and windows—even while you're inside.
 - 2. Engage the keyless deadbolts or door latches on all doors while you're inside.
 - 3. When answering the door, see who is there by looking through a window or peephole. If you don't know the person, first talk with him or her without opening the door. Don't open the door if you have any doubts.
 - 4. If children (who are old enough to take care of themselves) are left alone in your UNIT, tell them to use the keyless deadbolt and refuse to let anyone inside while you are gone—regardless of whether the person is a stranger or an apartment maintenance or management employee.
 - 5. Do not put your name, address, or phone number on your key ring.
 - 6. If you are concerned because you have lost your key or because someone you distrust has a key, ask LANDLORD to re-key the locks. You have a statutory right to have that done, as long as you pay for the re-keying.
 - 7. Dial 911 for emergencies. If the 911 number does not operate in your area, keep phone numbers handy for the police, fire, and emergency medical services. If an emergency arises, call the appropriate governmental authorities first, then call LANDLORD.
 - 8. Check your smoke detector monthly to make sure it is working properly and the batteries are still okay.
 - 9. Check your door lock, window latches, and other security devices regularly to make sure they are working properly.
 - 10. If your doors or windows are unsecure due to break-ins or malfunctioning locks or latches, stay with friends or neighbors until the problem is fixed.
 - 11. Immediately report to LANDLORD – in writing, dated, and signed – any needed repairs of locks, latches, doors, windows, smoke detectors, and alarm systems.
 - 12. Immediately report to LANDLORD – in writing, dated, and signed – any malfunction of other safety devices outside your UNIT, such as broken gate locks, burned-out lights in stairwells and parking lots, blocked passages, broken railings, etc.
 - 13. Close curtains, blinds, and window shades at night.
 - 14. Mark or engrave your driver's license number or other identification on valuable personal property.

- c) PERSONAL SECURITY – WHILE OUTSIDE YOUR UNIT
 - 1. Lock your doors while you're gone. Lock any door handle lock, keyed deadbolt lock, sliding door pin lock, sliding door handle latch, and sliding door security bar that you have.
 - 2. Leave a radio or TV playing softly while you're gone.
 - 3. Close and latch your windows while you're gone, particularly when you're on vacation.
 - 4. Tell your roommate or spouse when you're going and when you'll be back.
 - 5. Don't walk alone at night. Don't allow your family to do so.
 - 6. Don't hide a key under the doormat or a nearby flowerpot. These are the first places a burglar will look.
 - 7. Don't give entry keys, codes, or electronic gate cards to anyone.
 - 8. Use lamp timers when you go out in the evening or go away on vacation. They can be purchased at most hardware stores.
 - 9. Let the LANDLORD and your friends know if you'll be gone for an extended time. Ask your neighbors to watch your UNIT since the LANDLORD cannot assume that responsibility.
 - 10. When on vacation, temporarily stop your newspaper and mail delivery, or have your mail and newspaper picked up daily by a friend.
 - 11. Carry your door key in your hand, whether it is daylight or dark, when walking to your entry door. You are more vulnerable to someone looking for your keys at the door.

- d) PERSONAL SECURITY—WHILE USING YOUR CAR
 - 1. Lock your car doors while driving. Lock your car doors and roll up the windows when leaving your car parked.
 - 2. Don't leave exposed items in your car, such as CDs, mp3 players, wrapped packages, briefcases, or purses.
 - 3. Don't leave your keys in the car.
 - 4. Carry your key ring in your hand whenever you are walking to your car.
 - 5. Always park in a well-lighted area. If possible, try to park your car in an off-street parking area rather than on the street.
 - 6. Check the backseat before getting into your car.
 - 7. Be careful when stopping at gas stations or automatic-teller machines at night – or anytime when you suspect danger.

No security system is failsafe. Even the best system can't prevent crime. Always act as if security systems don't exist since they are subject to malfunction, tampering and human error. We disclaim any express or implied warranties of security. The best safety measures are the ones you perform as a matter of common sense and habit.

