

RULES AND REGULATIONS

These rules are for the mutual benefit of all tenants. Please cooperate. Violations of the Rules and Regulations may cause termination of your Lease.

1. Tenant cannot have any pets or animals in the Premises without written consent of Landlord or Landlord's agent (which consent may be revoked upon 10 days prior written notice at any time). No animals without leash are allowed in any public area of the Building.
2. Passages, public halls, stairways, landings, elevators and elevator vestibules shall not be obstructed or be used for play or for any other purpose than for ingress to and egress from the Building or apartments, nor shall any person be permitted to congregate or play in or around the common interior areas of the Building. All personal possessions must be kept in the Premises or in other storage areas if provided.
3. All furniture, supplies, goods and packages of every kind shall be delivered through the rear or service entrance, stairway or elevator.
4. Carriages, velocipedes, bicycles, sleds and the like shall not be allowed in the lobbies, public halls, passageways, courts or elevators of the Building and are to be stored only in places designated for their storage by Landlord or Landlord's agent.
5. Laundry and drying apparatus shall be used in such a manner and at such times as Landlord may clearly post in such area. Clothes washers and dryers, and dishwashers, unless installed by Landlord cannot be kept or installed in the Premises or the Building.
6. The use of garbage receptacles or incinerators shall be in accordance with posted signs and only garbage and refuse wrapped in small, tight parcels, may be placed in garbage receptacles or incinerator hoppers. Aerosol cans or inflammable materials shall be placed in garbage receptacles or dropped into the incinerator only as so posted. They are highly explosive.
7. No sign, signal, illumination, advertisement, notice or any other lettering, or equipment shall be exhibited, inscribed, painted, affixed or exposed on or at any window or on any part of the outside or inside of the Premises or the Building without the prior written consent of Landlord.
8. No awnings or other projections including air conditioners, television or radio antennas or wiring shall be attached to or extend from or beyond the outside walls of the Building.
9. Tenant shall not alter any lock or install a new lock or a knocker or other attachment on any door of the Premises without the written consent of Landlord.
10. No noise, music or other sounds shall be permitted at any time in such manner as to disturb or annoy other occupants of the Building.
11. No waste receptacles, supplies, footwear, umbrellas or other articles shall be placed in the halls, on the staircase landings, nor shall anything be hung or shaken from the windows or balconies or placed upon the outside window sills.
12. The water closets, basins and other plumbing fixtures shall not be used for any purpose other than for those for which they were designed; no sweepings, rubbish, rags or any other improper articles shall be thrown into them. Any damage resulting from misuse of such facilities shall be paid for by Tenant.
13. There shall be no cooking or baking done in or about the Premises except in the kitchen. Cooking on a barbeque or other similar equipment on a porch, terrace, or balcony is expressly forbidden.
14. If Landlord provides television master antenna hookup, at the option of Landlord, only Landlord's authorized agent shall install Tenant's television set to master antenna and Tenant agrees to pay installation cost and annual maintenance fee. Tenant shall permit access to disconnect hookup for nonpayment. Tenant agrees to pay \$100.00 as liquidated damages to Landlord's authorized agent for each illegal hookup in the Premises.
15. No furniture filled with a liquid or semi-liquid shall be brought in or used in the Premises unless contained in proper frame and liner.
16. Except as otherwise required by applicable law, Landlord shall have no obligation to cause or allow cable television service or internet to be installed in the Building or the Premises. In the event that cable television service is provided in the Building or the Premises, Tenant understands and agrees that (a) Landlord cannot and shall not be liable to Tenant for any damage suffered by or to the person or property of Tenant due to improper or inadequate cable television or internet installation or reception, (b) Landlord shall have no obligation or responsibility to collect any fee on behalf of any provider of cable television service or internet, and (c) Tenant shall provide access to the Premises at all reasonable hours to allow the installation, repair or maintenance of the cable television or internet equipment in the Building or the Premises.
17. If the Premises is part of a condominium building or co-op, the rules and regulations of the condominium association and/or co-op board shall apply to the Premises as if fully set forth in this Lease.