Apartment Lease Contract



Date of Lease Contract: July 22, 2019

(when the Lease Contract is filled out)

This is a binding document. Read carefully before signing

Moving In — General Information

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or services on such utilities. You must not allow utilities to be disconnected—including disconnection for not paying your bills—until the lease term or renewal period ends. Cable channels that are provided may be changed during the lease term if the change applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-operated lighting. If any utilities are submetered for the apartment, or prorated by an allocation formula, we will attach an addendum to this Lease Contract in compliance with state agency rules or city ordinance.

8. INSURANCE. We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

We urge you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like. We remind you, the only insurance which covers loss or damage to your personal property (your contents) is insurance you purchase yourself. Contents insurance may be available as part of a liability insurance policy offered for purchase through our office.

Additionally (Select one. If none is selected then "a" shall be deemed to be selected):

- You are required to purchase and maintain liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third parties (including damage to our property), in a minimum policy coverage amount of \$\frac{30000.00}{10000}\$ from a carrier with an AM Best rating of a B+ or better, licensed to do business in Ohio.
 - b) Not required to purchase personal liability insurance.
 - c) Personal liability insurance is force placed in an amount of \$ _____ per incident \$ ____ maximum and is included as either part of your rent or paid for by Owner to insure against your liability damage to the Apartment.

**NOTE: Any liability insurance you buy additionally is strongly recommended and will act as primary coverage to our force placed coverage secondary. ANY LIABILITY INSURANCE WE REQUIRE YOU TO PURCHASE, UNDER (c) ABOVE, DOES NOT INCLUDE ANY COVERAGE FOR YOUR CONTENTS. CONTENTS COVERAGE IS STRONGLY RECOMMENDED AND YOU UNDERSTAND WE HAVE NOT PURCHASED INSURANCE FOR YOUR CONTENTS UNDER ANY OPTION IN THIS PROVISION. Any policy you purchase or that we purchase for you shall waive any rights of subrogation by you or your insurance company against us. If required, failure to maintain personal liability insurance throughout your tenancy, including any renewal periods and/or lease extensions, may be an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract.

You acknowledge that no portion of the rent paid by you under this agreement will be applied to the owner's structural fire insurance and that you are in no way a co-insured under any such policy, and that, in order to reduce the cost of insurance, the Owner has chosen to purchase fire and extended coverage insurance for the property for which the above rental agreement applies, with a deductible in the amount of \$\frac{10000.00}{2000}\$. If you or any member of your household, guests or invitees causes damage to the Apartment or Community in an amount less than your personal insurance deductible you are responsible to us for the amount of such damage. In the event damage occurs and you have a liability policy with a deductible, you agree that you owe us, and agree to indemnify us, for the amount of the deductible along with any amount that is in excess of the insurance coverage that you have purchased regardless of whether you have exceeded your limit of liability, the loss is from an excluded condition, or for your failure to purchase insurance with such specific coverage. It is recommended that you secure insurance to protect your interest in the event of such a loss

LOCKS AND LATCHES. Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done before you move into your apartment.

You may at any time ask us to change or rekey locks or latches during the Lease Term. We must comply with those requests, but you must pay for them, unless otherwise provided by law. If we change a lock and/or latch, we cannot deny a key to the new lock and/or latch to any other named Resident in this Lease Contract.

Payment for Rekeying, Repairs, Etc. You must pay for all repairs or replacements arising from misuse or damage to locks and/or latches by you or your occupants, or guests during your occupancy. You may be required to pay in advance if we notify you within a reasonable time after your request that you are more than 30 days delinquent in reimbursing us for repairing or replacing locks and/or latches which were misused or damaged by you, your guest or an occupant; or if you have requested that we repair or change or rekey the same device during the 30 days preceding your request and we have complied with your request. Otherwise, you must pay immediately after the work is completed.

Special Provisions and "What If" Clauses

10. SPECIAL PROVISIONS. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease Contract and will supersede any conflicting provisions of this printed Lease Contract form.

See special provisions on the last page

See any additional special provisions.

- 11. **EARLY MOVE-OUT.** You'll be liable to us for a reletting charge of \$\frac{1225.00}{}\] (not to exceed 100% of the highest monthly rent during the lease term) if you:
 - fail to give written move-out notice as required in paragraphs 24 (Military Personnel Clause) or 37 (Move-Out Notice); or
 - move out without paying rent in full for the entire lease term or renewal period; or
 - move out at our demand because you are convicted, provide inaccurate application information or other default; or are judicially evicted.

The reletting charge is not a cancellation fee and does not release you from your obligations under this Lease Contract. See the next paragraph.

Not a Release. The reletting charge is not a lease cancellation fee or buyout fee. It is an agreed-to liquidated amount covering only part of our damages, that is, our time, effort, and expense in finding and processing a replacement. These damages are uncertain and difficult to ascertain—particularly those relating to inconvenience, paperwork, advertising, showing apartments, utilities for showing, checking prospects, office overhead, marketing costs, and locator-service fees. You agree that the reletting charge is a reasonable estimate of such damages and that the charge is due whether or not our reletting attempts succeed. If no amount is stipulated, you must pay our actual reletting costs so far as they can be determined. The reletting charge does not release you from continued liability for: future or past-due rent; charges for cleaning, repairing, repainting, or unreturned keys; or other sums due.

Buyout. A lease buyout may be available at this Community. This Community may offer lease buyout agreements only when requested, not in advance and therefore, you must contact us regarding the terms of such agreement. Even if we offer lease buyouts, a lease buyout may not be available under certain circumstances, as an example not before 6 months of occupancy fulfilled. This lease buyout agreement, if accepted by all parties shall govern the means by which you terminate the Lease Contract before the end of its term.

12. REIMBURSEMENT. You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment community due to a violation of the Lease Contract or rules, or improper use by you or your guests or occupants. Unless the damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for—repairs, replacement costs, and damage to the following that result from your or your invitees, guests, or occupants' negligence or intentional acts: (1) damage to doors, windows, or screens; (2) damage from windows or doors to the following that the property of the property of the following that the following the following that the following the f doors left open; and (3) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment. We may require payment at any time, including advance payment of repairs for which you're liable. Delay in demanding sums you owe is not a waiver.

13. PROPERTY LEFT IN APARTMENT.

Removal After Surrender, Abandonment, or Eviction. We or law officers may remove and/or store all property remaining in the apartment or in common areas (including any vehicles you or any occupant or guest owns or uses) if you are judicially evicted or if you surrender or abandon the apartment (see definitions in paragraph 42 - Deposit Return, Surrender, and Abandonment).

Storage. Unless required by local jurisdiction, we may store, but have no duty to store, property removed after judicial eviction, surrender, or abandonment of the apartment. We're not liable for casualty loss, damage, or theft.

Disposition or Sale. Except for animals and property removed after the death of a sole resident, we may throw away or give to a charitable organization all items of personal property that are: (1) left in the

apartment after surrender or abandonment; or (2) left outside more than the time required by the local jurisdiction, if local jurisdiction does not state a maximum time then one hour shall apply, after a writ of possession is executed, following a judicial eviction. Animals removed after surrender, abandonment, or eviction may be kenneled or turned over to local authorities or humane societies.

- 14. FAILING TO PAY FIRST MONTH'S RENT. If you don't pay the first month's rent when or before the Lease Contract begins, all future rent will be automatically accelerated without notice and immediately due. We may also end your right of occupancy and recover damages, future rent, reletting charges, court costs, and other lawful charges. Our rights and remedies under paragraphs 11 (Early Move-Out) and 33 (Default by Resident) apply to acceleration under this paragraph.
- 15. RENT INCREASES AND LEASE CONTRACT CHANGES. No rent increases or Lease Contract changes are allowed before the initial Lease Contract term ends, except for changes allowed by any special provisions in paragraph 10 (Special Provisions), by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed under paragraph 19 (Community Policies or Rules). If, at least 30 days before the advance notice deadline referred to in paragraph 3 (Lease Term), we give you written notice of rent increases or lease changes effective when the lease term or renewal period ends, this lease will automatically continue month-to-month with the increased rent or Lease Contract changes. The new modified Lease Contract will begin on the date stated in the notice (without necessity of your signature) unless you give us written move-out notice under paragraph 37 (Move-Out Notice).
- **16. DELAY OF OCCUPANCY.** If occupancy is or will be delayed for construction, repairs, cleaning, or a previous resident's holding over, we're not responsible for the delay. The Lease Contract will remain in force subject to: (1) abatement of rent on a daily basis during delay; and (2) your right to terminate as set forth below. Termination notice must be in writing. After termination, you are entitled only to refund of deposit(s) and any rent paid. Rent abatement or lease termination does not apply if delay is for cleaning or repairs that don't prevent you from occupying the apartment.

If there is a delay and we haven't given notice of delay as set forth immediately below, you may terminate up to the date when the apartment is ready for occupancy, but not later.

- (1) If we give written notice to any of you when or after the initial term as set forth in paragraph 3 (Lease Term)—and the notice states that occupancy has been delayed because of construction or a previous resident's holding over, and that the apartment will be ready on a specific date—you may terminate the Lease Contract within 3 days of your receiving the notice, but not later.
- If we give written notice to any of you before the initial term as set forth in paragraph 3 (Lease Term) and the notice states that construction delay is expected and that the apartment will be ready for you to coupt on a greatific data way to be seen to the formula of the state of the stat for you to occupy on a specific date, you may terminate the Lease Contract within 7 days after any of you receives written notice, but not later. The readiness date is considered the new initial term as set forth in paragraph 3 (Lease Term) for all purposes. This new date may not be moved to an earlier date unless we and you agree.
- 17. DISCLOSURE RIGHTS. If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes by court order with a search warrant or by subpoena, we may provide it.
- 18. AD VALOREM TAXES/FEES AND CHARGES ADDITIONAL RENT. If, during the term of this Agreement, any locality, city, state, or Federal Government imposes upon Us, any fee, charge, or tax, which is related to or charged by the number of occupants, or by the apartment unit itself, such that we are charged a fee, charge, or tax, based upon your use or occupancy of the apartment, we may add this charge as Additional Rent, during the term of the Lease Contract, with thirty (30) days advance written notice to you. After this written notice (the amount or approximate amount of the charge, will be included), you agree to pay, as Additional Rent, the amount of the charge, tax or fee imposed upon us, as a result of your occupancy. These charges can, as examples, include: any charges we receive for any zoning violation sound, noise or litter charge; any charge under any nuisance or chronic nuisance type statute 911 or other life safety, per person, or per unit charge or tax and any utility bill unpaid by you, which is then assessed to us for payment.

While You're Living in the Apartment

- 19. COMMUNITY POLICIES OR RULES. You and all guests and occupants must comply with any written apartment rules and community policies, including instructions for care of our property. Our rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if they are distributed and applicable to all relevant units in the apartment community and do not change dollar amounts on page 1 of this Lease Contract.
- 20. LIMITATIONS ON CONDUCT. The apartment and other areas reserved for your private use must be kept clean. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. No loitering. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care in accordance with apartment rules and posted signs. Glass containers are prohibited in all common areas. You, your occupants, or guests may not anywhere in the apartment community: use candles or use kerosene lamps or kerosene heaters without our prior written approval; cook on balconies or outside; or solicit business or contributions. Conducting any kind of business (including child care services) in your apartment or in the apartment community is prohibited—except that any lawful business

conducted "at home" by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to your apartment for business purposes. We may regulate: (1) the use of patios, balconies, and porches; (2) the conduct of furniture movers and delivery persons; and (3) recreational activities in common areas. You'll be liable to us for damage caused by you or any guests or occupants. No use of any grill is permitted on a balcony or patio (in the case of the patio unless there is 25 feet of clearance from any flammable structure). No storage of grills in or outside the apartment is permitted. No gas such as propane may be stored in the apartment, any storage area, or the balcony/ patio.

We may exclude from the apartment community guests or others who, in our judgment, have been violating the law, violating this Lease Contract or any apartment rules, or disturbing other residents, neighbors, visitors, or owner representatives. We may also exclude from any outside area or common area a person who refuses to show photo identification or refuses to identify himself or herself as a resident, occupant, or guest of a specific resident in the community. We may exclude persons who have been previously evicted or asked to move from the Community in lieu of an eviction. We may exclude anyone who has been given a written trespass notice from us.

You agree to notify us if you or any occupants are convicted of any felony, or misdemeanor involving a controlled substance, violence to another person or destruction of property, or any other criminal activity or deferred adjudication which violates our written rental standards at the time you rented the apartment. You also agree to notify us if you or any occupant registers as a sex offender in any state. Informing us of criminal convictions or sex offender registry does not waive our right to evict you.

- **21. PROHIBITED CONDUCT.** You and your occupants or guests may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; whether or not such discharge is an accident; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others; storing anything in closets having gas appliances; tampering or interfering with utilities or telecommunications; bringing hazardous materials into the apartment community; or injuring our reputation by making bad faith allegations against us to others.
- **22. PARKING.** We may regulate the time, manner, and place of parking all cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. A vehicle is unauthorized or illegally parked in the apartment community if it:
 - has a flat tire or other condition rendering it inoperable; or
 - is on jacks, blocks or has wheel(s) missing; or
 - (3) has no current license or no current inspection sticker; or

 - takes up more than one parking space; or belongs to a resident or occupant who has surrendered or abandoned the apartment or who has been ordered to vacate by any appropriate authority; or is parked in a marked handicap space without the legally required
 - (6) handicap insignia; or
 - is parked in space marked for manager, staff, or guest at the office; (7)

 - (8) blocks another vehicle from exiting; or
 (9) is parked in a fire lane or designated "no parking" area; or
 (10) is parked in a space marked for other resident(s) or unit(s); or

 - (11) is parked on the grass, sidewalk, or patio; or (12) blocks garbage trucks from access to a dumpster; or (13) belongs to a resident and is parked in a visitor or retail parking space.
- 23. RELEASE OF RESIDENT. Unless you're entitled to terminate your tenancy under paragraphs 10 (Special Provisions), 16 (Delay of Occupancy), 24 (Military Personnel Clause), 32 (Responsibilities of Owner), or 37 (Move-Out Notice), you won't be released from this Lease Contract for any reason—including but not limited to voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.
- **24. MILITARY PERSONNEL CLAUSE.** You may terminate your tenancy if you enlist or are drafted or commissioned and on active duty in the U.S. Armed Forces. You also may terminate your tenancy if:
 - you are (i) a member of the U.S. Armed Forces or reserves on active duty or (ii) a member of the National Guard called to active duty for more than 30 days in response to a national emergency declared by the President; and
 - you (i) receive orders for permanent change-of-station, (ii) receive orders to deploy with a military unit or as an individual in support of a military operation for 90 days or more, or (iii) are relieved or released from active duty.

After you deliver to us your written termination notice, your tenancy will be terminated under this military clause 30 days after the date on which your next rental payment is due. You must furnish us a copy of your military orders, such as permanent change-of-station orders, call-up orders, or deployment orders or written notification from your commanding officer. Military permission for base housing does not constitute change-of-station order. After you move out, we'll return your security deposit, less lawful deductions. For the purposes of this Lease Contract, orders described in (2) above will only release the resident who qualifies under (1) and (2) above and receives the orders during the Lease Contract term and such resident's spouse or legal dependents living in the resident's household. A co-resident who is not your spouse or dependent cannot terminate under this military clause. Unless you state otherwise in paragraph 10 (Special Provisions), you represent when signing this Lease Contract that: (1) you do not already have deployment or change-of-station orders; (2) you will not be retiring from the military during the Lease Contract term; and (3) the term of your enlistment or obligation will not end before the Lease Contract term ends. Even if you are entitled to terminate your tenancy under this paragraph, liquidated damages for making a false representation of the above will be the amount of unpaid rent for the remainder of the lease term when and if you move out, less rents from others received in mitigation under paragraph 33 (Default by Resident). You must immediately notify us if you are called to active duty or receive deployment or permanent change-of-station

25. RESIDENT SAFETY AND PROPERTY LOSS. You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors, keyed deadbolt locks, keyless bolting devices, window latches, and other access control devices if they are installed in the apartment.

Smoke Detectors and Carbon Monoxide Detectors. We'll furnish smoke detectors and carbon monoxide detectors as required by statute, and we'll test them and provide working batteries when you first take possession. After that, you must pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you. You must immediately report smoke detector and carbon monoxide detector malfunctions to us. Neither you nor others may disable smoke detectors and/or carbon monoxide detectors. If you disable or damage the smoke detector and/or the carbon monoxide detector, or fail to replace a dead battery or report malfunctions to us, you will be liable to us and others for any loss, damage, or fines from fire, smoke, or water, and in default under the Lease Contract.

Casualty Loss. We're not liable to any Resident, guest or occupant for personal injury, of any sort, up to and including death. For all these reasons, second casualty loss-property we are not liable to any Resident, guest, or occupant for damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law. During freezing weather, you must ensure that the temperature in the apartment is sufficient to make sure that the pipes do not freeze (we suggest at least 50 degrees). If the pipes freeze or any other damage is caused by your failure to properly maintain the heat in your apartment, you'll be liable for damage to our property and the property of others.

Temperature Control. Unless we instruct otherwise, you must 24 hours a day, during freezing weather, keep the Apartment heated, etc., and at all other times, you must: (1) run the HVAC systems blower fan to circulate air to retard the potential for moisture, mold and mildew; (2) at all times when using any shower or other bathing device, run the exhaust fan if any, provided in the bathroom area; and (3) if you are maintaining other items in the Apartment which reduce moisture, such as an Aquarium, you must run the air conditioning (if provided) in the cumpmer to keep the must run the air conditioning (if provided) in the summer to keep the temperature below 85 degrees Fahrenheit in the Apartment during the months when the temperature outside exceeds 85 degrees.

Crime or Emergency. Dial 911 or immediately call local medical emergency, fire, or police personnel in case of accident, fire, smoke, or suspected criminal activity or other emergency involving imminent harm. You should then contact our representative when safe to do so. To the extent we screen any of the above listed groups for criminal backgrounds, you will not rely on such screening for the purpose of assuming your security in the apartment community and will not rely on such screening for any other purposes. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes. We're not obliged to furnish security personnel, security lighting, security gates or fences, or other forms of security. If we provide any access control devices or security measures at the property, they are not a guarantee to prevent crime or to reduce the risk of crime on the property. You agree that no access control or security measures can eliminate all crime and that you will not rely upon any provided access control or security measures as a warranty or guarantee of any kind. We're not responsible for obtaining criminal-history checks on any residents, occupants, guests, or contractors in the apartment community. If you or any occupant or guest is affected by a crime, you must make a written report to our representative and to the appropriate local law-enforcement agency. You must also furnish us with the law-enforcement agency's incident report number upon request.

26. CONDITION OF THE PREMISES AND ALTERATIONS. You accept affecting the health or safety of ordinary persons. We disclaim all implied warranties. You'll be given an Inventory and Condition form on or before move-in. You must note on the form all defects or damage and return it to our representative. Otherwise, everything will be considered to be in a clean safe and good working condition a clean, safe, and good working condition.

You must use customary diligence in maintaining the apartment and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter our property. No holes or stickers are allowed inside or outside the apartment. But we'll permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood-paneled walls, unless our rules state otherwise. No water furniture, washing machines, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless statutorily allowed or we've consented in writing. You may install a satellite dish or antenna provided you sign our satellite dish or antenna lease addendum which complies with reasonable restrictions allowed by federal law. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, carbon monoxide detectors, furniture, telephone and cable TV wiring, screens, locks, and access control devices. When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the apartment; after that, you'll replace them at your expense with bulbs of the same type and wattage. Your improvements to the apartment (whether or not we consent) become ours unless we agree otherwise in ...

27. REQUESTS, REPAIRS, AND MALFUNCTIONS. IF YOU OR ANY OCCUPANT NEEDS TO SEND A NOTICE OR REQUEST—FOR EXAMPLE, FOR REPAIRS, INSTALLATIONS, SERVICES, OR SECURITY-RELATED MATTERS—IT MUST BE SUBMITTED THROUGH EITHER THE ONLINE TENANT/MAINTENANCE PORTAL, OR SIGNED AND IN WRITING AND DELIVERED TO OUR DESIGNATED REPRESENTATIVE (except in case of fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, or crime in progress). Our written notes on your oral request do not constitute a written request from you.

Our complying with or responding to any oral request regarding security or non-security matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to property, health, or safety. We may change or install utility lines or equipment serving the apartment if the work or desired improvement is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately. Air conditioning problems are not emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We'll act with customary diligence to make repairs and reconnections. Rent will not abate in whole or in part.

If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate your tenancy within a reasonable time by giving you written notice. If your tenancy is so terminated, we'll refund prorated rent and all deposits, less lawful deductions, unless such damage was caused by the actions (or inactions) of you, your guests, or occupants, without regard to their/your negligence.