TENANT:

LANDLORD:
HSRE OXFORD OWNER, LLC

TENANT Signature

Date

OWNER'S REPRESENTATIVE

Date

**LEASE ADDENDUM
FOR
A DRUG-FREE CRIME-FREE HOUSING**

In consideration of the execution or renewal of a LEASE of the UNIT identified in the LEASE, LANDLORD and TENANT agree as follows:

1. TENANT, any member of the TENANT's household or a guest or other person under the TENANT's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 or the Controlled Substance Act [21 U.S.C. 802]).
2. TENANT, any member of the TENANT's household, or a guest or other person under the TENANT's control **shall not engage in any act intended to facilitate criminal activity**, including drug-related criminal activity, on or near the PROPERTY.
3. TENANT or members of the TENANT's household **will not permit the UNIT to be used for, or to facilitate, criminal activity**, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or guest.
4. TENANT or members of the TENANT's household or guest, or another person under the TENANT's control shall not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether **on or near the UNIT**, PROPERTY, or otherwise.
5. TENANT, any member of the TENANT's household, or a guest or another person under the TENANT's control shall not engage in any illegal activity, criminal street gang activity, threatening or intimidating, assault, including but not limited to the unlawful discharge of firearms, on or near the UNIT, or any breach of the LEASE that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, or other TENANT or involving imminent serious property damage.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A **single** violation of any provisions of the addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a **single** violation shall be good cause for **immediate termination of the LEASE**. Unless otherwise prohibited by law, proof of violation **shall not require criminal conviction**, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the LEASE, the provisions of the addendum shall govern.
8. This **LEASE ADDENDUM** is incorporated into the LEASE executed or renewed this date between LANDLORD and TENANT.

TENANT Signature

Date: _____

OWNER'S REPRESENTATIVE

Date: _____

SAMPLE

HOW TO REPORT SUSPICIOUS OR CRIMINAL ACTIVITY

Use "911" only for medical emergencies, fires, reporting crimes in progress or that have just occurred. For non-emergency situations or relaying criminal information, call police department at 662-234-8789 or 662-234-6421. The Call-Taker will record the information and do one of the following.

1. Dispatch a Beat Officer to your location.
2. Connect you with an Officer working the front desk.
3. Arrange to have an Officer call you back.
4. Send your information to the appropriate Division for further follow-up.

While you may provide information anonymously, it is more helpful if the Call-Taker has your name and phone number for re-contact. Further questions may arise during a follow-up investigation, and a successful outcome may hinge on whether you can be contacted to answer them. In any event, when calling provide as much information and as many details as you can.

Describe the activity and its location.

- ✓ Provide names ("street names," nicknames, aliases) of persons involved
- ✓ Describe the persons involved one at a time, including:
 - Sex
 - Height
 - Hair color
 - Race
 - Weight
 - Eye color
 - Age
- ✓ Any distinguishing features; unusually hairstyles, tattoos, etc.
- ✓ Give addresses and apartment numbers of the people involved.
- ✓ Describe the residence/business (actual address if known), which side of the street, which corner, color of building, distinguishing features, etc.

CRIME FREE MULTI-HOUSING PROGRAM A Practical Guide for TENANTS

Hub at Oxford is committed to keeping illegal activity out of the apartment community you reside in. Your LANDLORD has taken positive steps to promote effective management to improve the health of the community and the quality of life for all TENANTS in your PROPERTY. Your LANDLORD has implemented positive changes to develop an environment where the potential for crime cannot flourish.

To address the crime problem in rental properties it requires a unique coalition of landlords, TENANTS and the police. The most effective way to deal with any illegal activity on rental property is through a coordinated effort.

The following information is provided to help you protect your PROPERTY, your vehicles and most importantly, your personal safety.

Property Crime Prevention

- Always keep your doors locked – even when you are home
- Use your deadbolt lock at all times
- Identify who is knocking or buzzing your residence – ask for identification if you don't know the person-before you open the door
- Use your peep hole or nearby window to view guests prior to opening the front door
- Never leave an extra key outside the door
- Never lend your key to other people
- Report lost or stolen keys to the manager immediately and have the locks changed
- Secure all windows and utilize the secondary lock
- Secure your sliding patio door and utilize the secondary lock
- Close your blinds to deter criminals from scouting out your valuables
- Do not allow newspapers, handbills, etc. to accumulate at the front door

