

ADDENDUM NUMBER 1 – CLEANING/REPAIR CHARGES

The following is the minimum damage fee schedule for items that are left not clean:

CLEANING	VACUUMING/MOPPING	REPAIRS DUE TO LESSEE
\$20.00 per sink	\$30.00 one bedroom apartment	\$30/hr. repainting
\$20.00 per toilet	\$30.00 two level apartment	\$30/hr. plaster repair
\$20.00 cabinet shelves	\$50.00 three level apartment	\$100/hr. plumbing
\$20.00 refrigerator	\$20.00 two bedroom – two level	\$50/hr. carpentry
\$30.00 shower and tub	\$30.00 three & four bedroom – three level	\$80/hr. electrical
\$50.00 stove and oven		

Cleaning charges are not limited to the above items. The hourly rate for general cleaning will be \$25.00 per hour.

ADDENDUM NUMBER 2 - RULES AND REGULATIONS THE LESSEE AGREES:

1. Not to paint or to decorate the walls, the floors or woodwork.
2. Not to change the location of the telephone or the cable television outlets.
3. Not to make any repairs or alterations whatsoever.
4. To hang pictures from the wall only by means of picture hooks and nails made for that purpose. No double-faced tape or adhesive hangers may be used.
5. The following items are not permitted in or about the said premises without the written consent of Lessor: pianos, window air conditioner units, "ham radios", outside aerials, antenna, or TV dishes.
6. Waterbeds are not permitted on the premises without written consent from Lessor. Lessor will grant permission if the bed is contained and supported by a factory made frame that disperses the weight of said bed in two directions. In the event Lessor finds a water bed on the leased premises where the Lessee has not obtained written consent from Lessor, or a water bed is not contained and supported by a factory made frame that disperses the weight of the water bed in two directions, Lessee hereby agrees to pay liquidated damages of Eight Hundred Dollars (\$800.00) to Lessor and an additional amount of One Hundred Fifty Dollars (\$150.00) for each day the water bed remains on the premises in non-compliance with the terms and provisions of this rule. Lessee acknowledges that Lessee shall be responsible for any and all damages that might occur as a consequence of the waterbed being located on the leased premises.
7. Not to allow hard objects such as bottle caps, tab tops, silverware, pits of fresh fruit, etc., to enter the garbage disposal units. Fibrous material such as cigarettes, paper, banana peels, etc., will plug the disposal. In the event that Lincolnshire Properties LLC is called to unclog a disposal and such like materials are found in the disposal, Lessor specifically reserves the right to charge Lessee for the expense occasioned by such neglect to disposal (\$40.00).
8. Not to allow sanitary napkins or rubbish of any description to enter drainage, toilet or waste pipes. In the event Lessor is called to repair any damage occasioned by such neglect, Lessee will pay all expenses associated with the repairs.
9. Not to store personal items in the yard. Lessee may store personal property on the patio or balcony, if any, but acknowledges that such property is subject to removal by Lessee upon the direction of Lessor.
10. Not to put any holes in the woodwork.
11. Not to put any sticky contact paper on any shelves, or walls (includes posters, signs, pictures).
12. In the event the Lessee has a battery-operated smoke or CO2 detector, the Lessee shall keep a properly charged battery in each device at Lessee's expense at all times.
13. The Lessee shall be responsible to keep in good working order a white 60-watt bulb in any outside wall mounted light fixture adjacent to the leased premises. In the event that Lessor is required to replace any burned out, broken, or missing light bulbs, the Lessee shall pay to Lessor the sum of Ten Dollars \$10.00 per bulb replaced.
14. **Liability:** Note that damage liability by buildings for person property and autos is covered in paragraph 3 of page 2. Lincolnshire will assume no liability for damage to your possessions for any reason. This implies that you will have adequate renters insurance for your effects and computers in your unit, and your auto will be covered fully under your own policy. Note also that all parking is assigned, and we assume no liability for towing by neighbors or others.
15. **FURNITURE:** damage deposit may be applied to damaged furniture
16. **CARPETING:** carpeting will not be depreciated for damage or age since entire room will generally be replaced. Damage is photographed.
17. **DEPOSIT RETURN:** no deposit is returned until the end of the term of the original lease, even if subleased. Subleases

must be on Lincolnshire Properties LLC forms.