28. ANIMALS. No animals (including mammals, reptiles, birds, fish, rodents and insects) are allowed, even temporarily, anywhere in the apartment or apartment community unless we've so authorized in writing. If we allow an animal, you must sign a separate animal addendum, which may require additional deposits, rents, fees or other charges. You must remove an unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. We will authorize support and/or service animals for you, your guests, and occupants pursuant to the parameters and guidelines established by the Fair Housing Act and the HUD regulatory guidelines. We may require a written statement from a qualified professional verifying the need for the support and/or service animal. You must not feed stray or wild animals.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for defleaing, deodorizing, and shampooing, if required in our sole discretion. You will also be liable to us for a daily animal violation charge as stated if such a charge is stated in the Rules. Initial and daily animal-violation charges and animal-removal charges are liquidated damages for our time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules. We may remove an unauthorized animal by (1) leaving, in a conspicuous place in the apartment, a 24-hour written notice of intent to remove the animal, and (2) following the procedures of paragraph 29 (When We May Enter). We may keep or kennel the animal

or turn it over to a humane society or local authority. When keeping or kenneling an animal, we won't be liable for loss, harm, sickness, or death of the animal unless due to our negligence. We'll return the animal to you upon request if it has not already been turned over to a humane society or local authority and you agree not to return the animal to the apartment. You must pay for the animal's reasonable care and kenneling charges. We have no lien on the animal for any purpose.

29. WHEN WE MAY ENTER. If you or any guest or occupant is present, then repairers, servicers, contractors, and our representatives may peacefully enter the apartment at reasonable times for the purposes listed below. Except in the case of emergency or if it is impracticable to do so, we will provide you with reasonable notice of our intent to enter the apartment at reasonable times. Twenty-four hours is presumed to be reasonable notice. If no one is in the premises, and request has been made for repairs and/or entry by you, it is presumed that your request is authorization for us to enter at reasonable times by duplicate or master key. We reserve the right to enter by other means if locks have been changed in violation of the lease.

Ohio Law prohibits you from unreasonably withholding consent for us to enter into the apartment when entry is for: responding to your request; making repairs or replacements; estimating repair or refurbishing costs; performing pest control; doing preventive maintenance; changing filters; testing or replacing smoke-detector and/or the carbon monoxide detector batteries; retrieving unreturned tools, equipment or appliances; preventing waste of utilities; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or access control devices; removing or rekeying unauthorized access control devices; removing unauthorized window coverings; stopping excessive noise; removing health or safety hazards (including hazardous materials), or items prohibited under our rules; removing perishable foodstuffs if your electricity is disconnected; removing unauthorized animals; retrieving property owned or leased by former residents; inspecting when immediate danger to person or property is reasonably suspected; allowing persons to enter as you authorized in your rental application (if you die, are incarcerated, etc.); allowing entry by a law officer with a search or arrest warrant, or in hot pursuit; showing apartment to prospective residents (after move-out or vacate notice has been given); or showing apartment to government inspectors for the limited purpose of determining housing and fire ordinance compliance by us and to lenders, appraisers, contractors, prospective buyers, or insurance agents.

30. MULTIPLE RESIDENTS OR OCCUPANTS. Each resident is jointly and severally liable for all lease obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant (including notices of tenancy termination, repair requests, renewals and non-renewals, and entry permissions) constitute notice from all residents.

Replacements

- 31. REPLACEMENTS AND SUBLETTING. Replacing a resident, subletting, or assignment is allowed only when we consent in writing. If departing or remaining residents find a replacement resident acceptable to us before moving out and we expressly consent to the replacement, subletting, or assignment, then:
 - (1) a reletting charge will not be due;
 - (2) a reasonable administrative (paperwork) and/or transfer fee will be due, and a rekeying fee will be due if rekeying is requested or required; and
 - (3) the departing and remaining residents will remain liable for all lease obligations for the rest of the original lease term.

Procedures for Replacement. If we approve a replacement resident, then, at our option: (1) the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or (2) the remaining and replacement residents must sign an entirely new Lease Contract. Unless we agree otherwise in writing, your security deposit will automatically transfer to the replacement resident as of the date we approve. The departing resident will no longer have a right to occupancy, or a security deposit refund, but will remain liable for the remainder of the original lease term unless we agree otherwise in writing—even if a new Lease Contract is signed. The departing resident will no longer be granted access to the apartment for any reason.

Responsibilities of Owner and Resident

- **32. RESPONSIBILITIES OF OWNER.** We'll act with customary diligence to:
 - (1) keep common areas reasonably clean, subject to paragraph 26 (Condition of the Premises and Alterations);
 - (2) maintain fixtures, furniture, hot water, heating and A/C equipment;
 (3) comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; and
 - (4) make all reasonable repairs, subject to your obligation to pay for damages for which you are liable as required by ORC 1923.
- 33. DEFAULT BY RESIDENT. You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: (1) you don't pay rent or other amounts that you owe when due; (2) you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, regardless of whether or where arrest or conviction occurs; (3) you abandon the apartment; (4) you violate your statutory obligations under Ohio law and do not cure within the time described in notice to you; (5) you give incorrect or false answers in a rental application; (6) you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (7) any illegal drugs or paraphernalia are found in your apartment; or (8) you or any guest or occupant engages in any of the prohibited conduct described in paragraph 21 (Prohibited Conduct).

Lease Renewal When A Breach or Default Has Occurred. In the event that you enter into a subsequent Lease prior to the expiration of this Lease and you breach or otherwise commit a default under this Lease, We may, at our sole and absolute discretion, terminate the subsequent Lease, even if the subsequent Lease term has yet to commence. We may terminate

said subsequent Lease by sending you written notice of our desire to terminate said subsequent Lease. Further, no offer to renew is effective if you default on your existing Lease.

Eviction. If you default, we may end your right of occupancy by giving you a 3-day written notice to vacate. Notice may be by: (1) regular mail; (2) certified mail, return receipt requested; (3) personal delivery to any resident; (4) personal delivery at the apartment to any occupant over 16 years old; or (5) affixing the notice to the door. Termination of your possession rights or subsequent reletting doesn't release you from liability for future rent or other lease obligations.

Acceleration. All monthly rent for the rest of the lease term or renewal period will be accelerated automatically without notice or demand (before or after acceleration) and will be immediately due and delinquent if, without our written consent: (1) you move out, remove property in preparing to move out, or give oral or written notice (by you or any occupant) of intent to move out before the lease term or renewal period ends; and (2) you've not paid all rent for the entire lease term or renewal period. Such conduct is considered a default for which we need not give you notice. Remaining rent also will be accelerated if you're judicially evicted or move out when we demand because you've defaulted. Acceleration is subject to our mitigation obligations below.

Holdover. You or any occupant, invitee, or guest must not hold over beyond the date contained in your move-out notice or our notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If a holdover occurs, then: (1) holdover rent is due in advance on a daily basis and may become delinquent without notice or demand; (2) rent for the holdover period will be increased by 25% over the then-existing rent, without notice; (3) you'll be liable to us for all rent for the full term of the previously signed Lease Contract of a new resident who can't occupy because of the holdover; and (4) at our option, we may extend the lease

term—for up to one month from the date of notice of lease extension—by delivering written notice to you or your apartment while you continue to hold over.

We may report unpaid amounts to credit agencies. If you default and move out early, you will pay us any amounts stated to be rental discounts in paragraph 10 (Special Provisions), in addition to other sums due. Upon your default, we have all other legal remedies, including tenancy termination. Late charges are liquidated damages for our time, inconvenience, and overhead in collecting late rent (but are not for attorney's fees and litigation costs). All unpaid amounts bear 18% interest per year from due date, compounded annually. You must pay all collection-agency fees if you fail to pay all sums due within 10 days after

we mail you a letter demanding payment and stating that collection agency fees will be added if you don't pay all sums by that deadline.

Remedies Cumulative. Any remedies set forth herein shall be cumulative, in addition to, and not in limitation of, any other remedies available to Landlord under any applicable law.

Mitigation of Damages. If you move out early, you'll be subject to paragraph 11 (Early Move-Out) and all other remedies. We'll exercise customary diligence to relet and minimize damages. We'll credit all subsequent rent that we actually receive from subsequent residents against your liability for past-due and future rent and other sums due.

General Clauses

34. MISCELLANEOUS. Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease Contract is the entire agreement between you and us. Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate this Lease Contract or any part of it, unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing. No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written-notice requirements, rental due dates, acceleration, liens, or other rights, isn't a waiver under any circumstances. Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default. Written notice to or from our managers constitutes notice to or from us. Any person giving a notice under this Lease Contract should retain a copy of the memo, letter or fax that was given. Fax signatures are binding. All notices must be signed.

Exercising one remedy won't constitute an election or waiver of other remedies. Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties. All remedies are cumulative. No employee, agent, or management company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf. This Lease Contract binds subsequent owners. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract. All notices and documents may be in English and, at our option, in any language that you read or speak. All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option. All lease obligations must be performed in the county where the apartment is located.

WAIVER OF JURY TRIAL. To minimize legal expenses and, to the extent allowed by law, you and we agree that a trial of any lawsuit based on statute common law, and/or related to this Lease Contract shall be to a judge and not a jury.

Consent to Communications by Us and Our Agents. You hereby expressly authorize us, our representative(s), and any collection agency or debt collector (hereinafter collectively referred to as the "Authorized Entities") to communicate with you. The communication may be made through any method for any reason related to amounts due and owing under this Lease. You authorize any and all of the communication

methods even if you will incur a fee or a cost to receive such communications. You further promise to immediately notify the Authorized Entities if any telephone number or email address or other unique electronic identifier or mode that you provided to any Authorized Entity changes or is no longer used by you.

All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.

Obligation to Vacate. If we provide you with a notice to vacate, or if you provide us with a written notice to vacate or intent to move-out in accordance with paragraph 3 (Lease Term), and we accept such written notice, then you are required to vacate the Apartment and remove all of your personal property therefrom at the expiration of the Lease term, or by the date set forth in the notice to vacate, whichever date is earlier, without further notice or demand from us.

FORCE MAJEURE: If we are prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, war, acts of terrorism, riots, flood, fire, hurricane, tornado, sabotage, or other occurrence which is beyond the control of the parties, then we shall be excused from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

Furthermore, if such an event damages the property to materially affect its habitability by some or all residents, we reserve the right to vacate any and all leases and you agree to excuse us from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

- 35. PAYMENTS. Payment of all sums is an independent covenant. At our option and without notice, we may apply money received (other than sale proceeds under paragraph 13 (Property Left in Apartment) or utility payments subject to governmental regulations) first to any of your unpaid obligations, then to current rent—regardless of notations on checks or money orders and regardless of when the obligations arose. All sums other than rent are due upon our demand. After the due date, we do not have to accept the rent or any other payments.
- **36. ASSOCIATION MEMBERSHIP.** We represent that either: (1) we or; (2) the management company that represents us, is at the time of signing this Lease Contract or a renewal of this Lease Contract, a member of both the National Apartment Association and any affiliated state and local apartment (multi-housing) associations for the area where the apartment is located.

When Moving Out

- 37. MOVE-OUT NOTICE. Before moving out, either at the end of the lease term or any extension of the lease term, you must give our representative advance written notice of your intention to vacate as required by the paragraph 3 (Lease Term). If you move out prior to the end of the lease term, your notice does not act as a release of liability for the full term of the Lease Contract. You will still be liable for the entire Lease Contract term if you move out early under paragraph 23 (Release of Resident) except if you are able to terminate your tenancy under the statutory rights explained under paragraphs 11, 23, or 24 (Early Move-Out, Release of Resident, or the Military Personnel Clause). All notices to vacate must be in writing and must provide the date by which you intend to vacate. Notice from one resident is notice from all residents. If the notice does not comply with the time requirements of the Lease Terms paragraph, even if you move by the last date in the lease term, you will be responsible for an additional month's rent. If you fail to vacate by the date set forth in your notice, you will automatically and immediately become a holdover tenant as it pertains to the rent due; however, you have no right to retain possession of the premises or any part thereof beyond the expiration or earlier termination of this Lease Contract. Nothing contained in this Lease Contract shall be construed as consent by us to any holding over by you, and should you holdover, we will have all remedies available under this Lease Contract and state law.
- 38. MOVE-OUT PROCEDURES. The move-out date can't be changed unless you and we both agree in writing. You won't move out before the lease term or renewal period ends unless all rent for the entire lease term or renewal period is paid in full. Early move-out may result in reletting charges and acceleration of future rent under paragraphs 11 (Early Move-Out) and 33 (Default by Resident). You're prohibited by law from applying any security deposit to rent. You won't stay beyond the date you are supposed to move out. All residents, guests, and occupants must vacate the apartment before the 30-day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.
- 39. CLEANING. You must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. You must follow moveout cleaning instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

- 40. MOVE-OUT INSPECTION. You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, modification, or disapproval before final refunding or accounting.
- 41. SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES.

You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the apartment and is missing; replacing dead or missing smoke-detector and/or carbon monoxide detector batteries; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone or TV cable services or rental items (if you so request or have moved out); trips to open the apartment when you or any guest or occupant is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized access control devices or alarm systems; agreed reletting charges; packing, removing, or storing abandoned property; removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security-alarm charges unless due to our negligence; animal-related charges under paragraph 6 (Rent and Charges) and 28 (Animals); government fees or fines against us for violation (by you, your occupants, or guests) of local ordinances relating to smoke detectors and carbon monoxide detectors, false alarms, recycling, or other matters; late-payment and returned-check charges; plus attorney's fees for violation of R.C. 5321.05, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

You'll be liable to us for: (1) charges for replacing all keys and access devices referenced in paragraph 5 (Keys and Furniture) if you fail to return them on or before your actual move-out date; (2) accelerated rent if you have violated paragraph 33 (Default by Resident); and (3) a reletting fee if you have violated paragraph 11 (Early Move-Out).

42. DEPOSIT RETURN, SURRENDER, AND ABANDONMENT.

Deposit Return and Forwarding Address. You are required to provide us written notice of your forwarding address, on or before termination of this Lease Contract. We'll mail you, to the forwarding address you provide, your security deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 30 days after termination of the rental agreement and delivery of possession. If no forwarding address is provided, we will mail your security deposit refund (less lawful deductions) to your last known address. One check made jointly payable to all occupants named on the Lease Contract shall be mailed.

Surrender. You have surrendered the apartment when: (1) the move-out date has passed and no one is living in the apartment in our reasonable judgment; or (2) all apartment keys and access devices listed in paragraph 5 (Keys and Furniture) have been turned in where rent is paid and you have provided us in writing with a written forwarding address or new address

Abandonment. You have abandoned the apartment when all of the following have occurred: (1) everyone appears to have moved out in our reasonable judgment; (2) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment; (3) you've been in default for non-payment of rent for 5 consecutive days or water, gas, or electric service for the apartment not connected in our name has been terminated or switched over to us; and (4) you've not responded for 2 days to our notice left on the inside of the main entry door, stating that we consider the apartment abandoned.

Surrender, abandonment, and judicial eviction end your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment (paragraph 13 - Property Left in Apartment), but do not affect our mitigation obligations (paragraph 33 - Default by Resident).

Severability, Originals and Attachments, and Signatures

Galler/All

Resident or Residents (all sign below)

- 43. SEVERABILITY. If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties
- 44. ORIGINALS AND ATTACHMENTS. This Lease Contract has been executed in multiple originals, with original signatures. We will provide you with a copy of the Lease Contract. Your copy of the Lease Contract may be in paper format, in an electronic format at your request, or sent via e-mail if we have communicated by e-mail about this Lease. Our rules and community policies, if any, will be attached to the Lease Contract and provided to you at signing. When an Inventory and Condition form is completed, you should retain a copy, and we should retain a copy. Any addenda or amendments you sign as a part of executing this Lease Contract are binding and hereby incorporated into and made part of the Lease Contract between you and us. This lease is the entire agreement between you and us. You acknowledge that you are NOT relying on any oral representations.

You	ı are	legall	y bou	nd by	this	docum	ent
	R	ead it	caref	ally b	efore	signing	z.

Meaghan Fitzgerald
Owner or Owner's Representative (signing on behalf of owner)
Tanisha Sievers
Address and phone number of owner's representative for notice purpose 2550 Quarry Lake Drive
Columbus, Ohio 43204
(614) 486-7600
Name and address of locator service (if applicable)

07/22/2019 Date form is filled out (same as on top of page 1) _

SPECIAL PROVISIONS (CONTINUED FROM PAGE 2) 1) Your failure to provide the notice to move out by the date required in Paragraph 3 shall result in a charge equal to 1 month of rent + \$200 which will be due upon move-out as Additional Rent. 2) If you do not sign a renewal lease, and stay in tenancy beyond the lease expiration date, this lease shall be on a month-to-month term at the then current market rent for your apartment + \$200/month. 3) You shall provide us with an e-mail address and immediately notify us in the event that such e-mail address changes. You consent to receiving notices from us by email. 4) In the event Tenant requires entry into the Apartment due to its failure to have a key, there will be a \$65.00 charge between 6:00pm and 6:00am or any other time after business hours when such service is provided in Landlord's discretion and subject to Landlord's availability.

Additional Special Provisions



(street address) in Columbus	(city), Ohio, 43204 (zip code).							
LEASE CONTRACT DESCRIPTION. Lease Contract date: Owner's name: Quarry Owner 1, LLC et al.	• '							
Residents (list all residents): Gabriella Voelkl, Meagha	n Fitzgerald							
	·							
	g in certain apartments. Where apartments have							
carpeting installed, it is the your responsible carpet. We may supply vinyl, laminate or hardw	-							
apartments have vinyl, laminate or hardwood in	stalled, it is your responsibility to cover at							
	ring evaluding kitchens and bathrooms Where							
choice providing it is not affixed to the flooring, excluding kitchens and bathrooms. Where vinyl, laminate or hardwood flooring is installed and not covered by carpet, you are required								
	ds for such flooring. Any damage to the carpets							
	esponsibility. 2) CORPORATE LEASE: If the party following provisions shall apply: You, and the							
Occupants listed in Paragraph 1 hereof, shall	be the only person(s) who shall be permitted to							
occupy the Apartment for the full Term of this Apartment in addition to or instead of the for								
	itted to change occupants of the Apartment more							
	may any such occupant be permitted to occupy the							
	nths. Any occupant shall be required to complete st, and is subject to our approval in our sole							
discretion. In no way shall our action or inac	tion be deemed a consent to any use of the							
Apartment other than residential, or be deemed								
with competent counsel, and hold us harmless,	y law, you agree to indemnify, protect, defend including our officers, employees, affiliated							
companies, partners, members, successors, assi	gns, legal representatives, shareholders, and							
agents, for, from and against any and all clai penalties, suits, judgments, causes of action,	ms, damages, losses, liabilities, liens, fines,							
	sbursements allowed by law), of any nature, kind							
	or caused, directly or indirectly, (in whole or							
in part) by your use and/or occupancy of the A any model apartment or photos and floor plans	partment. 3) DISCLAIMER: You acknowledges that in marketing materials is in no way a							
representation or warranty of the condition, t	-							
you. Any square footage amounts stated in any brochures or plans of the Property or Apartment								
	R: owner as listed in paragraph 1 also includes:							
are approximate and subject to change. 4) OWNE	R: owner as listed in paragraph 1 also includes:							
are approximate and subject to change. 4) OWNE Quarry Owner 2, LLC Quarry Owner 3, LLC, Quarr	R: owner as listed in paragraph 1 also includes:							
are approximate and subject to change. 4) OWNE Quarry Owner 2, LLC Quarry Owner 3, LLC, Quarr	R: owner as listed in paragraph 1 also includes:							
are approximate and subject to change. 4) OWNE Quarry Owner 2, LLC Quarry Owner 3, LLC, Quarr	R: owner as listed in paragraph 1 also includes:							
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are approximate and subject to change. 4) OWNE Quarry Owner 2, LLC Quarry Owner 3, LLC, Quarr	R: owner as listed in paragraph 1 also includes:							
are approximate and subject to change. 4) OWNE Quarry Owner 2, LLC Quarry Owner 3, LLC, Quarr	R: owner as listed in paragraph 1 also includes:							
are approximate and subject to change. 4) OWNE Quarry Owner 2, LLC Quarry Owner 3, LLC, Quarr Apartment Management, LLC.	R: owner as listed in paragraph 1 also includes: y Owner 4 LLC and the Managing Agent: Midwest							
are approximate and subject to change. 4) OWNE Quarry Owner 2, LLC Quarry Owner 3, LLC, Quarr Apartment Management, LLC. Resident(s)	R: owner as listed in paragraph 1 also includes:							
Resident(s) (All residents must sign)	R: owner as listed in paragraph 1 also includes: y Owner 4 LLC and the Managing Agent: Midwest Date of Signing Addendum							
Resident(s) (All residents must sign)	R: owner as listed in paragraph 1 also includes: y Owner 4 LLC and the Managing Agent: Midwest Date of Signing Addendum 07/22/2019							
are approximate and subject to change. 4) OWNE Quarry Owner 2, LLC Quarry Owner 3, LLC, Quarr Apartment Management, LLC. Resident(s)	R: owner as listed in paragraph 1 also includes: y Owner 4 LLC and the Managing Agent: Midwest Date of Signing Addendum							
Resident(s) (All residents must sign)	R: owner as listed in paragraph 1 also includes: y Owner 4 LLC and the Managing Agent: Midwest Date of Signing Addendum 07/22/2019							
Resident(s) (All residents must sign)	R: owner as listed in paragraph 1 also includes: y Owner 4 LLC and the Managing Agent: Midwest Date of Signing Addendum 07/22/2019							
Resident(s) (All residents must sign) Meaghan Fitzgerald	R: owner as listed in paragraph 1 also includes: y Owner 4 LLC and the Managing Agent: Midwest Date of Signing Addendum 07/22/2019 08/05/2019							
Resident(s) (All residents must sign)	R: owner as listed in paragraph 1 also includes: y Owner 4 LLC and the Managing Agent: Midwest Date of Signing Addendum 07/22/2019							

Gabriella Voelkl, Meaghan Fitzgerald

Animal Addendum



Becomes part of Lease Contract

Date: **July 22, 2019**

(when this Addendum is filled out)

Please note: We consider animals a serious responsibility and a risk to each resident in the dwelling. If you do not properly control and care for your animal, you'll be held liable if it causes any damage or disturbs other residents.