Vehicle Theft

- Auto Theft Protection – Stay With You
- Take your keys
- Lock your car
- Park in well-lighted areas
- Don't leave your car unattended, even for a minute
- Completely close your car windows
- Do not leave valuables in plain view
- Remove your stereo face plate
- Do not hide a spare set of keys in the car – the pros know where to look
- Keep your vehicle registration information with you – not in the glove compartment
- In you have a garage, use it
- Using a visible and audible deterrents – alert thieves that your car is protected
- Use a visual anti-theft device – steering wheel lock
- Audible alarms
- Window Etching – etch vehicle identification number on vehicle windows

Bicycle Theft

- Be sure to secure your bicycle inside your apartment
- Do not leave your bicycle on the balcony, even the second level
- If you choose to leave your bicycle on the balcony secure it with a working locking device
- Be sure to write down your serial number in case your bicycle is stolen. Law Enforcement will require this information in reporting the theft.

Assault Prevention

- Protecting yourself is a matter of avoiding the situation before it happens
- Keep your doors locked and windows rolled up to prevent anyone from reaching inside your car
- Always lock your doors when you park
- Always be attentive in parking lots as you return to your car
- Get in the habit of locking your doors and windows at all times
- Never remain in the laundry room in an apartment community alone
- Plan your route, especially at night. Follow well-lighted and populated streets

- Try to walk with someone else whenever possible
- Avoid dark places, short cuts, bushy trees and shrubs, and sparsely traveled areas
- Stay Alert and attentive to your surroundings at all times

Please keep in mind that this is your home, your neighborhood and your community. Much of your personal safety and that of the neighborhood depends on your active participation in the crime prevention efforts. You are a vital part of your community security and welfare.

Report Crimes in Progress to 9-1-1
 Non-Emergency Number 662-234-8789 or 662-234-6421

_____ Date
 TENANT'S Signature

_____ Date
 OWNER'S REPRESENTATIVE

SAMPLE

PET ADDENDUM

LANDLORD considers pets a serious responsibility and a risk to each TENANT in the UNIT. If TENANT does not properly control and care for a pet, TENANT will be held liable if it causes damages or disturbs other tenants.

CONDITIONAL AUTHORIZATION FOR PET

TENANT may keep the pet that is described below in the UNIT until the LEASE expires. LANDLORD may terminate this authorization sooner if TENANT'S right of occupancy is lawfully terminated or if in LANDLORD'S judgment TENANT and TENANT'S pet, TENANT'S guests, or any OCCUPANT violates any of the rules in the Pet Addendum.

PET FEE and PET DEPOSIT

A Pet Fee of \$250 will be charged per each pet. The fee is due at the time TENANT signs this Pet Addendum and is in addition to the PET DEPOSIT as explained in PARAGRAPH 24. All roommates in UNIT must agree, in writing, to having the pet. The letter(s) stating such must be submitted to the office with copies held at the LANDLORD'S Office.

ADDITIONAL PET RENT

Additional Pet Rent of \$25 per pet/per month will be added to TENANT'S monthly RENT amount.

LIABILITY NOT LIMITED

Any pet fee, PET DEPOSIT or monthly Pet Rent does not limit TENANTS' liability for property damages, cleaning, deodorization, defleaing, replacements or personal injury.

BREED RESTRICTIONS

The following dog breeds are not allowed at HUB AT OXFORD: Rottweiler, Doberman, Chow, Pit Bull, Wolf Hybrid, Dalmatian, Husky, and German Shepherd. All pets must weigh less than 40lbs.

DESCRIPTION OF PET

TENANT may keep only the pet described below. TENANT may not substitute any other pet for this one. Neither TENANT, TENANT'S guests, nor other occupants may bring any other pet—mammal, reptile, bird, fish, rodent, or insect into the UNIT or on the PROPERTY.

Pet's name: _____

Type: _____

Breed: _____

Color: _____

Weight: _____ Age: _____

City of license: _____

License number: _____

Date of last rabies shot: ____/____/____

Housebroken? Y N (please circle)

Pet's owner's name: _____

SPECIAL PROVISIONS

The following special provisions take precedence over conflicting provisions of this printed form: ***Even visiting pets must be registered and the pet fee paid for, regardless of the length of time that pet has been or will be on the PROPERTY.*** Pets are not allowed on balconies/patios. Pets must remain on a leash when outside TENANT'S UNIT. Pets are not permitted in the FACILITIES or leasing office at any time.