18. **TOWING:** towing is always a tenant action. Lincolnshire will never be liable for a towing charge. All parking is assigned and numbered space.

19. **LEAKAGE:** toilet leaks and others must be reported within 24 hours or repair charges will become tenant responsibility.

20. **SEWER CHARGE:** part of the sewer charge is an annual fee, which is based on the annual water usage. This is a utility charge and is taken off the damage deposit return. In 111 S Busey, tenants also pay sewer charges in same manner.

21. **CANCELLATION BEFORE OCCUPANCY:** if lease is canceled before occupancy by tenant, this is not an option. Tenant can sublease, but is still liable for full term

22. **NOISE:** excessive noise and music is cause for a \$400.00 fine, if your neighbors call Lincolnshire Properties LLC or the police. (fine is Urbana ordinance fine)

23. **Steam cleaning:** all tenants will steam clean their carpets with a rental unit before departure. If not done, Lincolnshire Properties LLC will charge \$50/floor area for steam cleaning. Lessee must provide a receipt for steamer rental or for professional work.

24. **Furniture Moves:** after move-in, all furniture move requests after 2 weeks will be charged \$20/piece for moving labor as a flat fee. All moved furniture must be returned to its original location upon departure or a similar charge will occur.

25. **Early move-in:** in certain cases where an early move-in is possible and desired by the tenant, the rent shall be pro-rated by day from the date of move-in and key issue. This shall be paid with the 1st months rent.

26. **Late move-out:** a charge of \$100/day shall be levied for late move-out unless prior written arrangement is made with Lincolnshire Properties LLC.

27. **SIGNS:** no signs of any type are allowed on the building or grounds.

28. **DRUG POLICY:** use of illegal drugs is reported immediately to appropriate authorities. Lessee agrees not to use illegal substances on the premises. Violation of this will cancel tenancy and entire remaining rent becomes due immediately.

29. **LEASE RENEWAL:** if a lease is renewed, then the Aug "break" period from the 7th to the 15th is considered part of the original lease. The Aug 7 typical move out date then moves to the following year.

30. **NO SMOKING:** All Lincolnshire property is non-smoking. If Lessee does smoke, he assumes full liability for fire damage if he is the causal agent. Do not smoke inside any unit at any time, including balconies.

31. **URBANA LANDLORD REGISTRATION PROGRAM:** This program started in 2006-07 was passed by the City Council, with a fee to be attached to Lessee's rent in the amount of \$10 plus \$1.00/ month. This allows for more safety inspections for the city. This fee will be deducted from Lessee's security deposit.

32. **SHOWING SCHEDULE AND MAINTENANCE:** a showing schedule will be posted for showing for following year's leasing. This schedule will use the Urbana Tenant Union procedure. Maintenance requests are done by our staff and will be accomplished as soon as possible without prior notification.

33. **DISABLING SMOKE DETECTOR:** if Lessee disables, cover, or removes batteries, the Lessee becomes liable for full fire damages if alarm is disabled.

34. **LESSEE** agrees to be liable for court and legal fees should a dispute result in legal action of any type, with the Lessee as the causal factor.

35. **BALCONIES:** Urbana zoning prohibits any BBQs on all balconies.

36. **NO ONE CAN OCCUPY UNIT** unless on the signed lease.

37. **BY SIGNING THIS CLAUSE, I HEREBY AGREE TO ABIDE BY URBANA CITY REGULATIONS ON OCCUPANCY TERMS OF THE UNIT**

INITIAL_____