In this document, the terms "you" and "your" refer to all residents listed below and all occupants or guests; and the terms "we," "us," and "our" refer to the owner named in the Lease Contract (not to the property manager or anyone else).

1. DWELLING UNIT DESCRIPTION. Apt. No. 06-2714, 2714 Quarry Lake Dr. (street address)	Weight: Age:
in <u>Columbus</u> (city),	License no.:
Ohio,(zip code).	Date of last rabies shot:
2. LEASE CONTRACT DESCRIPTION.	Housebroken?
Lease Contract date: July 22, 2019	Animal owner's name:
Owner's name: Quarry Owner 1, LLC et al.	8. SPECIAL PROVISIONS. The following special provisions
	control over conflicting provisions of this printed form: There is a 1x pet fee of \$300 per pet, due upon move-in or date when pet is
Residents (list all residents): Gabriella Voelkl,	registered under this Lease agreement.
Meaghan Fitzgerald	There is a \$50 penalty fee for each
	instance of breaking a pet rule. If an
	unauthorized pet is found there will be a
The Lease Contract is referred to in this Addendum as the "Lease Contract."	\$500 penalty fee.
may keep the animal that is described below in the dwelling until the Lease Contract expires. But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you and your animal, your guests, or any occupant violate any of the rules in this Addendum.	
4. ANIMAL DEPOSIT. An animal deposit of \$	
will be charged. This deposit will not be considered	
part of the general security deposit for any purpose.	
The security deposit amount in Provision 4 of the	
Lease Contract does not include this additional deposit	
<u>-</u>	9. EMERGENCY. In an emergency involving an accident or
amount. Refund of the animal deposit will be subject to	injury to your animal, we have the right, but not a duty, to
the terms and conditions set forth in the Lease Contract .	take the animal to the following veterinarian for treatment, at
5. ADDITIONAL MONTHLY RENT. Your total monthly rent	your expense.
(as stated in the Lease Contract) will be increased by	Doctor:
	Address:
\$ 0.00 The monthly rent amount in Provision 6	City/State/Zip:
of the Lease Contract [check one] includes a does not	Phone:
include this additional animal rent.	
6. LIABILITY NOT LIMITED. The additional monthly rent and additional security deposit under this Animal	10. ANIMAL RULES. You are responsible for the animal's actions at all times. You agree to abide by these rules:
Addendum do not limit residents' liability for property	• The animal must not disturb the neighbors or other
damages, cleaning, deodorization, defleaing, replacements, or personal injuries.	residents, regardless of whether the animal is inside or outside the dwelling.
7. DESCRIPTION OF ANIMAL(S). You may keep only the	• Dogs, cats, and support animals must be housebroken.
animal(s) described below. You may not substitute any other	All other animals must be caged at all times. No animal
animal(s). Neither you nor your guests or occupants may	offspring are allowed.
bring any other animal(s)-mammal, reptile, bird, amphibian,	1
fish, rodent, arachnid, or insect-into the dwelling or	• Inside, the animal may urinate or defecate <i>only</i> in these
apartment community.	designated areas: Litter box only.
apartment community.	
Animal's name:	• Outside, the animal may urinate or defecate only in these
Type:	designated areas: Designated Pet Areas only.
Breed:	<u> </u>
Color:	
Weight: Age:	Animals may not be tied to any fixed object anywhere
	outside the dwelling units, except in fenced yards (if any)
City of license:	for your exclusive use.
License no.:	•
Date of last rabies shot:	You must not let an animal other than support animals into
Housebroken?	swimming-pool areas, laundry rooms, offices, clubrooms,
Animal owner's name:	other recreational facilities, or other dwelling units.
Animal's name:	• Your animal must be fed and watered inside the dwelling unit.
Type:	Don't leave animal food or water outside the dwelling unit at
Breed:	any time, except in fenced yards (if any) for your exclusive

Color: _

use.

- $You \, must \, keep \, the \, animal \, on \, a \, leash \, and \, under \, your \, supervision$ when outside the dwelling or any private fenced area. We or our representative may pick up unleashed animals and/or report them to the proper authorities. We may impose reasonable charges for picking up and/or keeping unleashed animals.
- Unless we have designated a particular area in your dwelling unit or on the grounds for animal defecation and urination, you are prohibited from letting an animal defecate or urinate anywhere on our property. You must take the animal off our property for that purpose. If we allow animal defecation inside the dwelling unit in this Addendum, you must ensure that it's done in a litter box with a kitty litter-type mix. If the animal defecates anywhere on our property (including in a fenced yard for your exclusive use), you'll be responsible for immediately removing the waste and repairing any damage. Despite anything this Addendum says, you must comply with all local ordinances regarding animal defecation.
- 11. ADDITIONAL RULES. We have the right to make reasonable changes to the animal rules from time to time if we distribute a written copy of any changes to every resident who is allowed to have animals.
- 12. VIOLATION OF RULES. If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice , you must remove the animal immediately and permanently from the premises. We also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees to the extent allowed by law.
- 13. COMPLAINTS ABOUT ANIMAL. You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.
- 14. REMOVAL OF ANIMAL. In some circumstances, we may aenter the dwelling unit and remove the animal with one day's notice left in a conspicuous place. We can do this if, in our sole judgment, you have:
 - abandoned the animal:
 - left the animal in the dwelling unit for an extended period of time without food or water;
 - failed to care for a sick animal;
 - violated our animal rules; or
 - let the animal defecate or urinate where it's not supposed to.

In doing this, we must follow the procedures of the Lease Contract, and we may board the animal or turn the animal over to a humane society or local authority. We'll return the animal to you upon request if we haven't already turned it over to a humane society or local authority. We don't have a lien on the animal for any purpose, but you must pay for reasonable care and kenneling charges for the animal. If you don't pick up the animal within 5 days after we remove it, it will be considered abandoned.

15.LIABILITY FOR DAMAGES, INJURIES, CLEANING,

ETC. You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the dwelling unit, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

As owner of the animal, you're strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property. You'll indemnify us for all costs of litigation and attorney's fees resulting from any such damage.

- **16. MOVE-OUT.** When you move out, if necessary, you'll pay for defleaing, deodorizing, and shampooing to protect future residents from possible health hazards, regardless of how long the animal was there. We—not you—will arrange for these services.
- 17. YOUR REMOVAL OF THE ANIMAL. As we may be responsible if your animal bites another person or animal, you agree the animal must be immediately and permanently removed if we see or receive any complaint that the animal is exhibiting any vicious tendency, including within the apartment.
- 18. MULTIPLE RESIDENTS. Each resident who signed the Lease Contract must sign this Animal Addendum. You, your guests, and any occupants must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the resident does not own the animal.
- 19. GENERAL. You acknowledge that no other oral or written agreement exists regarding animals. Except for written rule changes under paragraph 8 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing. This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in multiple originals, one for you and one or more for

This is a binding legal document. Read it carefully before signing.

Resident	or	Residents
Resident	UΙ	Residents

(All residents must sign)

Owner or Owner's Representative (Signs below)

Galfyldeltel	Tanisha Sievers
Meaghan Fitzgerald	



UTILITY AND SERVICES ADDENDUM



This Utility Addendum is incorporated into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated July 22, 2019 between Quarry Owner 1, LLC et al. ("We"and/or"we"and/or"us")and Gabriella Voelkl, Meaghan Fitzgerald ("You" and/or "you") of Unit No. ___ 06-2714 located at 2714 Quarry Lake Dr. (street address) in and is in addition to all terms and conditions in the Lease. Columbus, OH 43204 To the extent that the terms of this Utility Addendum conflict with those of the Lease, this Utility Addendum shall control. 1. Responsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, will be as indicated Water service to your dwelling will be paid by you either: a) directly to the utility service provider; or water bills will be billed by the service provider to us and then allocated to you based on the following formula: ______7 ☐ If flat rate is selected, the current flat rate is \$______ per month. **Sewer** service to your dwelling will be paid by you either: b) directly to the utility service provider; or sewer bills will be billed by the service provider to us and then allocated to you based on the following formula: **7** ☐ If flat rate is selected, the current flat rate is \$______ per month.

☑ 3rd party billing company if applicable Conservice **Gas** service to your dwelling will be paid by you either: c) directly to the utility service provider; or \Box gas bills will be billed by the service provider to us and then allocated to you based on the following formula: $_$ ☐ If flat rate is selected, the current flat rate is \$______ per month. 3rd party billing company if applicable **Trash** service to your dwelling will be paid by you either: d) directly to the service provider; or directly to the service provider to us and then charged to you based on the following formula:

If flat rate is selected, the current flat rate is \$

46.88

per month. 3rd party billing company if applicable **Conservice Electric** service to your dwelling will be paid by you either: e) directly to the utility service provider; or electric bills will be billed by the service provider to us and then allocated to you based on the following formula: ☐ If flat rate is selected, the current flat rate is \$______ per month. 3rd party billing company if applicable_ **Stormwater** service to your dwelling will be paid by you either: f) directly to the utility service provider; or stormwater bills will be billed by the service provider to us and then allocated to you based on the following formula: _____7 ☐ If flat rate is selected, the current flat rate is \$______ per month.

☑ 3rd party billing company if applicable Conservice - See special provisions below. **Cable TV** service to your dwelling will be paid by you either: g) directly to the utility service provider; or cable TV bills will be billed by the service provider to us and then allocated to you based on the following formula: ☐ If flat rate is selected, the flat rate is \$______ per month.
☐ 3rd party billing company if applicable______ Master Antenna service to your dwelling will be paid by you either: h) directly to the utility service provider; or master antenna bills will be billed by the service provider to us and then allocated to you based on the following formula: ☐ If flat rate is selected, the current flat rate is \$_____ ____ per month. 3rd party billing company if applicable **Internet** service to your dwelling will be paid by you either: i) directly to the utility service provider; or internet bills will be billed by the service provider to us and then allocated to you based on the following formula:___ ☐ If flat rate is selected, the current flat rate is \$______ per month. 3rd party billing company if applicable **Pest Control** service to your dwelling will be paid by you either: j) directly to the utility service provider; or

pest control bills will be billed by the service provider to us and then charged to you based on the following formula:

4 ☐ If flat rate is selected, the current flat rate is \$______ per month. 🛮 3rd party billing company if applicable <u>Conservice</u> service to your dwelling will be paid by you either: (Other) Common Gas for Community k) directly to the utility service provider; or ☐ If flat rate is selected, the current flat rate is \$______ per month. 3rd party billing company if applicable <u>Conservice</u> (Other) Common Electric for Communit service to your dwelling will be paid by you either: 1) directly to the utility service provider; or ☐ If flat rate is selected, the current flat rate is \$______ per month. METERING/ALLOCATION METHOD KEY - Sub-metering of all of your water/gas/electric use "1" - Calculation of your total water use based on sub-metering of hot water "3" - Calculation of your total water use based on sub-metering of cold water "4" - Flat rate per month "5" - Allocation based on the number of persons residing in your dwelling unit "6" - Allocation based on the number of persons residing in your dwelling unit using a ratio occupancy formula

- "7" Allocation based on square footage of your dwelling unit
- "8" Allocation based on a combination of square footage of your dwelling unit and the number of persons residing in your dwelling unit
- "9" Allocation based on the number of bedrooms in your dwelling unit
- 10" Allocation based on a lawful formula not listed here

(Note: if method "10" is selected, a separate sheet will be attached describing the formula used)

2. If an allocation method is used, we or our billing company will calculate your allocated share of the utilities and services provided and all costs in accordance with state and local statutes. Both Resident and Owner agree that using a calculation or allocation formula as a basis for estimating total utility consumption is fair and reasonable, while recognizing that the allocation method may or may not accurately reflect actual total utility consumption for Resident. Where lawful, we may change the above methods of determining your allocated share of utilities and services and all other billing methods, in our sole discretion, and after providing written notice to you. More detailed descriptions of billing methods, calculations and allocation formulas will be provided upon request.

If a flat fee method for trash or other utility service is used, Resident and Owner agree that the charges indicated in this Agreement (as may be amended with written notice as specified above) represent a fair and reasonable amount for the service(s) provided and that the amount billed is not based on a monthly per unit cost.

3. When billed by us directly or through our billing company, you must pay utility bills within ______ 5 ____ days of the date when the utility bill is issued at the place indicated on your bill, or the payment will be late. If a payment is late, you will be responsible for a late fee as indicated below. The late payment of a bill or failure to pay any utility bill is a material and substantial breach of the Lease and we will exercise all remedies available under the Lease, up to and including eviction for nonpayment. To the extent there are any new account, monthly administrative, late or final bill fees, you shall pay such fees as indicated below.

New Account Fee: \$ 19.99 (not to exceed \$)

Monthly Administrative Billing Fee: \$ 8.99 (not to exceed \$)

Late Fee: \$ 8.99 (not to exceed \$)

Final Bill Fee: \$ 24.99 (not to exceed \$)

If allowed by state law, we at our sole discretion may amend these fees, with written notice to you.

- 4. You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the dwelling. If you breach the Lease, you will be responsible for utility charges for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services, we may charge you for any utility service billed to us for your dwelling and may charge a reasonable administration fee for billing for the utility service in the amount of \$____50.00___.
- 5. When you move out, you will receive a final bill which may be estimated based on your prior utility usage. This bill must be paid at the time you move out or it will be deducted from the security deposit.
- 6. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utility services provided to the dwelling unless such loss or damage was the direct result of negligence by us or our employees. You release us from any and all such claims and waive any claims for offset or reduction of rent or diminished rental value of the dwelling due to such outages, interruptions, or fluctuations.
- 7. You agree not to tamper with, adjust, or disconnect any utility sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction or other remedies available to us under your Lease, this Utility Addendum and at law.
- 8. Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent last.
- 9. You represent that all occupants that will be residing in the Unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants.
- 10. You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities.
- 11. This Addendum is designed for use in multiple jurisdictions, and no billing method, charge, or fee mentioned herein will be used in any jurisdiction where such use would be unlawful. If any provision of this addendum or the Lease is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this addendum or the Lease. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.

12	. The following speci	ial provisi	ons and any a	ddenda or	written rules	furnishe	ed to yo	u at or	before sign	ing will	become	a par	t of this
	Utility Addendum	and will	supersede any	y conflictin	g provisions	of this	printed	Utility	Addendun	n and/o	or the L	ease C	Contract.

Any utilities costs and relimbursements are considered	
of the month with your monthly Rent. All sewer-re	elated charges assessed to the property
may be used to calculate the amount charged to ye	ou under the selected formula described
above including, but not limited to, drought sur	charges/penalties, stormwater charges,
water or sewer related charges contained on tax 1	
contained on the utility bills received from the	local water and sewer providers. In the
event the Owner is charged a per apartment unit	amount for water and/or sewer, the Owner
may charge you the same per unit amount.	
0 / /. tell	
esident Signature Lubylik Pi l	Date 07/22/2019
esident Signature Meaghan Fitzgerald	Date 08/05/2019
esident Signature	Date
esident Signature	Date

R R R

Date 08/07/2019

Management Tanisha Sievers

Bed Bug Addendum

Date: _____ July 22, 2019

(street address)

(when this Addendum is filled out)



Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for any bed bugs in your dwelling or surrounding dwellings. This addendum contains important information that outlines your responsibility and potential liability with regard to bed bugs.

in _	Columbus
(citį	y), Ohio, (zip code
LEA	ASE CONTRACT DESCRIPTION.
	se Contract date: <u>July 22, 2019</u>
Ow	ner's name: Quarry Owner 1, LLC et al.
Res	sidents (list all residents): Gabriella Voelkl,
	aghan Fitzgerald
Cor (cin the unc	RPOSE. This Addendum modifies the Leas natract and addresses situations related to bed bug nex lectularius) which may be discovered infesting dwelling or personal property in the dwelling. You derstand that we relied on your representations to until Addendum.
TNIC	EDECTION Vancous (hat are (Chadana)
	have inspected the dwelling prior to move-in an that you did not observe any evidence of bed bug or bed bug infestation; OR will inspect the dwelling within 48 hours after move-in/renewal and notify us of any bed bugs of bed bug infestation.
INI	FESTATIONS.
	agree that you have read all of the information
on	this addendum about bed bugs and:
(Ch X	you are not aware of any infestation or presence of bed bugs in your current or previous apartment home or dwelling. You agree that you are not aware of any bed bug infestation or presence if any of your furniture, clothing, personal propert or possessions. You agree that you have not bee subjected to conditions in which there was any be bug infestation or presence. OR you agree that if you previously lived anywhere that had a bed bug infestation that all of your personal property (including furniture, clothing and other belongings) has been treated by a licensed personal professional. You agree that such items are free of further infestation. If you disclose a previous experience of bed bug infestation, we can review documentation of the treatment and inspect you personal property and possessions to confirm the absence of bed bugs. You agree that any previous bed bug infestation which you may have experience is disclosed here:

1. DWELLING UNIT DESCRIPTION.

Unit. No. <u>06-2714</u>, <u>2714 Quarry Lake Dr.</u>

members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments. We have the right to select any licensed pest control professional to treat the dwelling and building. We can select the method of treating the dwelling, building and common areas for bed bugs. We can also inspect and treat adjacent or neighboring dwellings to the infestation even if those dwellings are not the source or cause of the known infestation. You are responsible for and must, at your own expense, have your own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that we approve. You must do so as close as possible to the time we treated the dwelling. If you fail to do so, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract. You agree not to treat the dwelling for a bed bug infestation on your own.

- 7. NOTIFICATION. You must promptly notify us:
 - of any known or suspected bed bug infestation or presence in the dwelling, or in any of your clothing, furniture or personal property.
 - of any recurring or unexplained bites, stings, irritations, or sores of the skin or body which you believe is caused by bed bugs, or by any condition or pest you believe is in the dwelling.
 - if you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or of any confirmation of bed bug presence by a licensed pest control professional or other authoritative source.
- 8. COOPERATION. While we are responsible for making reasonable provisions for the extermination of roaches, ants, wood destroying organisms, and other treatable insects such as bed bugs, we may not be responsible for paying for treatment for bed bugs in the dwelling under certain circumstances described below (Provision 10). In order to deter bed bugs from entering or spreading to the dwelling, you agree that all times during this Lease agreement that you shall: 1) Keep all mattresses, used or stored in the dwelling, wrapped or sealed in a mattress cover made of vinyl, plastic, or other impervious material that must remain sealed or completely closed at all times, there must be no tears or rips in the covering of the mattress; and 2) Not to place anything in the dwelling, especially used furniture, unless it thoroughly inspected by you, prior to placing it in the dwelling. Further, you must cooperate with us and our licensed pest control agents to treat and eliminate the presence of any bed bugs. You agree: 1) To follow any pretreatment instructions provided by us or our pest control operator to prepare the dwelling for treatment; 2) Have the dwelling prepared on the day of treatment, this may include putting away food and personal care items, movement of furniture and, if so instructed, vacating and staying out of the dwelling for a period of hours during that period of treatment described in the pretreatment instructions; 3) Following all post-treatment directives and instructions including the disposal of property that cannot be treated, and regular vacuuming; and 4) maintaining certain items in sealed containers as much as practically possible between treatments. You further agree that you will not treat for any live bed bug activity yourself with any chemical

treat bed bugs as allowed by law. You and your family

or treatment commonly available at hardware or home improvement stores. Only chemicals used by our licensed pest control operators may be used to treat for bed bugs. Additionally, you agree to report any sign of bed bugs, live or dead activity, to our office immediately.

- 9. TEMPORARY RELOCATION. Infestations from such pests, including bed bugs in the dwelling and/or adjoining dwellings, may necessitate you vacating the dwelling either temporarily or permanently in order for us to eradicate the infestation. If you are relocated or the lease is terminated then we shall be released from all other obligations under this Lease Agreement. If we terminate your Lease Agreement and infestation is not caused or worsened by your actions or inactions and you vacate according to this Provision then you shall be released for the balance of your financial responsibilities under the Lease Agreement except for physical damages, beyond ordinary wear and tear, to the dwelling. If the infestation is caused by you, your family, your guests, or your invitees then we shall not be liable for the costs of such relocation and we do not have to offer you another dwelling in the Community or another dwelling owned by our company. In the event of such relocation or termination of your lease, you may still be liable and we may still charge you for extermination charges as listed in Provision 10 below.
- 10.RESPONSIBILITIES. You agree to avoid creating any condition which would cause or promote the presence of bugs, including bed bugs. You will be required to pay for a portion or all of any treatment to eradicate bed bugs in the dwelling if any infestation from your dwelling spreads to other adjoining dwellings above, below, or next to your dwelling and you have failed to follow Provision

8 (Cooperation) requirements above. Further, you will be responsible for the cost of treatment if we determine that: 1) Your actions or inactions contribute to or result in a bed bug infestation; 2) Your mattresses are not encased as required by this Addendum; 3) If you fail to report a bed bug condition immediately upon the time that you notice live or dead activity; 4) If you try to "self treat" the infestation as prohibited by Provision 8 of this Addendum; or 5) If you fail to prepare or fail to cooperate with the treatment described in the Cooperation Provision of this Addendum, including denying access for treatment on a y scheduled date or otherwise hinder our treatment of the dwelling. Any invoice submitted to you for the cost of extermination of any bed bug infestation shall become Additional Rent dues and payable with the next monthly Rent payment and, your refusal to pay any Additional Rent charged with the next monthly Rent payment may be considered as a partial Rent payment by you and may be refused by us.