EMERGENCY

In an emergency involving an accident or injury to TENANT'S pet, LANDLORD has the right, but not a duty, to take the pet to the following veterinarian for treatment, at TENANT'S expense.

Doctor: _____

Address: _____

City/State/Zip: _____

Phone: _____

PET RULES

TENANT is responsible for the pet's actions at all times. TENANT agrees to abide by these rules:

- The pet at all times must have current rabies vaccinations and licenses required by law. TENANT must show LANDLORD evidence of the aforementioned if requested.
- The pet must not disturb the neighbors or other tenant(s), regardless of whether the pet is inside or outside the UNIT. Pet may not be left outside of the UNIT, including on the balcony, unattended for any period of time.
- Dogs, cats and support animals must be housebroken. All other pets must be caged at all times. No offspring of pets are allowed.
- Inside, the pet may urinate or defecate *only* in a litter box.
- Pets may not be tied to any fixed object anywhere inside or outside the UNIT.
- TENANT'S pet must be fed and watered inside the UNIT. TENANT may not leave pet food or water outside the UNIT at any time.
- TENANT must keep the pet on a leash and under TENANT'S supervision when outside the UNIT. LANDLORD or LANDLORD'S representative may pick up the unleashed pet and/or take the pet to the proper authorities. LANDLORD will impose reasonable charges for picking up and/or keeping unleashed pets.
- TENANT is prohibited from allowing a pet to defecate or urinate *anywhere* on LANDLORD'S PROPERTY unless TENANT immediately picks up all defecation and disposes of it in the proper receptacles within the community or on the PROPERTY. TENANT will be fined \$50 per incident if any pet waste is not properly disposed of.

ADDITIONAL RULES

LANDLORD has the right to make reasonable changes to the pet rules from time to time if LANDLORD distributes a written copy of any changes to every TENANT who is allowed to have pet(s).

VIOLATION OF RULES

If TENANT, TENANT'S guest, or any OCCUPANT violates a rule or provision of this Pet Addendum (based upon LANDLORD'S judgment) and LANDLORD gives TENANT written notice, TENANT must remove the pet immediately and permanently from the UNIT and from the PROPERTY. LANDLORD may also exercise all other rights and remedies set forth in **Paragraph 24** of the LEASE, including damages, eviction and attorney's fees.

FINES

1st Offense See **Paragraph 3** of LEASE for details
2nd Offense Removal of the Pet

COMPLAINTS ABOUT PET

TENANT must immediately and permanently remove the pet from the UNIT and from the PROPERTY if LANDLORD receives a reasonable complaint from a neighbor or other TENANT or if LANDLORD, in LANDLORD'S sole discretion, determines that the pet has disturbed neighbors or other TENANTS.

LANDLORD'S REMOVAL OF PET

In some circumstances, LANDLORD may enter the UNIT and remove the pet with 24-hours advance notice left in a conspicuous place within UNIT. LANDLORD can do this if, in LANDLORD'S sole judgment, TENANT has:

- Left the pet in the UNIT for an extended period of time without food or water;
- Failed to care for a sick pet;
- Violated LANDLORD'S pet rules; or
- Permitted the pet to defecate or urinate in unauthorized locations.

In doing this, LANDLORD must follow the procedures of **Paragraph 24** of the LEASE Contract, and LANDLORD may turn the pet over to a humane society or local authority. LANDLORD may return the pet to TENANT upon request if LANDLORD hasn't already turned it over to a humane society or local authority. LANDLORD doesn't have a lien on the pet for any purpose, but TENANT must pay for reasonable care and kenneling charges for the pet. If TENANT doesn't pick up the pet within 5 days after LANDLORD removes it, it will be considered abandoned.

LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC.

TENANT that owns or cares for the pet will be jointly and severally liable for the entire amount of all damages caused by the pet, including but not limited to all cleaning, defleaing and deodorizing. This provision applies to all areas of UNIT, including carpets, doors, walls, drapes, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If areas cannot be satisfactorily cleaned or repaired, TENANT will be responsible for the cost of replacement. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

As owner of the pet, TENANT is solely liable for the entire cost of any injury that the pet causes to a person or person's property or other pet. TENANT will indemnify LANDLORD for all costs of litigation and attorney's fees resulting from any such damage.

GENERAL

TENANT acknowledges that no other oral or written agreement exists regarding pets. Except for special provisions noted in Special Provisions above, LANDLORD'S representative has no authority to modify this Pet Addendum or the pet rules except in writing, as described under Additional Rules. This Pet Addendum and the pet rules are considered part of the LEASE described above. It has been executed in multiple originals, one for TENANT and one or more for LANDLORD.

TENANT is legally bound by this document. Please read it carefully.

TENANT

LANDLORD or LANDLORD'S representative

TENANT'S Signature

Date

OWNER'S REPRESENTATIVE

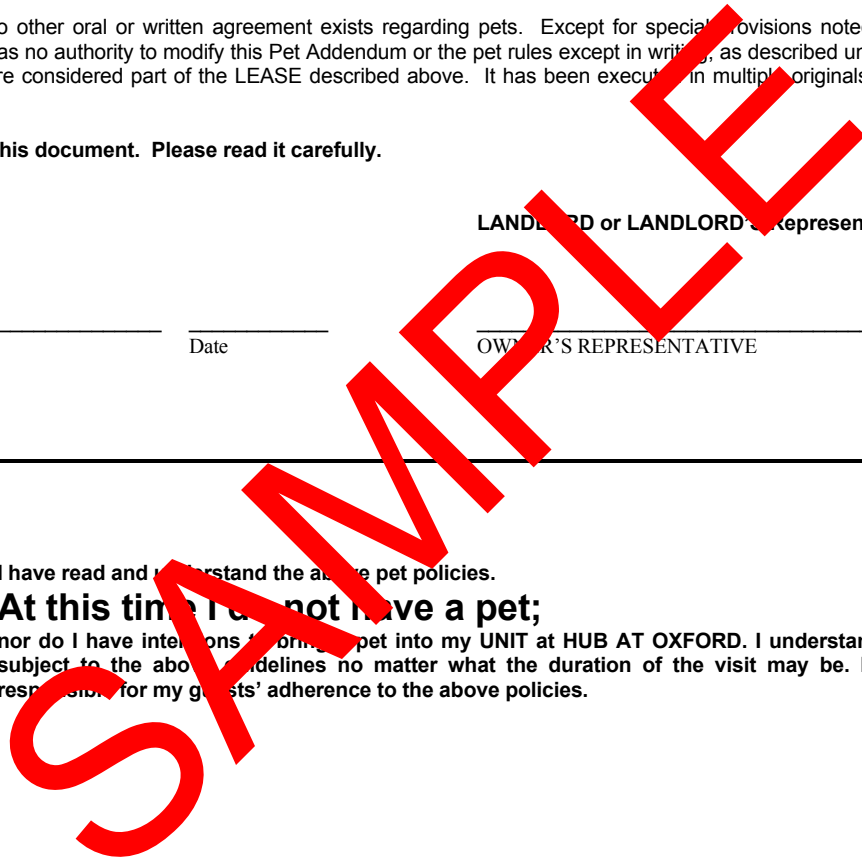
Date

TENANT'S INITIALS

I have read and understand the above pet policies.

At this time I do not have a pet;

nor do I have intentions of bringing a pet into my UNIT at HUB AT OXFORD. I understand that even a visiting pet is subject to the above guidelines no matter what the duration of the visit may be. I also understand that I am responsible for my guests' adherence to the above policies.



DAMAGES AND COSTS ADDENDUM

The condition of the UNIT will be assessed in accordance with paragraph 15 of the LEASE agreement for damages in the UNIT and PROPERTY as described in paragraph 1.

CLEANING INSTRUCTIONS

When cleaning your apartment and preparing for move-out, please make sure that all areas in your bed space and common areas are clean. This includes, but is not limited to: all appliances (refrigerator, stoves, microwaves, dishwashers), drip pans, cabinets, doors, patios, window screens, baseboards, flooring, windows and sills, toilets, bathtubs, sinks, countertops, carpet, ceiling fans, light fixtures, air vents, all shelving, etc...