You will be responsible for the costs of moving other residents in order to treat adjoining or neighboring dwellings, to your dwelling and you may be responsible for the costs of our lost rental income and expenses incurred in relocating neighboring residents to perform pest control treatments or eradicate infestations in dwellings adjacent to yours. If you fail to pay us any of the costs you are liable for, you will be in default and we will have the right to terminate your right of occupancy and exercise all the rights and remedies under the Lease Agreement and obtain immediate possession of the dwelling. If you move out after your right of occupancy has been properly terminated, you will be liable for all lost rent under the Lease Agreement.

You are legally bound by this document. Please read it carefully.

	Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)				
Buly/k ^{lfl} Meaghan Fitzgerald		Tanisha Sievers				
		Date of Signing Addendum				
		_08/07/2019				

BED BUGS — A Guide for Rental Housing Residents

Bed bugs, with a typical lifespan of 6 to 12 months, are wingless, flat, broadly oval-shaped insects. Capable of reaching the size of an apple seed at full growth, bed bugs are distinguishable by their reddish-brown color, although after feeding on the blood of humans and warm-blooded animals—their sole food source—the bugs assume a distinctly blood-red hue until digestion is complete.

Bed bugs don't discriminate

Bed bugs increased presence across the United States in recent decades can be attributed largely to a surge in international travel and trade. It's no surprise then that bed bugs have been found time and time again to have taken up residence in some of the fanciest hotels and apartment buildings in some of the nation's most expensive neighborhoods.

Nonetheless, false claims that associate bed bugs presence with poor hygiene and uncleanliness have caused rental housing residents, out of shame, to avoid notifying owners of their presence. This serves only to enable the spread of bed bugs.

While bed bugs are, by their very nature, more attracted to clutter, they're certainly not discouraged by cleanliness.

Bottom line: bed bugs know no social and economic bounds; claims to the contrary are false.

Bed bugs don't transmit disease

There exists no scientific evidence that bed bugs transmit disease. In fact, federal agencies tasked with addressing pest of public health concern, namely the U.S. Environmental Protection Agency and the Centers for Disease Control and Prevention, have refused to elevate bed bugs to the threat level posed by disease transmitting pests. Again, claims associating bed bugs with disease are false.

Identifying bed bugs

Bed bugs can often be found in, around and between:

- Bedding
- Bed frames
- Mattress seams
- Upholstered furniture, especially under cushions and along seams
- Around, behind and under wood furniture, especially along areas where drawers slide
- Curtains and draperies
- Along window and door frames
- Ceiling and wall junctions
- Crown moldings
- Behind and around wall hangings and loose wallpaper
- Between carpeting and walls (carpet can be pulled away from the wall and tack strip)
- Cracks and crevices in walls and floors
- Inside electronic devices, such as smoke and carbon monoxide detectors
- Because bed bugs leave some persons with itchy welts strikingly similar to those caused by fleas and

- mosquitoes, the origination of such markings often go misdiagnosed. However, welts caused by bed bugs often times appear in succession and on exposed areas of skin, such as the face, neck and arms. In some cases, an individual may not experience any visible reaction resulting from direct contact with bed bugs.
- While bed bugs typically prefer to act at night, they often do not succeed in returning to their hiding spots without leaving traces of their presence through fecal markings of a red to dark brown color, visible on or near beds. Blood stains tend also to appear when the bugs have been squashed, usually by an unsuspecting host in their sleep. And, because they shed, it's not uncommon for skin casts to be left behind in areas typically frequented by bed bugs.

Preventing bed bug encounters when traveling

Because humans serve as bed bugs' main mode of transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade. Travelers are therefore encouraged to take a few minutes upon arriving to their temporary destination to thoroughly inspect their accommodations, so as to ensure that any uninvited guests are detected before the decision is made to unpack.

Because bed bugs can easily travel from one room to another, it is also recommended that travelers thoroughly inspect their luggage and belongings for bed bugs before departing for home.

Bed bug do's and don'ts

- Do not bring used furniture from unknown sources into your dwelling. Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of second-hand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand furniture is bed bug-free, residents should assume that the reason a seemingly nice looking leather couch, for example, is sitting curbside, waiting to be hauled off to the landfill, may very well be due to the fact that it's teeming with bed bugs.
- **Do address bed bug sightings immediately.** Rental housing residents who suspect the presence of bed bugs in their unit must immediately notify the owner.
- Do not attempt to treat bed bug infestations. Under no circumstance should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides poses too great a risk to you and your neighbors.
- **Do comply with eradication protocol.** If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed bug eradication protocol set forth by both your owner and their designated pest management company.



Mold Information and Prevention Addendum

Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize any mold growth in your dwelling. That is why this addendum contains important information for you, and responsibilities for both you and us.

l.	DWELLING UNIT DESCRIPTION. Unit. No. 06-2714, 2714 Quarry Lake Dr. (street address) in Columbus (city),	 overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
	Ohio, (zip code).	 leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks;
2.	LEASE CONTRACT DESCRIPTION. Lease Contract date: July 22, 2019 Owner's name: Quarry Owner 1, LLC et al.	 washing machine hose leaks, plant watering overflows, pet urine cooking spills, beverage spills and steam from excessive open-pot cooking;
	Residents (list all residents): Gabriella Voelkl,	leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and
	Meaghan Fitzgerald	 insufficient drying of carpets, carpet pads, shower walls and bathroom floors.
3.	ABOUT MOLD. Mold is found virtually everywhere in our environmentboth indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter. Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. A 2004 Federal Centers for Disease Control and Prevention study found that there is currently no scientific evidence that the accumulation of mold causes any significant health risks for person with normally functioning immune systems. Nonetheless, appropriate precautions need to be taken.	6. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES (such as ceramic tile, formica, viny flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide, such as Lyso Disinfectant®, Pine-Sol Disinfectant® (original pine-scented), Tilex Mildew Remover® or Clorox Cleanup®. (Note: Only a few of the common household cleaners will actually kill mold). Tilex® and Clorox® contain bleach which can discolor or stain. Be sure to follow the instructions on the container. Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface. Always clean and apply a biocide to an area 5 or 6 times larger thar any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter can be used to help remove non-visible
1.	PREVENTING MOLD BEGINS WITH YOU. In order to minimize the potential for mold growth in your dwelling, you must do the following:	mold products from <i>porous</i> items, such as fibers in sofas, chairs, drapes and carpetsprovided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.
	 Keep your dwelling clean-particularly the kitchen, the bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food. Remove visible moisture accumulation on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge linesespecially if the leak is large enough for water to infiltrate nearby walls. Turn on any exhaust fans in the bathroom and kitchen before you start showering or cooking with open pots. When showering, be sure to keep the shower curtain inside the tub or fully close the shower doors. Also, the experts recommend that after taking a shower or bath, you: (1) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up your towels and bath mats so they will completely dry out. Promptly notify us in writing about any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out. Promptly notify us in writing about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary. Keep the thermostat set to automatically circulate air in the event temperatures rise to or above 80 degrees Fahrenheit. 	 DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold or porous surfaces, such as sheetrock walls or ceilings, or (2) large areas of visible mold on non-porous surfaces. Instead, notify us in writing, and we will take appropriate action. COMPLIANCE. Complying with this addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth If you have questions regarding this addendum, please contact us at the management office or at the phone number shown in your Lease Contract. If you fail to comply with this Addendum, you can be held responsible for property damage to the dwelling and any health problems that may result. We can't fix problems in your dwelling unless we know about them. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
5.	IN ORDER TO AVOID MOLD GROWTH, it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:	
	 rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level; 	
للمال	Resident or Residents (All residents must sign here) Heaghan Fitzgerald	Owner or Owner's Representative (Signs here) Tanisha Sievers
Me	eaghan Fitzgerald	Date of Lease Contract
_		July 22, 2019
		-



LEASE CONTRACT BUY-OUT AGREEMENT



1.	Dwelling Unit Description. Unit No06-2714	6.	Showing unit to prospective residents. After you give us notice
	2714 Quarry Lake Dr.(street address)inColumbus(city),		of buy-out, the Lease Contract gives us the right to begin showing your unit to prospective residents and telling them it will be
	Ohio, (zip code).		available immediately after your new termination date.
2.	Lease Contract Description. Lease Contract date: July 22, 2019 Owner's name: Quarry Owner 1, LLC et al.	7.	Compliance essential. Our deposit of all amounts due under paragraphs 4(f) and 4(g) constitutes our approval of the new termination date stated in your notice of buy-out. If you fail to comply with any of the procedures or requirements in this agreement after we deposit such monies, your buy-out right and
	Residents (list all residents): Gabriella Voelkl, Meaghan Fitzgerald		this agreement will be voided automatically; and (1) any amounts you have paid under this agreement will become part of your security deposit, and (2) the lease will continue without buy-out. Then, if you move out early, you are subject to all lease remedies, including reletting fees and liability for all rents for the remainder
3.	The purpose of this Buy-Out Agreement is to give you the right to buy out of your Lease Contract early—subject to any special provisions in paragraph 9 below. In order to buy out early, your notice must be signed by all residents listed in paragraph 1 of the Lease Contract and you must comply with all provisions of this Buy-Out Agreement.	8.	of the original lease term. Miscellaneous. If moving out by the new termination date becomes a problem for you, contact us. An extension may be possible if we have not already relet the dwelling unit to a successor resident. We and any successor residents who may be leasing your unit will be relying on your moving out on or before the new
4.	Buy-Out Procedures. You may buy out of the Lease Contract prior to the end of the lease term and cut off all liability for paying rent for the remainder of the lease term <i>if all of the following occur:</i>		termination date. Therefore, you may not hold over beyond such date without our written consent—even if it means you have to make plans for temporary lodging elsewhere. "Default" as used in paragraphs 4(c) and 4(d) of this agreement means default as
	(a) you give us written notice of buy-out at least <u>60</u> days prior to the new termination date (i.e., your new move-out date), which (<i>check one</i>) <u> </u> must be the last day of a month or	9.	defined in the Lease Contract. You will continue to be liable for any damages and any sums accruing and unpaid prior to the new termination date. Special provisions. Your right of buy-out (check one) is or is not limited to a particular fact situation. If limited, buy-out
	(b) you specify the new termination date in the notice, i.e., the date by which you'll move out. This date may not be extended without written agreement. We may rely on this date as your vacate date;		may be exercised only if the following facts (see below) occur and any described documents are furnished to us. Any special provisions below will supersede any conflicting provision of this printed agreement. Any false statements or documents presented to us regarding buy-out will automatically void your right to buy-
	(c) you are not in default under the Lease Contract on the date you give us the notice of buy-out;		out of the Lease Contract. The special provisions are: In addition to buy-out fee, resident
	(d) you are not in default under the Lease Contract on the new termination date (move-out date);		agrees to pay back all concessions awarded that are listed as follows: \$100 waived application fees & \$149 waived admin fees.
	(e) you move out on or before the new termination date and do not hold over;		Total buy-out cost is \$2699.
	(f) you pay us a buy-out fee (consideration) of \$2450.00_;		
	(g) you pay us the amount of any concessions listed you received when signing the Lease Contract; and		
	$(h)\ you\ comply\ with\ any\ special\ provisions\ in\ paragraph\ 9\ below.$		
5.	When payable. The buy-out fee in paragraph 4(f) is due and payable no later than15 days after you give us your buy-out notice. If no number of days is listed, the number shall be 30. The total dollar amount of any concessions regarding rent or other monetary lease obligations for the entire lease term is \$249.00 and is due payable on the same day as the buy-out fee, subject to any special provisions in paragraph 9 regarding the amount, calculation method, or payment date.		
	Resident or Residents (All residents must sign)		Owner or Owner's Representative (signs below)
<u>Ha</u>	Ng/KM Jeaghan Fitzgerald	74	Tuisha Sievers
M	leaghan Fitzgerald		Date of Lease Contract

LEASE CONTRACT ADDENDUM FOR SATELLITE DISH OR ANTENNA



Under a Federal Communications Commission (FCC) order, you as our resident have a right to install a transmitting or receiving satellite dish or antenna on the leased dwelling, subject to FCC limitations. We as a rental housing owner are allowed to impose reasonable restrictions relating to such installation. You are required to comply with these restrictions as a condition of installing such equipment. This addendum contains the restrictions that you and we agree to follow.

1.	Dwelling Unit Description. Unit. No. 06-2714, 2714 Quarry Lake Dr. (street address)	10. Liability insurance. You must take full responsibility for the satellite dish, antenna and related equipment. If the dish or antenna is installed
2	in <u>Columbus</u> (city), Ohio, <u>43204</u> (zip code).	at a height that could result in injury to others if it becomes unattached and falls, you must provide us with evidence of liability insurance (if available) to protect us against claims of personal injury and property
2.	Lease Contract Description. Lease Contract date: July 22, 2019 Owner's name: Quarry Owner 1, LLC et al.	damage to others, related to your satellite dish, antenna and related equipment. The insurance coverage must be \$\frac{10000.00}{2000}\$, which is an amount reasonably determined by us to accomplish that purpose. Factors affecting the amount of insurance include height of installation above ground level, potential wind velocities, risk of the dish/antenna becoming unattached and falling on someone, etc.
	Residents (list all residents): Gabriella Voelkl, Meaghan Fitzgerald	11. Security Deposit. An additional security deposit of \$ 100.00 will be charged. We [check one] will consider or □ will not consider this additional security deposit a general security deposit for all purposes.
3.	Number and size. You may install satellite dish(es) or antenna(s) on the leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. Antennas that only transmit signals or that are not covered by 47 CFR § 1.4000 are prohibited.	The security deposit amount in Provision 4 of the Lease Contract [check one] does or does not include this additional deposit amount. Refund of the additional security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.
4.	Location. Your satellite dish or antenna must be located: (1) inside your dwelling; or (2) in an area outside your dwelling such as a balcony, patio, yard, etc. of which you have exclusive use under your lease. Installation is not permitted on any parking area, roof, exterior wall, window, window sill, fence or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.	This additional security deposit is required to help protect us against possible repair costs, damages, or failure to remove the satellite dish, antenna and related equipment at time of move-out. Factors affecting any security deposit may vary, depending on: (1) how the dish or antenna is attached (nails, screws, lag bolts drilled into walls); (2) whether holes were permitted to be drilled through walls for the cable between the satellite dish and the TV; and (3) the difficulty and cost repair or restoration after removal, etc.
5.	Safety and non-interference. Your installation: (1) must comply with all applicable ordinances and laws and all reasonable safety standards; (2) may not interfere with our cable, telephone or electrical systems or those of neighboring properties; (3) may not be connected to our telecommunication systems; and (4) may not be connected to our electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching it to a portable, heavy object such as a small slab of concrete; (2) clamping it to a part of the building's exterior that lies within your leased premises (such as a balcony or patio railing); or (3) any other method approved by us in writing. No other methods are allowed. We may require reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception.	 12. When you may begin installation. You may start installation of your satellite dish, antenna or related equipment only after you have: (1) signed this addendum; (2) provided us with written evidence of the liability insurance referred to in paragraph 10 of this addendum; (3) paid us the additional security deposit, if applicable, in paragraph 11; and (4) received our written approval of the installation materials and the person or company that will do the installation, which approval may not be unreasonably withheld. 13. Miscellaneous. If additional satellite dishes or antennas are desired, an additional lease addendum must be executed. 14. Special Provisions. The following special provisions control over
6.	Signal transmission from exterior dish or antenna to interior of dwelling. You may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc. If your satellite dish or antenna is installed outside your dwelling (on a balcony, patio, etc.), the signals received by it may be transmitted to the interior of your dwelling only by the following methods: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) connecting cables "through a window pane," similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the windowwithout drilling a hole through the window; (4) wireless transmission of the signal from the satellite dish or antenna to a device inside the dwelling; or (5) any other method approved by us in writing.	conflicting provisions of this printed form: Satellite Dish may not be connected to the building or property. It must be in a tripod.
7.	Safety in installation. In order to assure safety, the strength and type of materials used for installation must be approved by us. Installation must be done by a qualified person or company approved by us. Our approval will not be unreasonably withheld. An installer provided by the seller of the satellite dish or antenna is presumed to be qualified.	
8.	Maintenance. You will have the sole responsibility for maintaining your satellite dish, antenna and all related equipment.	
9.	Removal and damages. You must remove the satellite dish or antenna and all related equipment when you move out of the dwelling. In accordance with the NAA Lease Contract, you must pay for any damages and for the cost of repairs or repainting caused by negligence, carelessness, accident or abuse which may be reasonably necessary to restore the leased premises to its condition prior to the installation of your satellite dish, antenna or related equipment. You will not be responsible for normal wear.	
	Resident or Residents [All residents must sign here]	Owner or Owner's Representative [signs here]
لمك	raghan Fitzgerald	Tanisha Sievers
M	yaghan Fitzgerald	Date of Lease Contract
_		July 22, 2019

LEASE CONTRACT ADDENDUM FOR ENCLOSED GARAGE, CARPORT, OR STORAGE UNIT



Losse Contract does: 301y 22, 2019 Owner's name: Quarry Owner 1. LLC et al. Residents (list all residents): Gabriella Voelkl, Machan. Fitzgerald Garge, carport, or storage unit. You are criticle to exclusive possession of (check as applicable) possession of (check as applicable)	Our rights. For the purposes of this Addendum, "Emergency" shall be defined as any event which jeapordizes the health, safety, and/or well-being of any person or of the Community. We shall further have the right, on a non-emergency basis, to enter the Garage/Carport or Storage Unit with reasonable notice to You to make any repairs,	1. Dwelling Unit Description. Unit. No
So Garage, carport, or storage unit. You are entitled to exclusive possession of telecter an applicable) garage or crapport attacked to the dwelling: and/or garage or carport attacked to the dwelling: and/or garage or garage or garage in far garage or garage o	replacements, other desirable improvements or conduct any inspections. We will endeavor to give a minimum of one (1) days notice to You of the Work and, if You are available, will schedule an appointment with You to provide us access. If you are unavailable or unable to provide Us access, We may enter and charge you the cost to replace any lock. You may obtain keys to any replacement lock from	Lease Contract date: July 22, 2019 Owner's name: Quarry Owner 1, LLC et al. Residents (list all residents): Gabriella Voelkl,
Social contents of checks as applicable) Compared procession of checks as applicable of the details of the provision of the compared procession of the co	No smoke, fire, or carbon monoxide detectors. No smoke, fire, or carbon monoxide detectors will be furnished by us unless required	Meaghan Fitzgerald
This Addendum for a Garage, Carport, or Storage Unit is a monthly rental argenermat and may be terminated upon 30 days (one calendar month) advance written notice, from you or us to the other, or termination of your ability to rentfuse a Garage/Carport or Storage Unit shall not constitute termination of the Lease Contract or give rise to a claim of default or breach of quiet enjoyment by us to you. However, the term of this Lease Contract or give rise to a claim of default or breach of quiet enjoyment by us to you. However, the term of this Lease Contract or give rise to a claim of default or breach of quiet enjoyment by us or the part ment, requiring us to take possession of the Apartment, requiring us to take possession of the Apartment and you must vacate the Garage. Carport or Storage Unit by that date. 8. Security Deposit. An additional security deposit or a part of the checked areas above. We fetheck one will be charged for the checked areas above. We fetheck one will be charged for the checked areas above. We fetheck one will be charged a security deposit or a fine to the charged and the provision selection in the Lease Contract apply to a fine to the charged and the checked areas above. We fetheck one will be increased by S 0,00 a. also referred to as Additional Agent to the charged and the checked areas (a) between a garage and taked unit provision of the Lease Contract which addresses dispose of property left in an abandoned or surrendered were provisions of the charge (Aparport of Storage Unit, Without notice to Resident, to take the develling movel of the s	Garage door opener. If an enclosed garage is furnished, you ⊠ will □ will not be provided with a ☑ garage door opener and/or □ garage key. You will be responsible for maintenance of any garage door opener, including battery replacement. Transmitter frequency settings may not be changed on the garage door or opener	possession of: (check as applicable) garage or carport attached to the dwelling; garage space number(s); carport space number(s); and/or storage unit number(s) The monthly rent in paragraph 6 of the Lease Contract is included as
termination of your ability to rentise a Garage/Carport or Storage Unit shall not constitute termination of the Lase Contract spring to a claim of default or breach of quiet enjoyment by us to you however, the term of this Garage, Carport or Storage Unit to Lease shall not extend beyond the term of this Lease Contract. Should you abandon the Apartment, requiring us to take possession of the Apartment her reminated for any reason, or should you abandon the Apartment and you must vacate the Garage. Carport or Storage Unit by that date. 4. Security Deposit. An additional security deposit of \$\frac{1}{2}\$ will be charged for the checked areas above. We [check one] will consider or will not consider this additional security deposit and purposes. The security deposit and purposes. The security deposit and in provision 4 of the Lease Contract leads to the subject to the terms and conditions of the Lease Contract regardless of whether it is considered part of the general security deposit of all purposes. The Refund of the additional security deposit and the subject to the terms and conditions of the Lease Contract regardless of whether it is considered part of the decise Contract regardless of whether it is considered part of the decise Contract regardless of whether it is considered part of the decise Contract regardless of whether it is considered part of the Lease Contract regardless of whether it is considered part of the Lease Contract regardless of whether it is considered part of the Lease Contract regardless of whether it is considered part of the Lease Contract regardless of whether it is considered part of the Lease Contract regardless of whether it is considered part of the decise of the d	Security. Always remember to lock any door of a garage or storage unit and any door between a garage and the dwelling. When leaving, be sure to lock all keyed deadbolt locks.	This Addendum for a Garage, Carport, or Storage Unit is a monthly rental agreement and may be terminated upon 30 days (one calendar
shall not extend beyond the term of this Lease Contract. Should you shandon the Apartment terminated for any reason, or should you abandon the Apartment, requiring us to take possession of the Apartment for Storage Unit Lease shall automatically terminate on the date that your Lease Contract is terminated by us or that you abandoned the Apartment and you must vacate the Garage, Carport or Storage Unit by that date. 4. Security Deposit. An additional security deposit of S will be charged for the checked areas above. We [check one] will consider or will not consider this additional security deposit amount in Provision 4 of the Lease Contract feheck one] does or include this additional deposit amount. Refund of the additional security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit will be subject to the terms and conditions set forth in the Lease Contract apply to the above areas unless modified by this addendum. 5. Additional Monthly Rent. Your total monthly rent will be increased by S 0.00 also referred to as Additional Rent. The monthly rent in paragraph 6 of the Lease Contract covers both the dwelling and the checked areas and sa Additional Rent. The monthly rent in paragraph 6 of the Lease Contract covers both the dwelling and the checked areas and sa Additional Rent. The monthly rent in paragraph 6 of the Lease Contract covers both the dwelling and the checked areas and provisions set forth in the Lease Contract, which additional security deposit on a discovered by this addendum. We have the contract apply to the above areas unless modified by this addendum. 6. Use restrictions. You shall not use the Garage/Carport or Storage Unit for storage of any gasoline or other fuel oil, greace, or any other laboricant, tires or batteries, or any other accessories, except for such gas, oil, grease, or other fuel oil, greace, or any other laboricant, tires or batteries, or any other accessories, except for	Insurance and loss/damage to your property. You will maintain liability and comprehensive insurance coverage for any vehicle parked or stored. We are not responsible for pest control in such areas	termination of your ability to rent/use a Garage/Carport or Storage Unit shall not constitute termination of the Lease Contract or give rise to a claim of default or breach of quiet enjoyment by us to you.
As Security Deposit. An additional security deposit of S will be charged for the checked areas above. We [check one] □ will consider or □ will not consider this additional security deposit and general security deposit and purposes. The security deposit amount in Provision 4 of the Lease Contract [check one] □ does or □ does not include this additional deposit amount. Refund of the additional security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit. 5. Additional Monthly Rent. Your total monthly rent will be increased by \$ 0.00 , also reterred to as Additional Rent. The monthly rent in paragraph 6 of the Lease Contract covers both the dwelling and the checked area(s) above. All terms and conditions of the Lease Contract apply to the above areas unless modified by this addendum. 6. Use restrictions. You shall not use the Garage/Carport or Storage Unit for storage or any gasoline or other fuel oil, grease, or any other lubricant, fires or batteries, or any other accessories, except for such gas, oil, grease, or other lubricant as may be contained in the operating parts of the Vehicle or items stored in the Garage/Carport or Storage Unit. You are responsible for any gas/oil/fluid leakage on/in the Garage/Carport or Storage Unit and you are advised to maintain a drip pan or absorbent pad undermeath the Vehicle or stored times to absorb any leaking fluids. No propane or empty propane canisters shall be stored in the Garage/Carport or Storage Unit. 7. No dangerous items. Our employees or agents and the representatives of any governmental or quasi-governmental or use-igovernmental or use-igovernmental or quasi-governmental or use-igovernmental or use-igovern	Compliance. We may periodically open and enter garages and storerooms to ensure compliance with this addendum. In the event we enter the garage or storerooms, we will comply with the notice	shall not extend beyond the term of this Lease Contract. Should your tenancy of the Apartment be terminated for any reason, or should you abandon the Apartment, requiring us to take possession of the Apartment, Garage, Carport, or Storage Unit Lease shall automatically
will be charged for the checked areas above. We [check one] □ will consider or □ will not consider this additional security deposit and general security deposit for all purposes. The security deposit mount in Provision 4 of the Lease Contract [check one] □ does or □ does not include this additional deposit amount. Refund of the additional security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit will be subject to the terms and conditions of the Lease Contract apply to the above areas unless modified by this additional Rent. The monthly rent will be increased by \$ 0.00	No lock changes, alterations, or improvements. Without our prior written consent, locks on doors of garages and storage units may not	that you abandoned the Apartment and you must vacate the Garage,
according to the Lease Contract, which addresses dispose of property left in an abandoned or surrendered dwe by \$ 0.00 also referred to as Additional Rent. The monthly rent in paragraph 6 of the Lease Contract covers both the dwelling and the checked area(s) above. All terms and conditions of the Lease Contract apply to the above areas unless modified by this addendum. 6. Use restrictions. You shall not use the Garage/Carport or Storage Unit for storage of any gasoline or other fuel oil, grease, or any other lubricant, tires or batteries, or any other accessories, except for such gas, oil, grease, or other lubricant as may be contained in the operating parts of the Vehicle or items stored in the Garage/Carport or Storage Unit. You are responsible for any gas/oil/fluid leakage on/in the Garage/Carport or Storage Unit and you are advised to maintain a drip pan or absorbent pad undermeath the Vehicle or stored times to absorb any leaking fluids. No propane or empty propane canisters may be stored in the Garage/Carport or Storage Unit. 7. No dangerous items. Our employees or agents and the representatives of any governmental or quasi-governmental authority, including police and fire officials, shall have the right to use our pass key, remove Your lock, or use other means to electrically enter the Garage/Carport or Storage Unit. Whoth notice to Resident, to take such action as may be necessary to preserve Our Community in the event of any Emergency, or to comply with any applicable law, governmental or court order, warrant, subpoena, or to enforce any of Residents must sign here] **Meashaw FitzgeralM** **Meashaw FitzgeralM** **Meashaw FitzgeralM** **Meashaw FitzgeralM**	electrical extensions or changes to the interior or exterior of such areas are not allowed. You may not place nails, screws, bolts, or hooks into walls, ceilings, floors, or doors. Any damage not caused by us or our representatives to areas covered by this addendum will be paid for by you. Move-out and remedies. Any items remaining after you have	will be charged for the checked areas above. We <i>[check one]</i> will consider or will not consider this additional security deposit a general security deposit for all purposes. The security deposit amount in Provision 4 of the Lease Contract <i>[check one]</i> does or does not include this additional deposit amount. Refund of the additional security deposit will be subject to the terms and conditions set forth in
by \$ 0.00 , also referred to as Additional Rent. The monthly rent in paragraph 6 of the Lease Contract covers both the dwelling and the checked area(s) above. All terms and conditions of the Lease Contract apply to the above areas unless modified by this addendum. 6. Use restrictions. You shall not use the Garage/Carport or Storage Unit for storage of any gasoline or other fuel oil, grease, or any other lubricant, tires or batteries, or any other accessories, except for such gas, oil, grease, or other lubricant as may be contained in the operating parts of the Vehicle or items stored in the Garage/Carport or Storage Unit. You are responsible for any gasoli/fluid leakage on/in the Garage/Carport or Storage Unit and you are advised to maintain a drip pan or absorbent pad underneath the Vehicle or stored itmes to absorb any leaking fluids. No propane or empty propane canisters may be stored in the Garage/Carport or Storage Unit. No gas canisters shall be stored in the Garage/Carport or Storage Unit. 7. No dangerous items. Our employees or agents and the representatives of any governmental or quasi-governmental authority, including police and fire officials, shall have the right to use our pass key, remove Your lock, or use other means to electrically enter the Garage/Carport or Storage Unit, without notice to Resident, to take such action as may be necessary to preserve Our Community in the event of any Emergency, or to comply with any applicable law, governmental or court order, warrant, subpoena, or to enforce any of Residents must sign here) **Resident or Residents** **Resident or Residents** **Owner or Owner's Representative** **July Maintended** **July Maintended** **Owner or Owner's Representative** **July Maintended** **July Main	according to the Lease Contract, which addresses disposition or sale	general security deposit.
6. Use restrictions. You shall not use the Garage/Carport or Storage Unit for storage of any gasoline or other fuel oil, grease, or any other lubricant, tires or batteries, or any other accessories, except for such gas, oil, grease, or other lubricant as may be contained in the operating parts of the Vehicle or items stored in the Garage/Carport or Storage Unit. You are responsible for any gas/oil/fluid leakage on/in the Garage/Carport or Storage Unit and you are advised to maintain a drip pan or absorbent pad underneath the Vehicle or stored itmes to absorb any leaking fluids. No propane or empty propane canisters may be stored in the Garage/Carport or Storage Unit. No gas canisters shall be stored in the Garage/Carport or Storage Unit. 7. No dangerous items. Our employees or agents and the representatives of any governmental or quasi-governmental authority, including police and fire officials, shall have the right to use our pass key, remove Your lock, or use other means to electrically enter the Garage/Carport or Storage Unit, without notice to Resident, to take such action as may be necessary to preserve Our Community in the event of any Emergency, or to comply with any applicable law, governmental or court order, warrant, subpoena, or to enforce any of Resident and Resident must return to opener upon move-out or will be responsible for a replacement charce page on move-out or will be responsible for a replacement charce page on/in the data page on/in the Garage/Carport or Storage Unit and you are advised to maintain a drip pan or absorbent pad underneath the Vehicle or stored times to absorb any leaking fluids. No propane canisters may be stored in the Garage/Carport or Storage Unit. No gas canisters shall be stored in the Garage/Carport or Storage Unit. No gas canisters had the representative of the Garage/Carport or Storage Unit. No gas canisters to shall be stored in the Garage/Carport or Storage Unit. No gas canisters to shall be stored in the Garage/Carport or Storage Unit. No gas canisters to shall	remedies in the Lease Contract apply to areas covered by this addendum. Special Provisions. The following special provisions control over	by \$, also referred to as Additional Rent. The monthly rent in paragraph 6 of the Lease Contract covers both the dwelling and the checked area(s) above. All terms and conditions of the Lease Contract apply to the above areas unless modified by this
Unit for storage of any gasoline or other fuel oil, grease, or any other lubricant, tires or batteries, or any other accessories, except for such gas, oil, grease, or other lubricant as may be contained in the operating parts of the Vehicle or items stored in the Garage/Carport or Storage Unit. You are responsible for any gas/oil/fluid leakage on/in the Garage/Carport or Storage Unit and you are advised to maintain a drip pan or absorbent pad underneath the Vehicle or stored itmes to absorb any leaking fluids. No propane or empty propane canisters may be stored in the Garage/Carport or Storage Unit. No gas canisters shall be stored in the Garage/Carport or Storage Unit. 7. No dangerous items. Our employees or agents and the representatives of any governmental or quasi-governmental authority, including police and fire officials, shall have the right to use our pass key, remove Your lock, or use other means to electrically enter the Garage/Carport or Storage Unit, without notice to Resident, to take such action as may be necessary to preserve Our Community in the event of any Emergency, or to comply with any applicable law, governmental or court order, warrant, subpoena, or to enforce any of Resident or Residents [All residents must sign here] Weaphan Fitzgerald All residents Weaphan Fitzgerald	1 garage opener will be provided to the Resident and Resident must return the	
representatives of any governmental or quasi-governmental authority, including police and fire officials, shall have the right to use our pass key, remove Your lock, or use other means to electrically enter the Garage/Carport or Storage Unit, without notice to Resident, to take such action as may be necessary to preserve Our Community in the event of any Emergency, or to comply with any applicable law, governmental or court order, warrant, subpoena, or to enforce any of Resident or Residents [All residents must sign here] Meaghan Fitzgerald Meaghan Fitzgerald	responsible for a replacement charge as Additional Rent as specified in this	Unit for storage of any gasoline or other fuel oil, grease, or any other lubricant, tires or batteries, or any other accessories, except for such gas, oil, grease, or other lubricant as may be contained in the operating parts of the Vehicle or items stored in the Garage/Carport or Storage Unit. You are responsible for any gas/oil/fluid leakage on/in the Garage/Carport or Storage Unit and you are advised to maintain a drip pan or absorbent pad underneath the Vehicle or stored itmes to absorb any leaking fluids. No propane or empty propane canisters may be stored in the Garage/Carport or Storage Unit. No gas canisters
[All residents must sign here] [signs here] Meaghan Fitzgerald		representatives of any governmental or quasi-governmental authority, including police and fire officials, shall have the right to use our pass key, remove Your lock, or use other means to electrically enter the Garage/Carport or Storage Unit, without notice to Resident, to take such action as may be necessary to preserve Our Community in the event of any Emergency, or to comply with any applicable law,
Meaghan Fitzgerald Tanisha Sievers Meaghan Fitzgerald		[All residents must sign here]
Meaghan + itzgerald Date of Lease Contract		
	Date of Lease Contract	Neaghan Fitzgerald
July 22, 2019	July 22, 2019	

LEASE ADDENDUM REGARDING LIMITED WAIVER AND MODIFICATION OF RIGHTS UNDER U.S. SERVICEMEMBERS CIVIL RELIEF ACT



	1.	Dwelling	Unit Des	scription.
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Unit. No.	06-2714	, 2714	Quarry	Lake Dr.
			(stre	et address)
in		lumbus		
(city), Ohio),	43204		
(zip code).				

2. Lease Contract Description.

Lease Contract da Owner's name:	ate: July 22, 2019
Owner's name.	Quarry Owner 1, LLC et al.
Residents (list all	residents): Gabriella Voelkl,
Meaghan Fitzge	
neagnan Ficzge	Laiu

For purposes of this addendum, "you" means a servicemember as defined by the "U.S. Servicemembers Civil Relief Act" (SCRA).

- 3. Reason for addendum. Congress has enacted into law the "U.S. Servicemembers Civil Relief Act" (SCRA). This law, among other things, modifies the rights of military personnel to terminate a lease in certain cases and provides that military personnel may waive their rights under the SCRA in certain circumstances. There are different interpretations of how the SCRA affects dependents' and occupants' rights to terminate a lease in the event of a deployment. This addendum clarifies your rights and our obligations in the event of a deployment. This addendum provides for a limited waiver of the terms of the SCRA. However, we agree to grant individuals covered by the SCRA and their spouse and/or dependents all of the rights described in this addendum.
- 4. Waiver and modification of the Lease Contract. The language of the Military Personnel Clause of the NAA Lease Contract is entirely replaced by the language of this addendum. A resident who is a servicemember on active military duty at the time of signing this Lease Contract and such resident's spouse waive for the purposes of this Lease Contract all rights under the SCRA, and shall instead have the rights and obligations set forth below.
- 5. Military personnel right to terminate. Except as provided in paragraphs 6 or 12 below, you or your spouse may terminate the Lease Contract if you enlist or are drafted or commissioned in the U.S. Armed Forces during the original or renewal Lease Contract term. You or your spouse also may terminate the Lease Contract if:
 - (1) you are (i) a member of the U.S. Armed Forces or reserves on active duty *or* (ii) a member of the National Guard called to active duty for more than 30 days in response to a national emergency declared by the President; *and*
 - (2) you (i) receive orders for permanent change-of-station, *or* (ii) receive orders to deploy with a military unit or as an individual in support of a military operation for 90 days or more.

If you or your spouse terminates under this addendum, we must be furnished with a copy of your military orders, such as permanent change-of-station orders, call-up orders, or deployment orders or letter. Military permission for base housing does not constitute permanent change-of-station orders.

6. Exception for termination upon deployment orders. If you or your spouse are terminating the Lease Contract due to deployment orders, you or your spouse may terminate the Lease Contract only on the condition that during the remainder of the original or renewal Lease Contract term neither you nor your spouse will accept an assignment for or move into base housing, or move into other housing located within 45 miles of the dwelling unit described above.

If you or your spouse terminate the Lease Contract and violate this paragraph, the Lease Contract shall be deemed to have not been legally terminated and you and your spouse shall be in default under the Lease Contract. In that event, we will have all legal remedies, including those described in the Lease Contract, such as charging a reletting fee and accelerating rent.

- 7. Effect of housing allowance continuation. The fact that the servicemember continues to receive a housing allowance for the servicemember's spouse and/or dependents after deployment does not affect the right of the servicemember or the servicemember's spouse to terminate unless otherwise stated in paragraph 12 of this addendum.
- 8. Other co-residents. A co-resident who is not a spouse dependent of a servicemember may not terminate under this addendum. Your and your spouse's right to terminate the Lease Contract under this addendum only affect the Lease Contract as it applies to you and your spouse--other residents' rights and obligations under the Lease Contract remain unchanged.
- 9. **Termination date.** If you or your spouse terminates under this addendum, all rights and obligations of you and your spouse under the Lease Contract will be terminated 30 days after the date on which the next rental payment is due, with the exception of obligations arising before the termination date and lawful security deposit deductions.
- 10. **Representations.** Unless you state otherwise in paragraph 12 of this addendum, you represent when signing this addendum that: (1) you have not already received deployment or change-of-station orders; (2) you will not be retiring from the military during the Lease Contract term; and (3) the term of your enlistment or obligation will not end before the Lease Contract term for Liquidated damages making a representation of the above will be the amount of unpaid rent for the remainder of the lease term when and if you move out, less rents from others received in mitigation under the Lease Contract. You must immediately notify us if you are called

Resident or Residents [All residents must sign here]	Owner or Owner's Representative [signs here] Tanisha Sievers
Meaghan Fitzgerald	
neugrum i uzge unu	Date of Lease Contract
	July 22, 2019

COMMUNITY POLICIES, RULES AND REGULATIONS **ADDENDUM**



This addendum is incorporated into the Lease Contract (the "Lease") identified below and is in addition to all the terms and conditions contained in the Lease. If any terms of this Addendum conflict with the Lease, the terms of this Addendum shall be controlling:

Property Owner:	Quarry Owner 1, LLC et al.
Resident(s):	Gabriella Voelkl, Meaghan Fitzgerald
Unit No:/Address:	#06-2714, 2714 Quarry Lake Dr.
Lease Date:	07/22/2019

GENERAL CONDITIONS FOR USE OF DWELLING PROPERTY AND RECREATIONAL FACILITIES.

Resident(s) permission for use of all common areas, Resident amenities, and recreational facilities (together, "Amenities") located at the Dwelling Community is a privilege and license granted by Owner, and not a contractual right except as otherwise provided for in the Lease. Such permission is expressly conditioned upon Resident's adherence to the terms of the Lease, this Addendum, and the Community rules and regulations ("Rules") in effect at any given time, and such permission may be revoked by Owner at any time for any lawful reason. In all cases, the most strict terms of either the Lease, this Addendum, or the Community Rules shall control. Owner reserves the right to set the days and hours of use for all Amenities and to change the character of or close any Amenity based upon the needs of Owner and in Owner's sole and absolute discretion, without notice, obligation or recompense of any nature to Resident. Owner and management may make changes to the Rules for use of any Amenity at any time.

You expressly agree to assume all risks of every type, including but not limited to risks of personal injury or death, related to residents use of amenities at the Community. Additionally, You agree to assume all risks of every type, including loss or damage to personal property owned by Residents, their family, guests and invitees related to the use of any of the amenities at the Community. You release and hold Us harmless and waive any and all claims, allegations, actions, damages, losses, or liabilities of every type whether or not foreseeable, that You may have against Us, and that are in any way related to or arise from such use of the amenities of the Community. These provisions for personal injury/death and loss or damage to property shall be enforceable to the fullest extent of the law in the state in which the Community is located.

THE TERMS OF THIS ADDENDUM SHALL ALSO APPLY TO RESIDENT(S)' OCCUPANTS, AGENTS AND INVITEES, TOGETHER WITH THE HEIRS, ASSIGNS, ESTATES AND LEGAL REPRESENTATIVES OF THEM ALL, AND RESIDENT(S) SHALL BE SOLELY RESPONSIBLE FOR THE COMPLIANCE OF SUCH PERSONS WITH THE LEASE, THIS ADDENDUM, AND COMMUNITY RULES AND REGULATIONS, AND RESIDENT(S) INTEND TO AND SHALL INDEMNIFY AND HOLD OWNER HARMLESS FROM ALL CLAIMS OF SUCH PERSONS AS DESCRIBED IN THE PRECEDING PARAGRAPH. The term "Owner" shall include the Management, officers, partners, employees, agents, assigns, Owners, subsidiaries and affiliates of Owner.

- **POOL.** This Community **DOES**; **DOES NOT** have a pool. When using the pool, Resident(s) agrees to the following: II.
 - Residents and guests will adhere to the rules and regulations posted in the pool area and Management policies.
 - All Swimmers swim at their own risk. Owner is not responsible for accidents or injuries.
 - For their safety, Residents should not swim alone.
 - Pool hours are posted at the pool.
 - No glass, pets, or alcoholic beverages are permitted in the pool area. Use paper or plastic containers only.
 - Proper swimming attire is required at all times and a swimsuit "cover up" should be worn to and from the pool.
 - No running or rough activities are allowed in the pool area. Respect others by minimizing noise, covering pool furniture with a towel when using suntan oils, leaving pool furniture in pool areas, disposing of trash, and keeping pool gates closed.
 - Resident(s) must accompany their guests.
 - Resident(s) must notify Owner any time there is a problem or safety hazard at the pool.