FULL PAINT

A full paint after occupancy of only 1 year is not considered normal wear and tear.

CARPET CLEANING

Tenant is responsible for carpet cleaning at the end of the lease. Carpets must be cleaned by a professional cleaning company and a receipt must be provided to management on or before move-out.

DAMAGE COSTS

The following is a list of potential charges that could be assessed to your account for damages during the TERM of LEASE, the end of the LEASE TERM or after occupancy is terminated as outlined in **paragraph 43**.

ITEM	ESTIMATED COST
Mailbox Key Replacement	\$50.00
Apartment Key Replacement	\$50.00
Room Key Replacement	\$50.00
Parking Sticker Replacement (Not Expired)	\$50.00
Lock Change	\$50.00
Access Gate Remote	\$50.00
Garage Remote	\$50.00
Window Screen Replacement	\$75.00
Blind Replacement (window and vertical)	\$250.00
Broken Window Replacement	\$350 – 1,000.00
Sliding Glass Window Replacement	\$200-450.00
Carpet Cleaning	Starts at \$1.00/Area
Carpet Replacement	Individual Bid
Interior Door replacement	\$75-300.00 per Door
Room Cleaning-light, medium, heavy	\$25.00-50.00
Common Area Clean (total)	\$5.00-110.00
Drip Pan Replacement (4)	\$25.00
Trash Out (per bag/box)	\$25.00
Sheetrock Repairs (per area)	\$70.00-170.00
Refrigerator Replacement	\$600.00
Microwave Replacement	\$275.00
Washer/ Dryer Replacement	\$800.00
Counter Top Resurfacing	\$80.00-200.00
Tub Resurfacing	\$150.00-325.00
Full Paint per Bed Space	\$120.00
Full Paint Color Change per Bed Space	\$100.00-200.00
Full Paint Unit	Individual Bid



COMMON AREA DAMAGES

Your account will be charged for any damages in your bed space assigned to you on your LEASE agreement in **paragraph 1**. Common area damages will be divided amongst all TENANTS in the UNIT unless a letter assuming responsibility is received in the office prior to move-out.

ADMINISTRATIVE FEE

There is a fifteen percent (15%) administrative charge added to all damage, cleaning, or painting charges in the UNIT.

All damage costs listed above are estimates. They are subject to change at any time and not inclusive of all move-out charges subject to your account.

TENANT:

LANDLORD:
HSRE OXFORD OWNER, LLC

Tenant Signature

Date

OWNER'S REPRESENTATIVE

Date

BED BUG ADDENDUM

This document is an Addendum and is part of the Residential Lease Agreement between LANDLORD and TENANT.

It is our goal to maintain the highest quality living environment for our tenants. The LANDLORD has inspected the unit prior to lease and knows of no bed bug infestation. Tenants have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation, and limiting its spread.

TENANT(s) represent(s) that all furnishings and other personal property that will be moved into the unit are free of bed bugs.

TENANT agrees to maintain the premises in a manner that prevents the occurrence of a bed bug infestation in the premises. TENANT agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. TENANT shall practice good housekeeping, including the following:

TENANT shall remove clutter. Bed bugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, and especially under the bed and in closets. Reducing clutter also makes it easier to carry out housekeeping.

TENANT shall keep the unit clean. Vacuum and dust regularly, particularly in bedrooms, being especially thorough around and under beds, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboards, and in and around nightstands. While cleaning, look for signs of bed bugs and report these immediately.

TENANT shall avoid using secondhand furnishings that have not been thoroughly inspected for the presence of bed bugs, especially bed frames, mattresses, and box springs. If rental furnishings are used, make sure that the furniture rental company has established procedures for the inspection and identification of bed bugs or other pests. This process should include inspection of rental furniture inventory and trucks used to transport rental furniture. It should also include a pre-delivery and pre-pickup inspection by the furniture and rental truck company of the premises to which the rental furniture is being delivered. Never accept an item that shows signs of bed bugs. Never take discarded items from the curbside.

Management strongly recommends that TENANT cover mattresses and box springs with zippered covers that are impermeable to bed bugs. These are relatively inexpensive and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer.