IN CASE OF EMERGENCY DIAL 911

- III. FITNESS CENTER. This Community DOES; DOES NOT have a fitness center. When using the fitness center, Resident agrees to the following:
 - Residents and guests will adhere to the rules and regulations posted in the fitness center and Management policies.
 - The Fitness Center is not supervised. Resident(s) are solely responsible for their own appropriate use of equipment.
 - Resident(s) shall carefully inspect each piece of equipment prior to Resident's use and shall refrain from using any equipment that may be functioning improperly or that may be damaged or dangerous.
 - Resident(s) shall immediately report to Management any equipment that is not functioning properly, is damaged or appears dangerous, as well any other person's use that appears to be dangerous or in violation of Management Rules and Policies.
 - Resident(s) shall consult a physician before using any equipment in the Fitness Center and before participating in any aerobics or exercise class, and will refrain from such use or participation unless approved by Resident's physician.
 - Resident(s) will keep Fitness Center locked at all times during Resident's visit to the Fitness Center.
 - Resident(s) will not admit any person to the Fitness Center who has not registered with the Management Office.
 - Resident(s) must accompany guests, and no glass, smoking, eating, alcoholic beverages, pets, or black sole shoes are permitted in the Fitness
 - which, if You are still living in the Dwelling, shall Any card lost, damaged, stolen, or not returned shall incur a charge of \$ 50.00

	repaired or replaced and, if You deposit funds are not sufficient		,	deposit or shall be a cha	rge
Card # issued: (1)	(2)	(3)	(4)		

IV. PACKAGE RELEASE. This Community DOES; DOES NOT accept packages on behalf of Residents.

For communities that do accept packages on behalf of its Residents:

By Your signature on this Lease Agreement, You hereby give Us authorization to accept delivery and sign on Your behalf for any packages, letters or other parcels addressed to You. You expressly release Us from any and all liability of any kind whatsoever relating to the above authorization and You agree that We shall have no liability or obligation with respect to any delivery which We receive on Your behalf. This Provision and the receipt of packages and deliveries as a result thereof shall not be deemed to be an actual, constructive, or involuntary bailment and We shall not be deemed to have accepted, received or held any time "in trust" for You. You expressly assume all risks associated with the authorization granted to Us herein and acknowledge and agree that We shall not be liable for any failure to inform You when or if a package or delivery has been made or received by Us. We have the express right to (a) not accept a package or delivery on Your behalf at any time and for any reason in Our sole and absolute discretion; and (b) to return any package or delivery to sender in Our sole and absolute discretion. We shall not be liable for giving Your packages or other deliveries to an individual other than You, and You expressly release Us from any liability in this regard. Additionally, You release Us from all liability or responsibility for lost or damaged packages or deliveries in Our possession.

BUSINESS CENTER. This Community **☑ DOES**; **☐ DOES NOT** have a business center.

Resident(s) agrees to use the business center at Resident(s) sole risk and according to the Rules and Regulations posted in the business center and Management policies. Owner is not responsible for data, files, programs or any other information lost or damaged on Business Center computers or in the Business Center for any reason. No software may be loaded on Business Center computers without the written approval of Community

Revised 12/2016, Ohio Page 1 of 3 Management. No inappropriate, offensive, or pornographic images or files (in the sole judgment of Owner) will be viewed or loaded onto the Business Center computers at any time. Residents will limit time on computers to _____ minutes if others are waiting to use them. Smoking, eating, alcoholic beverages, pets, and any disturbing behavior are prohibited in the business center. You agree you will not use our Business Center computers to send, receive, or load any computer viruses, booby traps, time bombs, other programming designed to interfere with any other user of the Business Center's computers or any other end user's equipment, programs, or data.

- VI. AUTOMOBILES/BOATS/RECREATIONAL VEHICLES. The following policies are in addition to those in the Lease, and may be modified by the additional rules in effect at the Community at any given time:
 - Only 1 vehicle per licensed Resident is allowed.
 - All vehicles must be registered at the Management office.
 - Any vehicle(s) not registered, considered abandoned, or violating the Lease, this Addendum, or the Community Rules, in the sole judgment of Management, will be towed at the vehicle owner's expense after a 24 hour notice is placed on the vehicle.
 - Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without notice, at the vehicle owner's expense.
 - The washing of vehicles is not permitted on the property unless specifically allowed in designated area.
 - Any on property repairs and/or maintenance of any vehicle must be with the prior written permission of the Management.
 - Recreational vehicles, boats or trailers may only be parked on the property with Management's permission (in Management's sole discretion), and must be registered with the Management Office and parked in the area(s) designated by Management. If so parked, wheels must be chocked, all stands must be in blocks to avoid damage to asphalt.
- VII. FIRE HAZARDS. In order to minimize fire hazards and comply with city ordinances, Resident shall comply with the following:
 - Residents and guests will adhere to the Community rules and regulations other Management policies concerning fire hazards, which may be revised from time to time.
 - No person shall knowingly maintain a fire hazard.
 - Grills, Barbeques, and any other outdoor cooking or open flame devices will be used only on the ground level and will be placed a minimum of <u>15</u> feet from any building. Such devices will not be used close to combustible materials, tall grass or weeds, on exterior walls or on roofs, indoors, on balconies or patios, or in other locations which may cause fires.
 - Fireplaces: Only firewood is permitted in the fireplace. No artificial substances, such as Duraflame® logs are permitted. Ashes must be disposed of in metal containers, after ensuring the ashes are cold.
 - Flammable or combustible liquids and fuels shall not be used or stored (including stock for sale) in dwellings, near exits, stairways breezeways, or areas normally used for the ingress and egress of people. This includes motorcycles and any apparatus or engine using flammable or combustible liquid as fuel.
 - No storage of propane gas in the dwelling or storage rooms.
 - No person shall block or obstruct any exit, aisle, passageway, hallway or stairway leading to or from any structure.
 - Resident(s) are solely responsible for fines or penalties caused by their actions in violation of local fire protection codes, including those imposed on the dwelling community or Owner for actions or failure to act by Resident(s).
- VIII. EXTERMINATING. Unless prohibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Residents' dwelling several times a year and as needed to prevent insect infestation. Owner will notify Residents in advance of extermination in Residents' Dwelling, and give Resident instructions for the preparation of the Dwelling and safe contact with insecticides. Residents will be responsible to prepare the Dwelling for extermination in accordance with Owner's instructions. If Residents are unprepared for a scheduled treatment date Owner may prepare Residents' dwelling and charge Residents accordingly or declare Resident(s) to be in default. Residents must request extermination treatments in addition to those regularly provided by Owner in writing. Residents agree to perform the tasks required by Owner on the day of interior extermination to ensure the safety and effectiveness of the extermination. These tasks will include, but are not limited to, the following:
 - Clean in all cabinets, drawers and closets in kitchen and pantry.
 - If roaches have been seen in closets, remove contents from shelves and floor.
 - Remove infants and young children from the dwelling.
 - Remove pets or place them in bedrooms, and notify Owner of such placement.
 - Remove chain locks or other types of obstruction on day of service.
 - Cover fish tanks and turn off their air pumps.
 - Do not wipe out cabinets after treatment.

In the case of suspected or confirmed bed bug infestation, resident will agree to the following:

- Resident will wash all clothing, bed sheets, draperies, towels, etc. in extremely hot water.
- Resident will thoroughly clean, off premises, all luggage, handbags, shoes and clothes hanging containers.

XV. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

 Resident will cooperate with Owner's cleaning efforts for all mattresses and seat cushions or other upholstered furniture, and will dispose of same if requested.

Resident may have executed a separate Bed Bug/Extermination Addendum which may provide additional or different requirements for bed bug treatment. In such case, the terms of the Bed Bug/Extermination Addendum shall control in the event of a conflict between this Addendum and the Bed Bug/Extermination Addendum.

RESIDENTS ARE SOLELY RESPONSIBLE TO NOTIFY OWNER IN WRITING PRIOR TO EXTERMINATION OF ANY ANTICIPATED HEALTH OR SAFETY CONCERNS RELATED TO EXTERMINATION AND THE USE OF INSECTICIDES

- IX. DRAPES AND SHADES. Drapes or shades installed by Resident, when allowed, must be lined in white and present a uniform exterior appearance.
- X. SIGNS. Resident shall not display any signs, exterior lights or markings on dwelling. No awnings or other projections shall be attached to the outside of the building of which dwelling is a part.
- XI. WAIVER/SEVERABILITY CLAUSE. No waiver of any provision herein, or in any Community rules and regulations, shall be effective unless granted by the Owner in a signed and dated writing. If any court of competent jurisdiction finds that any clause, phrase, or provision of this Part is invalid for any reason whatsoever, this finding shall not effect the validity of the remaining portions of this addendum, the Lease Contract or any other addenda to the Lease Contract.

Grilling i	s no	t al	lowed	l exc	ept f	or i	n pro	pert	y de	sigr	nated	areas	. Resi	dent	s aı	re no	t
allowed to	sto	re ar	ny gr	ill	(i.e.	cha	rcoal	. or	gas)	in	their	apar	tment,	on	the	patio	o/
balcony or	in	the l	breez	eway	area	s.											

Revised 12/2016, Ohio Page 2 of 3

I have read, understand and agree to comply with the preceding provisions.

Half (Ref) Resident	07/22/2019	Resident	Data
Resident	Date	Resident	Date
Meaghan Fitzgerald Resident	08/05/2019		
Resident	Date	Resident	Date
Tanisha Sievers		08/07/2019	
Owner Representative		Date	



LEASE ADDENDUM FOR RENT CONCESSION OR OTHER RENT DISCOUNT

Ohio, 42204 (zip ende). Lease Contract the Scription. Lease Contract (dist: July 22, 2019 Owner's name: Quarry Owner 1, LLC et al. Residents (list all residents): Gabriella Voelkl, Meaghan Fitzgerald S. Concession/Discount Agreement. As consideration for your agreement to remain in your dwelling at company or agreement to remain in your dwelling at company properties. Once the concession and of Discounts (Check all that apply) 20 One-Time Concession and or Discount. (Check all that apply) 21 One-Time Concession. You will receive a One-Time Concession off the cent indicated in Paragraph 6 of the Lease Contract in the total amount of 8 249,00 . This Concession will be credited to your reat due for the month(s) of: Monthly Discount/Concession. The cent indicated in Paragraph 6 of the Lease Contract includes a Monthly Discount of \$ per month off of the suggested rental rate for your dwelling. Other Discount/Concession. You will receive the following discount off the rent indicated in Paragraph 6 of the Lease Contract: Other Discount/Concession. You will receive the following discount off the rent indicated in Paragraph 6 of the Lease Contract: Other Discount/Concession. You will receive the following discount off the rent indicated in Paragraph 6 of the Lease Contract: Other Discount/Concession. You will receive the following discount off the rent indicated in Paragraph 6 of the Lease Contract: Other Discount/Concession. You will receive the following discount off the rent indicated above are provided to you as an incentive and with the understanding that you will fuffill your obligations under the Lease Contract: Other Discount/Concession and Charge-Back. The concession and documents indicated above are provided to you as an incentive and with the understanding that you will fuffill your obligations under the Lease Contract Young and the Paragraph Young a	Dwelling Unit Description. Unit No. 06-2714 , 2714 Quarry Lake Dr. (street address) in Columbus (city),	If your lease is terminated early due to your default (for example, if you abandon the premises without paying rent or are evicted), this Concession/Discount should be deemed breached along with the
Concessions Owner's name: Quarry Owner 1, LLC et al. Residents (list all residents): Gabriella Voelkl, Maaghan Fitzgerald Concession/Discount Agreement. As consideration for your agreement to remain in your dwelling and in fulfill your Lease obligations throughout the full term of your Lease, you will receive the following rent Concession will be credited in Prangraph 6 of the Lease Contract in the total amount of \$249.00. This Concession will be credited to your rent due for the month(s) of: Mouthly Discount/Concession. The rent indicated in Prangraph 6 of the Lease Contract includes a Monthly Discount of \$249.00. This Concession will be credited to your rent due for the month(s) of: Mouthly Discount/Concession. The rent indicated in Prangraph 6 of the Lease Contract includes a Monthly Discount of \$249.00. This concession Cancellation and Charge-Back. The concession and discounts indicated above are provided to you as an incentive and with the understanding that you will fredily your obligations under the Lease Contract through the emit term of your Lease and are furfeited as described in this document. Concession Cancellation and Charge-Back. The concession and discounts indicated above are provided to you as an incentive and with the understanding that you will follily your obligations under the Lease Contract through the emit term of your Lease and are furfeited as described in this document. Resident or Residents All residents must sign here	Ohio, (zip code).	Lease Contract and you will forfeit the amounts of all [Check all that apply]
Residents (list all residents): Maghan Fitzgerald S. Concession/Discount Agreement. As consideration for your agreement to remain in your dwelling and to fulfill your Lesse obligations throughout the full term of your Lease, you will receive the following rent Concession. You will receive a One-Time Concession of the rent indicated in Paragraph 6 of the Lease Contract in the total amount of \$ 249.00 . This Concession will be credited to your rend due for the month(s) of: Monthly Discount/Concession. The rent indicated in Paragraph 6 of the Lease Contract in the total amount of \$ 249.00 . This Concession will be credited to your rend due for the month(s) of: Monthly Discount/Concession. The rent indicated in Paragraph 6 of the Lease Contract includes a Monthly Discount of \$ 249.00 . This Concession will be credited to your and the form the month(s) of: Monthly Discount/Concession. The rent indicated in Paragraph 6 of the Lease Contract indicated in Paragraph 6 of the Lease Contract includes a Monthly Discount of \$ 249.00 . This Concession will be credited to you as an incentive and with the undecated in Paragraph 6 of the Lease Contract indicated in Paragraph 6 of the Lea	Lease Contract date: July 22, 2019	
S. Market Rent. The market rent for the dwelling is the cent stated the NA Lease Contract. You acknowledge that the market rent of the state of the concession of the rent in your dwelling and to fulfill your Lease obligations throughout the full term of your Lease, you will receive the following rent Concession and or Discount. [Check all that applo] 20 One-Time Concession. You will receive a One-Time Concession off the rent indicated in Paragraph 6 of the Lease Contract in the total amount of \$249.00\$. This Concession will be credited to your rent due for the month(s) of: Monthly Discount/Concession. The rent indicated in Paragraph 6 of the Lease Contract includes a Monthly Discount of \$ per month off of the suggested rental rate for your dwelling. Other Discount/Concession. You will receive the following discount off the rent indicated in Paragraph 6 of the Lease Contract: Other Discount/Concession. You will receive the following discount off the rent indicated in Paragraph 6 of the Lease Contract includes a Monthly Discount of \$ per month off of the suggested rental rate for your dwelling. Other Discount/Concession. You will receive the following discount off the rent indicated in Paragraph 6 of the Lease Contract includes a Monthly Discount of \$ per month off of the suggested rental rate for your dwelling. Other Discount/Concession. You will receive the following discount off the rent indicated in Paragraph 6 of the Lease Contract through the entire term of your Lease and are forfeited as described in this document. Resident or Residents All residents must sign here Tanisha Success All residents must sign here Tanisha Success Tanisha Success Tanisha Success Tanisha Success Tanisha Success Tanisha Success Tanisha Success Tanisha Success Tanisha Success Tanisha Success Tanisha Success Tanisha Success Tanisha Success Tanisha Success Tanisha Success Tanisha Tanisha Tanisha Tanisha Tanisha Ta	Residents (list all residents): Gabriella Voelkl.	that you have actually received for the months you resided in the Premises, and without further notice from us.
3. Concession/Discount Agreement. As consideration for your agreement to remain in your dwelling and to fulfill your Lease obligations throughout the full term of your Lease, you will receive the following rent Concession and or Discount. 3. One-Time Concession. You will receive a One-Time Concession off the rent indicated in Paragraph 6 of the Lease Contract in the total amount of \$ 249.00 . This Concession will be credited to your rent due for the month(s) of: 3. Monthly Discount/Concession. The rent indicated in Paragraph 6 of the Lease Contract in the total amount of \$ 249.00 . This Concession will be credited to your rent due for the month(s) of: 3. Monthly Discount/Concession. The rent indicated in Paragraph 6 of the Lease Contract includes a Monthly Discount of \$	Meaghan Fitzgerald	5. Market Rent. The market rent for this dwelling is the rent stated in the NAA Lease Contract. You acknowledge that the market rent is a fair representation of what the specific dwelling would actually rent for at the time the Lease Contract was perotiated and executed, and
6. Special Provisions. The following special provisions control of any conflicting provisions of this printed Addendum form or Lease Contract in the total amount of \$ 249.00 . This Concession will be credited to your rent due for the month(s) of: Monthly Discount/Concession. The rent indicated in Paragraph 6 of the Lease Contract includes a Monthly Discount of \$	agreement to remain in your dwelling and to fulfill your Lease obligations throughout the full term of your Lease, you will receive the following rent Concession and or Discount.	is reflective of the rent for a similar dwelling at comparable properties. Once the concession period is over you resume paying market rent. In the event you cure default, the rent from the date of breach escalates to market rate and any ongoing concession or
Contract in the total amount of \$ 249.00 . This Concession will be credited to your rent due for the month(s) of: Monthly Discount/Concession. The rent indicated in Paragraph 6 of the Lease Contract includes a Monthly Discount of \$ per month off of the suggested rental rate for your dwelling. Other Discount/Concession. You will receive the following discount off the rent indicated in Paragraph 6 of the Lease Contract: Other Discount/Concession. You will receive the following discount off the rent indicated in Paragraph 6 of the Lease Contract: A. Concession Cancellation and Charge-Back. The concession and discounts indicated above are provided to you as an incentive and with the understanding that you will fulfill your obligations under the Lease Contract through the entire term of your Lease and are forfeited as described in this document. Resident or Residents	☑ One-Time Concession. You will receive a One-Time	any conflicting provisions of this printed Addendum form or the
Monthly Discount/Concession. The rent indicated in Paragraph 6 of the Lease Contract includes a Monthly Discount of \$ per month off of the suggested rental rate for your dwelling. Other Discount/Concession. You will receive the following discount off the rent indicated in Paragraph 6 of the Lease Contract: 4. Concession Cancellation and Charge-Back. The concession and discounts indicated above are provided to you as an incentive and with the understanding that you will fulfill your obligations under the Lease Contract through the entire term of your Lease and are forfeited as described in this document. Resident or Residents [All residents must sign here] Resident or Residents [All residents must sign here] Magfam Fitzgerald Date of Lease Contract	Contract in the total amount of \$249.00 This Concession will be credited to your rent due for the month(s) of:	In addition to buy-out fee, resident agrees to pay back all concessions awarded that are listed as follows: \$100 waived application fees & \$149 waived admin fees.
discount off the rent indicated in Paragraph 6 of the Lease Contract: 4. Concession Cancellation and Charge-Back. The concession and discounts indicated above are provided to you as an incentive and with the understanding that you will fulfill your obligations under the Lease Contract through the entire term of your Lease and are forfeited as described in this document. Resident or Residents [All residents must sign here]	☐ Monthly Discount/Concession. The rent indicated in Paragraph 6 of the Lease Contract includes a Monthly Discount of \$ per month off of the suggested rental	
discounts indicated above are provided to you as an incentive and with the understanding that you will fulfill your obligations under the Lease Contract through the entire term of your Lease and are forfeited as described in this document. Resident or Residents	discount off the rent indicated in Paragraph 6 of the Lease	
discounts indicated above are provided to you as an incentive and with the understanding that you will fulfill your obligations under the Lease Contract through the entire term of your Lease and are forfeited as described in this document. Resident or Residents		
[All residents must sign here] [signs here] Meaghan Fitzgerald Date of Lease Contract	discounts indicated above are provided to you as an incentive and with the understanding that you will fulfill your obligations under the Lease Contract through the entire term of your Lease and are	
[All residents must sign here] [signs here] Meaghan Fitzgerald Date of Lease Contract		
	Salf-liketil	Tanisha Sievers
	Meaghan Fitzgerald	Date of Lease Contract
July 22, 2019		July 22, 2019

LEASE ADDENDUM LIABILITY INSURANCE REQUIRED OF RESIDENT



1.	Dwelling Unit Description. Unit. No. 06-2714, 2714 Quarry Lake Dr. (street address)	6. Your Insurance Coverage. You have purchased the requi personal liability insurance from the insurance company of y
2.	in Columbus (city), Ohio, 43204 (zip code). Lease Contract Description.	choosing listed below that is licensed to do business in this state, a have provided us with written proof of this insurance prior to execution and commencement of the Lease Contract. You we provide additional proof of insurance in the future at our request.
	Lease Contract date:July 22, 2019 Owner's name:Quarry Owner 1, LLC et al.	Insurance Company:
	Residents (list all residents):Gabriella Voelkl, Meaghan Fitzgerald	7. Default. Any default under the terms of this Addendum shall deemed an immediate, material and incurable default under the ter of the Lease Contract, and we shall be entitled to exercise all rig and remedies under the law.
3.	Acknowledgment Concerning Insurance or Damage Waiver. You acknowledge that we do not maintain insurance to protect you against personal injury, loss or damage to your personal property or belongings, or to cover your own liability for injury, loss or damage you (or your occupants or guests) may cause others. You also	8. Miscellaneous. Except as specifically stated in this Addendum, other terms and conditions of the Lease Contract shall rem unchanged. In the event of any conflict between the terms of the Addendum and the terms of the Lease Contract, the terms of the Addendum shall control.
	acknowledge that by not maintaining your own policy of personal liability insurance, you may be responsible to others (including us) for the full cost of any injury, loss or damage caused by your actions or the actions of your occupants or guests. You understand that paragraph 8 of the Lease Contract requires you to maintain a liability insurance policy, which provides limits of liability to third parties in an amount not less than \$30000.00_ per occurrence. You understand and agree to maintain at all times during the Term of the Lease Contract and any renewal periods a policy of personal liability insurance satisfying the requirements listed below, at your sole expense.	9. Special Provisions: In addition to the insurance required in this addendum you are also required to maintain and provid proof of renter's insurance that specifically covers your personal conten with a minimum coverage of \$10,000. In tevent of any claim, you shall first seek recovery under your insurance policies. you arrange your own policy please proviproof of coverage for smoke, water, fire and explosion with the property name listed on the policy as an additional
4.	Required Policy. You are required to purchase and maintain personal liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third parties (including damage to our property), in a minimum policy coverage amount of \$\30000.00_\], from a carrier with an AM Best rating of a B+ or better, licensed to do business in Ohio (often called making us an Additional Noticed Party). The carrier is required to provide notice to us within 30 days of any cancellation, non-renewal, or material change in your coverage. We retain the right to hold you responsible for any loss in excess of your insurance coverage.	interested party. A lapse in coverage wi result in a \$75 fee each month until coverage is procured, the fee is considered part of your rent.
5.	We may provide you with information of an insurance program that we make available to residents, which provides you with an opportunity to buy renter's insurance from a preferred company. However, you are free to contract for the required insurance with a provider of your choosing.	
	I have read, understand and agree to	omply with the preceding provisions.
	Resident or Residents [All residents must sign here]	Owner or Owner's Representative [signs here]
Hal		Tanisha Sievers
Me	reaghan Fitzgerald	
_		Date of Lease Contract
		July 22, 2019

LEASE ADDENDUM FOR REMOTE CONTROL, CARD, OR CODE ACCESS GATE



 2. 	Dwelling Unit Description. Unit. No. 06-2714, 2714 Quarry Lake Dr. (street address) in Columbus (city), Ohio, 43204 (zip code). Lease Contract Description. Lease Contract date: July 22, 2019 Owner's name: Quarry Owner 1, LLC et al.		Protecting residents, their families, occupants, guests and invitees from crime is the sole responsibility of residents, occupants and law enforcemen agencies. You should first call 911 or other appropriate emergency police numbers if a crime occurs or is suspected. We are not liable to any resident family member, guest, occupant or invitee for personal injury, death of damage/loss of personal property from incidents related to perimeter fencing automobile access gates and/or pedestrian access gates. We reserve the right to modify or eliminate security systems other than those statutorily required You will be held responsible for the actions of any persons to whom you provide access to the community.
3.	Residents (list all residents): Gabriella Voelkl, Meaghan Fitzgerald To the extent any terms of this addendum conflict with the Lease Contract, the terms of this addendum are controlling. Remote control/cards/code for gate access. Remote control for gate access. Each person who is listed as a resident on the lease will be given a remote control for you or other occupants will require a \$50.00 non-refundable fee. Cards for gate access. Each person who is listed as a resident on the lease will be given a card at no cost to use during his or her residency. Each additional card for you or other occupants will require a \$50.00 non-refundable fee. Code for gate access. Each resident will be given, at no cost, an access code (keypad number) for the pedestrian or vehicular access gates. It is to be used only during your residency. We may change the access code at any time and will notify you of any such changes. Damaged, lost or unreturned remote controls, cards or code changes. If a remote control is lost, stolen or damaged, a \$50.00 _ fee will be charged for a replacement. If a remote control is not returned or is returned damaged when you move out, there will be a \$50.00 _ fee will be charged for a replacement card. If a card is not returned or is returne	9.	conflicting provisions of this printed form: Your apartment is provided one resident
5.6.	damaged when you move out, there will be a \$ 50.00 deduction from the security deposit. We may change the code(s) at any time and notify you accordingly. Report damage or malfunctions. Please immediately report to the office any malfunction or damage to gates, fencing, locks or related equipment. Follow written instructions. We ask that you and all other occupants read the written instructions that have been furnished to you regarding the access gates. This is important because if the gates are damaged by you or other occupants, guests or invitees through negligence or misuse, you are liable for the damages under your lease, and collection of damage amounts will be pursued.		access card per adult and one remote per garage (if you have a garage).
Lab	Resident or Residents [All residents must sign here] [All residents must sign here] [Angle of the second of the	Tas	Owner or Owner's Representative [signs here] wisha Sievers Date of Lease Contract July 22, 2019



LEASE ADDENDUM FOR INTRUSION ALARM



	Dwelling Unit Description. Unit. No. 06-2714 , 2714 Quarry Lake Dr. (street address) in Columbus (city), Ohio, 43204 (zip code).	8. Repairs or malfunctions. If the intrusion alarm you agree to (check one) □ contact your intrust company immediately for repair or □ contact for repair. The cost of repair will be paid by □ you or □ us.	usion alarm us immediately
۷.	Lease Contract Description. Lease Contract date: July 22, 2019 Owner's name: Quarry Owner 1, LLC et al. Residents (list all residents): Gabriella Voelkl, Meaghan Fitzgerald	9. No warranty. We make no guarantees or warranti implied, concerning the alarm system. All guarantees are expressly disclaimed. Crime can and does occur d security measures. Anything electronic or mechanical malfunction from time to time. We are absolutely not malfunction of the alarm.	and warranties espite the best in nature will
3.	Intrusion alarm. Your dwelling is equipped with an intrusion alarm. It must not be considered a guaranty of safety or security. You should at all times take precautions as if the intrusion alarm were malfunctioning. You acknowledge that the security of you and your family, occupants, and guests are your responsibility alone. Your use of the alarm system is (check one) □ required or population optional. You are responsible for all false alarm charges for your dwelling.	 10. Liability. We are not liable to you, your guests or of for any injury, damage or loss resulting from the malfunction of the alarm. It is recommended that insurance to cover casualty loss of your property, inc theft. 11. Emergencies. Always call 911 or law enforcement emergency medical services in the event of a crime of Then contact us. We are not required to answer the alahave the right to enter and cut off the alarm to minim to neighbors when it malfunctions or is not timely cut of 	alarm or any you purchase luding loss by authorities or or emergency. arm, but we do ize annoyance
4.	Permit from city. You (<i>check one</i>) □ do or □ do not have to obtain a city permit for activation and use of the intrusion alarm. If you do, the phone number to call is	12. Entire agreement. We've made no promises or regarding the alarm system except those in this addend13. Special Provisions. The following special provision conflicting provisions of this printed form:	um.
5.	Follow instructions. You agree to use reasonable care in operating the alarm and to follow the written instructions, rules and procedures furnished to you by us. Instructions □ are attached or □ will be provided to you when you move in.		
6.	Alarm company. You (check one) □ will or □ will not have to make arrangements with an independent alarm company to activate and maintain the alarm system. You (check one) □ may choose your own alarm company or □ are required to use as your alarm company. The alarm system is repaired and maintained by		
7.	Entry by owner. Upon activation of the alarm system, you must immediately provide us (management) with your security code and any special alarm system instructions for lawful entry into the unit when no one is there, as authorized in your NAA Lease Contract. You must reimburse us for any expenses we incur in entering your dwelling, when those expenses are due to your failure to provide the foregoing information.		
Lal	Resident or Residents [All residents must sign here]	Owner or Owner's Representative [signs here] Tanisha Sievers	
M	reaghan Fitzgerald	Date of Lease Contract	
		July 22, 2019	

CRIME/DRUG FREE HOUSING ADDENDUM



4.	to, the above-mentioned Lease Contract, then the provisions of this Addendum shall control. For purposes of this Addendum, the term "Premises" shall include the dwelling unit, all common areas, all other dwelling units on the property or any common areas or other dwelling units on or about other property owned by or managed by the Owner. The parties hereby amend and supplement the Lease Contract as follows: CRIME/DRUG FREE HOUSING. Resident, members of the Resident's household, Resident's guests, and all other persons affiliated with the Resident: A. Shall not engage in any illegal or criminal activity on	involving immine damage. 7. Engaging in or coviolation of the Owner or which a basis for denying criminal conduct. 8. Engaging in any nuisance, or unlared. B. AGREE THAT ANY	activity that constitutes waste,
	 or about the premises. The phrase, "illegal or criminal activity" shall include, but is not limited to, the following: 1. Engaging in any act intended to facilitate any type of criminal activity. 2. Permitting the Premises to be used for, or facilitating any type of criminal activity or drug related activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest. 3. The unlawful manufacturing, selling, using, storing, keeping, purchasing or giving of an illegal or controlled substance or paraphernalia as defined in city, county, state or federal laws, including but 	OF THE PARTIES' LI CAUSE FOR TERMIN violation of any of the per deemed a serious violation shall be good Contract. Notwithsta Owner may terminate reason, and by any law cause.	EASE CONTRACT AND GOOD JATION OF TENANCY. A single provisions of this Addendum shall iolation, and a material default, of tract. It is understood that a single cause for termination of the Lease inding the foregoing comments, Resident's tenancy for any lawful wful method, with or without good TION NOT REQUIRED. Unless w, proof of violation of any criminal
Yalof	Resident or Residents (sign here)	Date of Sig	ning Addendum
Me	aghan Fitzgerald	08/05/2019	
	Owner or Owner's Representative (signs here)		ning Addendum



ADDENDUM PROHIBITING SHORT-TERM SUBLETTING OR RENTAL



1.	DWELLING UNIT DESCRIPTION. Unit No. 06-2714, 2714 Quarry Lake Dr. (street address)	6. REMEDY FOR VIOLATION. Any violation of this Addendum constitutes a material violation of the Lease
	in Columbus (city), Ohio, 43204 (zip code).	Contract, and as such we may exercise any default remedie permitted in the Lease Contract, including termination o your tenancy, in accordance with local law. This clause shall
2.	LEASE CONTRACT DESCRIPTION. Lease Contract date: July 22, 2019 Owner's name: Quarry Owner 1, LLC et al.	not be interpreted to restrict our rights to terminate you tenancy for any lawful reason, or by any lawful method. 7. RESIDENT LIABILITY. You are responsible for and shall
	Residents (list all residents): Gabriella Voelkl, Meaghan Fitzgerald	be held liable for any and all losses, damages, and/or fine that we incur as a result of your violations of the terms of this Addendum or the Lease Contract. Further, you agree you are responsible for and shall be held liable for any and all actions of any person(s) who occupy your dwelling
	This document shall serve as an addendum ("the Addendum") to the Apartment Lease Contract (the "Lease") between Resident and Owner. Where the terms of the Lease and this Addendum may conflict, the terms of this Addendum shall control.	in violation of the terms of this Addendum or the Lease Contract, including, but not limited to, property damage disturbance of other residents, and violence or attempted violence to another person. In accordance with applicable law, without limiting your liability you agree we shall have the right to collect against any renter's or liability insurance.
3.	SHORT TERM SUBLEASE OR RENTING PROHIBITED. Without limiting the prohibition in the Lease on subletting and assignment and without limiting any of our rights or	policy maintained by you for any losses or damages that we incur as the result of any violation of the terms of the Addendum.
	remedies, this Addendum to the Lease further supplements and defines the requirements and prohibitions contained in the Lease Contract between you and us. You are hereby strictly prohibited from subletting or renting to any third party, or allowing occupancy by any third party, of all or any portion of the dwelling, whether for an overnight use or duration of any length, without our prior written consent in each instance. This prohibition applies to overnight stays or any other stays arranged on Airbnb.com or other similar internet sites.	8. SEVERABILITY. If any provision of this Addendum of the Lease Contract is invalid or unenforceable unde applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease Contract. The court shall interprete the lease and provisions herein in a manner such as to upholo the valid portions of this Addendum while preserving the intent of the parties.
4.	PROHIBITION ON LISTING OR ADVERTISING DWELLING ON OVERNIGHT SUBLETTING OR RENTING WEBSITES. You agree not to list or advertise the dwelling as being available for short term subletting or rental or occupancy by others on Airbnb.com or similar internet websites. You agree that listing or advertising the dwelling on Airbnb.com or similar internet websites shall be a violation of this Addendum and a breach of your Lease Contract.	9. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
5.	VIOLATION OF LEASE AGREEMENT. Your Lease Contract allows for use of your dwelling as a private residence only and strictly prohibits conducting any kind of business in, from, or involving your dwelling unless expressly permitted by law. Separately, your Lease Contract prohibits subletting or occupancy by others of the dwelling for any period of time without our prior written consent. Permitting your dwelling to be used for any subletting or rental or occupancy by others (including, without limitation, for a short term), regardless of the value of consideration received or if no consideration is received, is a violation and breach of this Addendum and your Lease Contract.	
	Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
	uy (kebal	Tanisha Sievers
<u>M</u> 	leaghan Fitzgerald	Date of Signing Addendum 08/07/2019
		



Gabriella Voelkl, Meaghan Fitzgerald

WASHER AND DRYER ADDENDUM



2714 Quarry Lake D (street address) in	
(city), Ohio, 432	0 4 (zip code).
LEASE CONTRACT DI	
Lease Contract date: Jul	
Owner's name: Quarry	Owner 1, LLC et al.
Residents (list all resident	c)·
(Meaghan Fitzgerald
<u> </u>	
Addendum") that is her part of the Apartment Lea Resident and Owner. V	serve as an addendum ("the eby incorporated into and made ase Contract (the "Lease") between Where the terms of the Lease and flict, the terms of this Addendum
agreeing to rent a washer	DUM. In consideration of your and dryer from us and by signing ee to the terms and conditions set
OWNER SUPPLIED WA	ASHER AND DRYER.
you a washer and dryer	Rental Fees. We agree to rent to for the sum of \$
per month, beginning or	n and
expiring concurrently v Contract, including any	vith the above referenced Lease renewal periods.

You shall pay the monthly washer and dryer rental amount

in advance and without demand, as additional rent, along

with your monthly rent payment. If any monthly washer

and dryer rent is not paid on or before the due date, we or

our agent(s) reserve the right to remove the equipment, as

B. Identification of Washer and Dryer. You are entitled

1

2

3

provided by law.

X Full Size

■ Stackable

Other:_

to exclusive use of a:

Washer Model/Serial Number:

Dryer Model/Serial Number:

- C. Responsibility for Damages. You agree to immediately report any and all repairs or maintenance needed to the equipment to us. You will be responsible for any damages to our property, or to the personal property of others, if you fail to promptly report needed repairs or maintenance, and such needed repairs or maintenance not being able to be carried out causes damage to our property, or to the personal property of others. Except as may otherwise be prohibited by law, (1) you are responsible for any damage caused by a leaking washer, and will be billed by us for such damage; (2) we are not liable for any damage caused by the equipment; (3) you agree to waive any and all claims, liabilities and actions of any nature you may ever have against us and our agents for the delivery, repair, maintenance or removal of equipment unless such claims arise from any proximately caused negligence or intentional act committed by us or our agents; and (4) you agree to indemnify and to hold us and our agents harmless from and/or for any and all damages of any nature or kind arising from your willful or negligent misuse of the equipment.
- **D. INSURANCE.** At all times you must carry renter's insurance that provides insurance coverage for damage to your personal belongings from accidental water discharge from the equipment or other causes. The insurance must also provide coverage for any potential liability, due to your fault, for water or other damage to other units and to personal property of others. You must verify with your insurance agent that such coverages are included in your policy and must furnish us a copy of the policy upon our request.
- 5. ACCESS TO WASHER AND DRYER; EMERGENCIES. You agree to allow our agent(s) access to the dwelling and the equipment for the purpose of delivery, repair, maintenance, replacement or removal of the equipment. You agree to make any necessary preparations, including clearing a path to the laundry closet and securing all pets. Additionally, without advanced notice, you agree to allow our agent(s) access to the dwelling and the equipment in the event of an emergency, as provided by law.
- 6. RESIDENT USE AND MAINTENANCE OF WASHER AND DRYER. You agree to use the equipment for normal household purposes, to use diligence in using the equipment, and to take proper care of the equipment. An equipment operations manual will be provided to you upon your request. You acknowledge that you know how to operate the equipment. You are liable to us for all damages to the equipment beyond normal wear and tear including, but not limited to, scratches, dents, dings and costs for repairs. You must pay us for all damages to the equipment upon demand. If not previously paid, we will assess the cost of equipment rent and damages to the equipment against your security deposit and/or final account upon move-out. If you remove the equipment from the dwelling, you shall pay us the actual cost of replacing the equipment.
- 7. ADDITIONAL PROVISIONS. You agree that sums and charges owed under this Addendum are additional rent. Violation of this Addendum including, but not limited to, your failure to pay monthly equipment rent is a breach of the Lease Contract, and we shall have all remedies available including termination of the Lease Contract and eviction. In addition, upon your failure to pay equipment rent, we shall have the right to remove the equipment, as provided by law. You shall remain liable for all amounts due under this Addendum until you vacate the dwelling, including

The washer/dryer set will hereinafter collectively be referred to as the "equipment." You acknowledge that you have inspected the equipment, and have found the same to be in good working condition free from any defect or mechanical issue. You further acknowledge that the equipment is for your use and in consideration of your agreement to pay washer and dryer rent. We are the owner of the equipment, and you shall not remove the equipment from the dwelling. Removal of the equipment from the dwelling without our prior written consent will constitute theft, and result in our reporting to law enforcement and pursuit of both criminal and civil penalties against you.

of this Åddendum will remain in full force and effect during such periods.

8. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Owner or Owner's Representative (signs below)

Tanisha Sievers

Date of Signing Addendum

08/07/2019

Resident or Residents

holding over or month-to-month periods, and all provisions

PACKAGE ACCEPTANCE ADDENDUM



	DWELLING UNIT DESCRIPTION. Unit No. 06-2714, 2714 Quarry Lake Dr. (street address) in Columbus (city), Ohio, 43204 (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract date: July 22, 2019 Owner's name: Quarry Owner 1, LLC et al. Residents (list all residents): Gabriella Voelk1, Meaghan Fitzgerald		we sign and/or receive on your behalf, you understand and agree that we have no duty to notify you of our receipt of such package, nor do we have any duty to maintain, protect, or deliver said package to you, nor do we have any duty to make said package available to you outside disclosed business hours. Any packages or personal property delivered to us or stored by us shall be at your sole risk, and you assume all risks whatsoever associated with any loss or damage to your packages and personal property. To the extent provided by law, you, your guests, family, invitees, and agents hereby waive any and all claims against us or our agents of any nature regarding or relating to any package or item received by us, including but not limited to, claims for theft, misplacing or damaging any such package, except
	This document shall serve as an addendum ("the Addendum") that is hereby incorporated into and made part of the Apartment Lease Contract (the "Lease") between Resident and Owner. Where the terms of the Lease and this Addendum may conflict, the terms of this Addendum shall control.		in the event of our or our agent's gross negligence or willful misconduct. You also agree, to the maximum extent provided by law, to defend and indemnify us and our agents and hold us both harmless from any and all claims that may be brought by any third party relating to any injury sustained relating to or arising from any package that we received on your behalf. You also agree, to the maximum extent provided by law, to indemnify us and our agents and hold
3.	PURPOSE OF ADDENDUM. By signing this Addendum, you wish for us to sign for, and to accept, U.S. mail and privately-delivered packages or other items on your behalf, subject to the terms and conditions set forth herein.		us harmless from any damage caused to us or our agents by any package received by us for you. You also authorize us to throw away or otherwise dispose of any package that we, in our sole discretion, deem to be dangerous, noxious,
4.	PACKAGE ACCEPTANCE.		or in the case of packaged food, spoiled, and waive any
	Generally. You hereby authorize us and our agent to accept, on your behalf, any package or item delivered to our on-site management office during disclosed business hours, including but not limited to any package delivered by the U.S. Postal Service or by any private courier service or individual. You also specifically authorize us to sign on your behalf if the person or entity delivering said package or item requires an adult signature prior to delivery, including but not limited to the delivery of certified or registered mail. A photo I.D. is required before any packages will be released. Packages will only be released to verified Residents or approved representatives. Limitations. You understand and agree that we may refuse to accept any package for any reason or no reason at all, at any time. We are also not obligated to open the on-site management office, or keep the on-site management office open, even during regularly scheduled office hours to accept any packages you may be expecting.		claim whatsoever resulting from such disposal. SEVERABILITY. If any provision of this Addendum or the Lease Contract is illegal, invalid or unenforceable under any applicable law, then it is the intention of the parties that (a) such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease, (b) the remainder of this Addendum shall not be affected thereby, and (c) it is also the intention of the parties to this Addendum that in lieu of each clause or provision that is illegal, invalid or unenforceable, there be added as a part of this Addendum a clause or provision similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
5.	TIMELIMITATION. Due to limited storage space, we must ask that you pick up your package as soon as possible. You also agree that we shall have no duty whatsoever to hold or store any package for more than2 days after receipt (accordingly, you should notify the management office if you are going to be away from the apartment home and expect to be receiving a package(s)). After said time, you agree that any such package is deemed abandoned and you authorize us to return the package to its original sender.		
6.	DUTY OF CARE, INDEMNIFICATION, ASSUMPTION OF RISKS AND WAIVER. As to any package for which		
	Resident or Residents (All residents must sign)		
Yal	Uz like like like like like like like like		
М	leaghan Fitzgerald	_	Owner or Owner's Representative (Signs below)
		Ta	Date of Signing Addendum 08/07/2019