TENANT shall arrange furniture to minimize bed bug hiding places. If possible, keep beds and upholstered furniture several inches away from the walls. Bed bugs can jump as far as three (3) inches.

TENANT shall check for hitchhiking bed bugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs before you enter your apartment. Check backpacks, shoes, and clothing after visits to neighbors, friends, and family, theaters, or after using public transportation. After guests visit, inspect beds, bedding, and upholstered furniture.

2. TENANT shall report any problems immediately. Specifically, TENANT shall

Report any signs of bed bugs immediately. Do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from unit to unit.

Report any maintenance needs immediately. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.

3. TENANT shall cooperate with pest control efforts.

If your unit (or a neighbor's unit) is infested with bed bugs, a pest management professional may be called in to apply pesticides. The treatment is more likely to be effective if your unit is properly prepared. TENANT agrees to comply with the recommendations from the pest management professional, including:

- Removing all bedding (bed sheets, towels, drapes, curtains, and small rugs; bag these for transport to the laundry or dry cleaner.
- Checking mattresses carefully. Those with minimal infestation may be cleaned, encased in vinyl covers, and returned to service. Heavily infested mattresses are not salvageable; seal these in plastic and dispose of them properly.
- Emptying dressers, nightstands, and closets. Remove all items from floors and surfaces. Inspect every item for signs of bed bugs. Using sturdy plastic bags, bag all clothing, shoes, boxes, toys, stored goods, etc. Bag washable and non-washable items separately. Bags are not to be near the bags and seal them well. Used bags must be discarded properly.
- Vacuuming floors, including inside closets. Pay special attention to corners, cracks, and dark places.
- Vacuuming all furniture, including inside drawers and nightstands. Vacuum mattresses, box springs, and upholstered furniture, being sure to remove and vacuum all sides of loose cushions, as well as the undersides of furniture.
- Carefully removing vacuum bags, sealing in plastic, and discarding.
- Cleaning all machine-washable bedding, drapes, clothing, etc. Use the hottest water the machine provides and dry at highest heat setting. Take other items to a dry cleaner, but be sure to advise the dry cleaner that the items are infested. Discard any items that cannot be decontaminated.
- Moving furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

4. TENANT agrees to indemnify and hold harmless the LANDLORD from any actions, claims, losses, damages, and expenses, including, but not limited to, attorney's fees that LANDLORD may sustain or incur as a result of the negligence of the TENANT or any guest or other person living in, occupying, or using the premises.

TENANT:

LANDLORD:
HSRE OXFORD OWNER, LLC

TENANT Signature

Date

OWNER'S REPRESENTATIVE

Date

SWIMMING POOL ADDENDUM

- a. Pool Hours are 10 AM-10 PM, seven days a week. Hours subject to change at LANDLORD'S discretion with a 10-day notice.
- b. TENANTS, occupants and guests must observe all posted signs.
- c. Pool privileges are for all Residents and limited to one guest per tenant. Guests must be accompanied by an adult Resident at all times while using the pool area. Occupants, TENANTS and guests under the age of 14 must be accompanied by an adult TENANT at all times while using the pool area. LANDLORD reserves right to modify guest policy at any time.
- d. Proper swimming attire is required. Cutoffs and diapers are not allowed in the pool area.
- e. No diving.
- f. Boogie boards, surfboards, bikes, motorcycles, skateboards and roller blades/skates are not allowed in the pool area. Floatation devices are not allowed.
- g. Food is not allowed in the pool area.
- h. Glass containers of any kind are not allowed in the pool area. Non-alcoholic beverages are permitted in plastic containers only.
- i. Running, skipping or horse play is not allowed in the pool area.
- j. TENANTS, occupants and guests must refrain from committing or allowing any activity that may disturb the quiet enjoyment of any other TENANT.
- k. Emergency floatation devices are provided for emergencies only. Use of the emergency equipment for any other activity other than an emergency is prohibited.
- l. Radios, CD players, stereos and boom boxes are not allowed in the pool area.

TENANT:

LANDLORD:
HSRE OXFORD OWNER, LI

TENANT Signature

Date

OWNER'S REPRESENTATIVE

Date

SAMPLE