PHOTO, VIDEO, AND STATEMENT RELEASE ADDENDUM



	DWELLING UNIT DESCRIPTION. Unit No. 06-2714, 2714 Quarry Lake Dr. (street address) in Columbus (city), Ohio, 43204 (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract date: July 22, 2019 Owner's name: Quarry Owner 1, LLC et al.	including, without limitation, promotional and advertising uses. You waive the right to inspect or approve the finished product, including any written or electronic copy, wherein your likeness appears now or in the future. In addition, you waive any right to payment, royalties, or any other compensation arising or related to the use of the media. 5. CONSENTTOUSE YOUR NAME, LIKENESS, WRITTEN COMMENTS, AND STATEMENTS. You are expressly agreeing to allow us to post your name, picture, written
	Residents (list all residents): Gabriella Voelkl, Meaghan Fitzgerald Occupants (list all occupants):	agreeing to allow us to post your name, picture, written comments, and statements, and/or the names, pictures, written comments, and statements of any minor occupants in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. You hereby grant the Released Parties permission and a license to use, reproduce, and publish any media on its website, social media platforms, or in other marketing-related materials, whether in electronic or print form.
3.	This document shall serve as an addendum ("the Addendum") that is hereby incorporated into and made part of the Apartment Lease Contract (the "Lease") between Resident and Owner ("our" or "us"). Where the terms of the Lease and this Addendum may conflict, the terms of this Addendum shall control. PURPOSE OF ADDENDUM. By signing this Addendum, you, without payment or other consideration, agree to grant us permission to use your likeness in photographs, videos and/or other electronic and/or digital reproductions, including voice, in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. For purposes of this addendum, photographs, videos, written comments, statements, and other digital reproductions will hereinafter be collectively referred to as "media."	 6. RELEASE OF LIABILITY. You hereby release, hold harmless, and forever discharge us from any claims or causes of actions including, without limitation, any and all claims for libel or violation of any right of publicity or privacy, related to our use of the media in any and all of our publications, including any website entries, advertising websites, social media websites, and any other marketing material so long as the claim or cause of action does not result from our intentional misconduct or gross negligence. This consent and release shall be binding upon you and your heirs, legal representatives and assigns. 7. REVOCATION. You have the right to revoke your consent to our use of your name, picture, video, voice, written comments, or statement, and/or the name, picture, video, voice, written comments, or statement of any minor occupants, by written notice to us. 8. SPECIALPROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	A. CONSENT FOR MINOR OCCUPANTS. By signing this Addendum, if any minor occupants are named above, you further certify that you are the parent, or legal guardian of the minor occupant(s) named above, and you, without payment or other consideration, agree to grant us permission to use their likeness in photographs, videos and/ or other electronic and/ or digital reproductions, including voice, in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. For	

4. PHOTO AND VIDEO RELEASE. You hereby grant us and our agents and affiliates (collectively, the "Released Parties") permission and a license to take, use, reuse, and publish the likeness of you and any minor occupants in all photographs or other electronic and/or digital media in any and all of our publications, including, without limitation, any website entries, advertising websites, and any other marketing materials. You understand and agree that these materials will become the property of the Released Parties and will not be returned. You agree to irrevocably authorize the Released Parties to edit, alter, copy, exhibit, publish, or distribute this media for any lawful purpose whatsoever

purposes of this addendum, photographs, videos, written comments, statements, and other digital reproductions will hereinafter be collectively referred

to as "media."

Resident or Residents (All residents must sign) Tanisha Sievers <u>Meaghan Fitzgerald</u> Date of Signing Addendum

Owner or Owner's Representative (signs below)

08/07/2019

REASONABLE MODIFICATIONS AND ACCOMMODATIONS POLICY



1.	DWEL	LING	UNIT	DESCRIP	TION
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Unit No	06-2714	_ <u>, 2714</u>	Quarry	Lake Dr.
				(street address)
in		Colu	mbus	
(city), Oh	io,		43204	
(zin code).	•			

2. LEASE CONTRACT DESCRIPTION.

Owner's name:	Quarry	, 22, 20 Owner 1		al.
Residents (list al	l residents):	Gabriel	la Voelkl	· ,
Meaghan Fitz				

This document shall serve as an addendum ("this Addendum") that is hereby incorporated into and made part of the Apartment Lease Contract (the "Lease") between Resident and Owner. Where the terms of the Lease and this Addendum may conflict, the terms of this Addendum shall control.

EQUAL HOUSING OPPORTUNITY POLICY. We provide rental housing on an equal opportunity basis. Consistent with this policy, we welcome persons with disabilities to our community and will not discriminate against any person because of his or her disability, or his or her association with anyone with a disability. In addition, we know that it may sometimes be necessary for persons with disabilities to be able to make modifications to their dwelling or to have accommodations made in our practices or procedures to enable them to fully enjoy and use their residences, and we have created the policy described in this Addendum to meet that need.

3. PURPOSE OF ADDENDUM. A resident or applicant may be entitled under state and federal fair housing laws to a reasonable accommodation and/or reasonable modification when needed because of a disability of the resident, the applicant, and/or a person associated with a resident or applicant, such as a member of the household or frequent guest. The reasonable accommodation and/ or reasonable modification must be necessary for the individual with the disability to have an equal opportunity to fully use and/or enjoy housing services offered to other residents and/or the individual dwelling unit. We will grant requests for accommodations or modifications that are reasonable and necessary because of a disability, would not impose an undue financial or administrative burden on our operations, and do not fundamentally alter the nature of services or resources we provide as part of our housing program.

4. DEFINITIONS.

- **A. Disability.** The Federal Fair Housing Act defines a person with a disability to include: (1) individuals with a physical or mental impairment that substantially limits one or more major life activities; (2) individuals who are regarded as having such an impairment; or (3) individuals with a record of such an impairment.
- **B. Reasonable Modifications.** A reasonable modification is a structural change made to existing premises, occupied or to be occupied, by a person with a disability, in order to afford such person full enjoyment of the premises. These are typically structural changes to interiors and exteriors of dwellings and to common and public use areas, which are necessary to accommodate a person with a disability. Depending on the nature of the request, reasonable modifications are typically granted at the expense of the person requesting them.

C. Reasonable Accommodation. A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common areas.

5. REQUESTS FOR REASONABLE MODIFICATIONS.

- **A. Generally.** If you are a resident or an applicant (i) with a disability, or (ii) with someone associated with you who has a disability, you have the right to request a reasonable modification to your dwelling or the common areas, in accordance with fair housing laws, if such modifications may be necessary to allow you to have an equal opportunity to fully use and/or enjoy your dwelling.
- **B. Reasonable Modification Expenses.** Expenses for reasonable modifications, and restoration expenses, if applicable, of such modifications, shall be allocated in accordance with state and federal fair housing laws.
- C. Permission Required, Evaluation of Disability.

If you would like to request a reasonable modification to your dwelling or the common areas of the community that is necessary because of a disability, you must first obtain permission from us. We prefer that you use the attached "Reasonable Accommodation and/ or Modification to Rental Unit" form, but you are not required to use this form. If you would like or need assistance in completing this form, please let us know, and we will be glad to provide assistance. Whether you use our form or your own form of request, we will need to know what specific modification is being sought. In addition, if the disability or the disability-related need for the modification is not obvious, we may ask for information that is reasonably necessary to evaluate the disability-related need for the modification; however, we will only request information necessary to evaluate your request, and all information will be kept

- D. Reasonable **Assurances.** Depending modification requested, we may require you to provide reasonable assurances that the modification will be done in a workmanlike manner and that any required building permits will be obtained. In some cases, any third-party retained to perform the modification may also have to be approved in writing by us, and be properly licensed and insured. During and upon completion of the modification, we may inspect the work in connection with our overall property management responsibilities. We will not increase your security deposit as a result of a modification request. However, when applicable, if you fail to restore the interior of the dwelling to its original condition, excluding normal wear and tear, at the end of the tenancy, we may assess the cost of restoration against your security deposit and/or final account upon move-out.
- E. Restoration Reimbursement. At the end of your tenancy, you may be responsible to restore the interior of your dwelling to its pre-modification condition at your expense, depending on the nature of the modification. Again, depending on the modification, we may request that you deposit sufficient funds for that restoration in an interest bearing escrow account to ensure any required restoration can be completed. Regardless of modification, you will remain responsible to pay for damage to your dwelling in excess of ordinary wear and tear.

- **F. Alternative Modification.** Depending on the circumstances, we may not be able to grant the exact modification you have requested and we may ask to discuss other alternatives with you.
- 6. REQUESTS FOR REASONABLE ACCOMMODATIONS.
 - **A. Generally.** We will make reasonable accommodations in our rules, policies, practices, and/or services, to the extent that such accommodations may be reasonably necessary to give you, as a disabled person, an equal opportunity to fully use and enjoy your dwelling, and the public and common areas of the premises, and as otherwise required by law.
 - B. Request for Accommodation, Evaluation of Disability. If you would like a reasonable accommodation that is necessary because of a disability, please submit a request to us, preferably using the attached "Reasonable Accommodation and/or Modification to Rental Unit" form, but you are not required to use this form. If you would like or need assistance completing this form please let us know and we will be glad to provide assistance. Whether you use our form or your own form of request, we will need to know what accommodation is being sought. In addition, if the disability is not obvious, we may ask for information that is reasonably necessary to evaluate the disability-related need for the accommodation. We will only request information that is reasonably necessary for us to evaluate your request, and we will keep all information you provide confidential.

- **C. Alternative Accommodation.** Depending on the circumstances, we may not be able to grant the exact accommodation you have requested and we may ask to discuss other alternatives with you.
- 7. OWNER RESPONSIBILITY. We will respond to all requests for a reasonable accommodation and/or modification in a timely manner. If we deny your request for a reasonable modification and/or accommodation, we will explain the reason for our denial and we will discuss with you whether there are alternative accommodations and/or modifications that we could provide that would meet your needs. We also are committed to entering into an interactive dialogue with you in relation to any request, and therefore agree to speak with you in relation to any request so that you have sufficient opportunity to provide us with any information you believe is relevant to our evaluation of your request for the modification(s) and/or accommodation(s).
- 8. AMENDMENT TO POLICY. This policy may be amended and updated at any time upon written notice to you. In addition, in the event of any conflict between this policy and/or state, local or federal law, the provisions of such law shall control.

If you have any questions about this policy, you should contact:

Tanisha Sievers, Regional Manager	
by writing or calling:	
tsievers@solomonorg.com	

Resident or Residents (All resident's must sign)

Owner or	Owner'	's Representativ	/e
	(Sione	helozu)	

Galfylockel	Tanisha Sievers
Meaghan Fitzgerald	Date of Signing Addendum
	08/07/2019

E-SIGNATURE CERTIFICATE

This certificate details the actions recorded during the signing of this Document.



DOCUMENT INFORMATION

Status	Signed
Document ID	184410168
Submitted	08/07/19
Total Pages	36
Forms Included	Apartment Lease Form, Additional Special Provisions, Animal Addendum, All-In-One Utility Addendum, Bed Bug Addendum, Mold Information and Prevention Addendum, Lease Contract Buy-Out Agreement, Satellite Dish or Antenna Addendum, Enclosed Garage Addendum, Limited Waiver and Modification of Rights (SCRA), Community Policies, Rules, & Regulations, Addendum for Rent Concession, Renter's or Liability Insurance Addendum, Remote Control, Card or Code Access Gate Addendum, Intrusion Alarm Addendum, Crime/Drug Free Housing Addendum, Short-Term Subletting or Rental Prohibited, Washer and Dryer Addendum, Package Acceptance Addendum, Photo, Video, and Statement Release Addendum, Reasonable Modifications and Accommodations Policy

PARTIES

Gabriella Voelkl

signer key: 56e9201d6a887809a0c5ac5f6ec1ea59

IP address: 174.233.2.185

signing method: Blue Moon eSignature Services

authentication method: eSignature by email gvoelkl4@gmail.com

browser: Mozilla/5.0 (iPhone; CPU iPhone OS 12_3_2 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.1.1 Mobile/15E148 Safari/604.1



Meaghan Fitzgerald

signer key: 689da521df20c5f122876d5519f3c34f

IP address: 74.142.174.138

signing method: Blue Moon eSignature Services

 $authentication\ method:\ eSignature\ by\ email\ fitzgerald. meaghan @yahoo.com$

 $browser: Mozilla/5.0 \ (Macintosh; Intel\ Mac\ OS\ X\ 10_12_6)\ AppleWebKit/605.1.15\ (KHTML, like\ Gecko)\ Version/12.1.2\ Safari/605.1.15$



Tanisha Sievers

signer key: a7d44127f942da221b70a0905adf2918

IP address: 10.100.10.21

signing method: Blue Moon eSignature Services

 $authentication\ method:\ eSignature\ by\ email\ the quarry @solomonorg.com$

browser: PHP 5.5.9-1ubuntu4.20/SOAP



(Regional Manager)

DOCUMENT AUDIT

1	07/22/19 12:39:05 PM CDT	Gabriella Voelkl accepted Consumer Disclosure
2	07/22/19 12:41:42 PM CDT	Gabriella Voelkl signed Apartment Lease Form
3	07/22/19 12:42:26 PM CDT	Gabriella Voelkl signed Additional Special Provisions
4	07/22/19 12:42:28 PM CDT	Gabriella Voelkl dated Additional Special Provisions
5	07/22/19 12:43:31 PM CDT	Gabriella Voelkl signed Animal Addendum

DOCUMENT AUDIT CONTINUED

6	07/22/19 12:44:38 PM CDT	Gabriella Voelkl signed All-In-One Utility Addendum
7	07/22/19 12:44:40 PM CDT	Gabriella Voelkl dated All-In-One Utility Addendum
8	07/22/19 12:44:51 PM CDT	Gabriella Voelkl signed Bed Bug Addendum
9	07/22/19 12:45:16 PM CDT	Gabriella Voelkl signed Mold Information and Prevention Addendum
10	07/22/19 12:45:54 PM CDT	Gabriella Voelkl signed Lease Contract Buy-Out Agreement
11	07/22/19 12:46:33 PM CDT	Gabriella Voelkl signed Satellite Dish or Antenna Addendum
12	07/22/19 12:46:47 PM CDT	Gabriella Voelkl signed Enclosed Garage Addendum
13	07/22/19 12:47:01 PM CDT	Gabriella Voelkl signed Limited Waiver and Modification of Rights (SCRA)
14	07/22/19 12:49:14 PM CDT	Gabriella Voelkl signed Community Policies, Rules, & Regulations
15	07/22/19 12:49:17 PM CDT	Gabriella Voelkl dated Community Policies, Rules, & Regulations
16	07/22/19 12:49:57 PM CDT	Gabriella Voelkl signed Addendum for Rent Concession
17	07/22/19 12:50:29 PM CDT	Gabriella Voelkl signed Renter's or Liability Insurance Addendum
18	07/22/19 12:50:57 PM CDT	Gabriella Voelkl signed Remote Control, Card or Code Access Gate Addendum
19	07/22/19 12:51:07 PM CDT	Gabriella Voelkl signed Intrusion Alarm Addendum
20	07/22/19 12:51:32 PM CDT	Gabriella Voelkl dated Crime/Drug Free Housing Addendum
21	07/22/19 12:51:34 PM CDT	Gabriella Voelkl signed Crime/Drug Free Housing Addendum
22	07/22/19 12:51:41 PM CDT	Gabriella Voelkl signed Short-Term Subletting or Rental Prohibited
23	07/22/19 12:52:07 PM CDT	Gabriella Voelkl signed Washer and Dryer Addendum
24	07/22/19 12:52:44 PM CDT	Gabriella Voelkl signed Package Acceptance Addendum
25	07/22/19 12:52:53 PM CDT	Gabriella Voelkl signed Photo, Video, and Statement Release Addendum
26	07/22/19 12:53:03 PM CDT	Gabriella Voelkl signed Reasonable Modifications and Accommodations Policy
27	07/22/19 12:53:10 PM CDT	Gabriella Voelkl submitted signed documents
28	08/05/19 11:18:57 AM CDT	Meaghan Fitzgerald accepted Consumer Disclosure
29	08/05/19 11:19:58 AM CDT	Meaghan Fitzgerald signed Apartment Lease Form
30	08/05/19 11:20:23 AM CDT	Meaghan Fitzgerald signed Additional Special Provisions
31	08/05/19 11:20:28 AM CDT	Meaghan Fitzgerald dated Additional Special Provisions
32	08/05/19 11:20:44 AM CDT	Meaghan Fitzgerald signed Animal Addendum
33	08/05/19 11:20:59 AM CDT	Meaghan Fitzgerald signed All-In-One Utility Addendum
34	08/05/19 11:21:04 AM CDT	Meaghan Fitzgerald dated All-In-One Utility Addendum
35	08/05/19 11:21:19 AM CDT	Meaghan Fitzgerald signed Bed Bug Addendum
36	08/05/19 11:21:29 AM CDT	Meaghan Fitzgerald signed Mold Information and Prevention Addendum
37	08/05/19 11:21:40 AM CDT	Meaghan Fitzgerald signed Lease Contract Buy-Out Agreement
38	08/05/19 11:21:49 AM CDT	Meaghan Fitzgerald signed Satellite Dish or Antenna Addendum
39	08/05/19 11:22:00 AM CDT	Meaghan Fitzgerald signed Enclosed Garage Addendum
40	08/05/19 11:22:15 AM CDT	Meaghan Fitzgerald signed Limited Waiver and Modification of Rights (SCRA)
41	08/05/19 11:22:37 AM CDT	Meaghan Fitzgerald signed Community Policies, Rules, & Regulations
42	08/05/19 11:22:41 AM CDT	Meaghan Fitzgerald dated Community Policies, Rules, & Regulations
43	08/05/19 11:22:55 AM CDT	Meaghan Fitzgerald signed Addendum for Rent Concession
44	08/05/19 11:23:09 AM CDT	Meaghan Fitzgerald signed Renter's or Liability Insurance Addendum
45	08/05/19 11:23:24 AM CDT	Meaghan Fitzgerald signed Remote Control, Card or Code Access Gate Addendum
46	08/05/19 11:23:36 AM CDT	Meaghan Fitzgerald signed Intrusion Alarm Addendum
47	08/05/19 11:23:51 AM CDT	Meaghan Fitzgerald signed Crime/Drug Free Housing Addendum
48	08/05/19 11:23:56 AM CDT	Meaghan Fitzgerald dated Crime/Drug Free Housing Addendum
49	08/05/19 11:24:12 AM CDT	Meaghan Fitzgerald signed Short-Term Subletting or Rental Prohibited
50	08/05/19 11:24:24 AM CDT	Meaghan Fitzgerald signed Washer and Dryer Addendum
51	08/05/19 11:24:38 AM CDT	Meaghan Fitzgerald signed Package Acceptance Addendum
52	08/05/19 11:24:49 AM CDT	Meaghan Fitzgerald signed Photo, Video, and Statement Release Addendum

DOCUMENT AUDIT CONTINUED

53	08/05/19 11:25:04 AM CDT	Meaghan Fitzgerald signed Reasonable Modifications and Accommodations Policy
54	08/05/19 11:25:22 AM CDT	Meaghan Fitzgerald submitted signed documents
55	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Apartment Lease Form
56	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Additional Special Provisions
57	08/07/19 05:11:24 PM CDT	Tanisha Sievers dated Additional Special Provisions
58	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Animal Addendum
59	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed All-In-One Utility Addendum
60	08/07/19 05:11:24 PM CDT	Tanisha Sievers dated All-In-One Utility Addendum
61	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Bed Bug Addendum
62	08/07/19 05:11:24 PM CDT	Tanisha Sievers dated Bed Bug Addendum
63	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Mold Information and Prevention Addendum
64	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Lease Contract Buy-Out Agreement
65	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Satellite Dish or Antenna Addendum
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68	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Community Policies, Rules, & Regulations
69	08/07/19 05:11:24 PM CDT	Tanisha Sievers dated Community Policies, Rules, & Regulations
70	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Addendum for Rent Concession
71	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Renter's or Liability Insurance Addendum
72	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Remote Control, Card or Code Access Gate Addendum
73	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Intrusion Alarm Addendum
74	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Crime/Drug Free Housing Addendum
75	08/07/19 05:11:24 PM CDT	Tanisha Sievers dated Crime/Drug Free Housing Addendum
76	08/07/19 05:11:24 PM CDT	Tanisha Sievers dated Short-Term Subletting or Rental Prohibited
77	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Short-Term Subletting or Rental Prohibited
78	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Washer and Dryer Addendum
79	08/07/19 05:11:24 PM CDT	Tanisha Sievers dated Washer and Dryer Addendum
80	08/07/19 05:11:24 PM CDT	Tanisha Sievers dated Package Acceptance Addendum
81	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Package Acceptance Addendum
82	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Photo, Video, and Statement Release Addendum
83	08/07/19 05:11:24 PM CDT	Tanisha Sievers dated Photo, Video, and Statement Release Addendum
84	08/07/19 05:11:24 PM CDT	Tanisha Sievers dated Reasonable Modifications and Accommodations Policy
85	08/07/19 05:11:24 PM CDT	Tanisha Sievers signed Reasonable Modifications and Accommodations Policy
86	08/07/19 05:11:24 PM CDT	Tanisha Sievers submitted signed documents