

EXHIBIT A
RULES AND REGULATIONS FOR 430/440 STEVENS DRIVE

Per the lease, Landlord has the authority to enact rules and procedures which become added to the lease. Per the building owner, we are promulgating the following rules and procedures effective immediately.

1) Smoking

Smoking is prohibited in ALL common areas of the building.

2) Laundry Rooms

Laundry must not be left in the machines after cycle has been completed. All laundry equipment must be cleaned after use. If there is a maintenance problem with any of the equipment, please contact our office immediately. Maintenance for machines are serviced by an outside vendor and complaints or refunds of lost coins in in-operable machines must be reported to the telephone number displayed on the machines.

3) Common Areas

Common areas are not to be used as gathering places or play areas. No smoking, eating or drinking in any of the common areas is permitted. Children are not allowed to play in the courtyard, stairwells, and basements or on the balconies or patios. No personal belongings, including bicycles and laundry, may be left unattended in the common areas, including the laundry room, basement, and building hallways.

4) Moving Furniture

Please use the rear door of the building when moving furniture in or out. Any damage caused as a result of moving items shall be the sole responsibility of tenant. When moving, trucks or other vehicles cannot be pulled onto the grassy areas near the buildings.

5) Storage Lockers

The storage room locker door must be kept locked at all times. Individual storage lockers must be locked at all times with tenant-purchased lock. Landlord is not responsible for any items stored in the lockers at any time for any reason. Under no circumstances may flammable or illegal items be stored anywhere in or around the premises.

6) Excessive Noise

Excessive loud playing of radios, televisions and/or audio equipment and door slamming in such manner or at such sound level and/or time as to disturbing other tenants in the Building is not permitted. Excessive noise, especially at night, shall be considered as creating a disturbance and constitute a noise violation. In addition to other remedies available to Landlord if such a disturbance reoccurs after a letter of warning from Landlord a fine of twenty-five (\$25) dollars per day for each day that the disturbance continues, will be levied against the offending tenant.

7) Loitering in Cars

Under NO circumstances may any one loiter in automobiles on the grounds of the complex.

8) Windows

a) All window coverings must be blinds or drapes, white or off-white in color. Sheets, blankets and newspapers may never be used.

b) Windows, storms, and screens are to be kept clean and maintained by tenants. Any that are broken, torn, lost or stolen during the lease shall be replaced at tenant's cost.

9) Pets

Are not permitted for any reason.

10) Automobiles

Washing, repairing, or restoring any motor vehicle in the complex is strictly prohibited. Any inoperable motor vehicle or one parked outside the parking lines is subject to towing at the owner's expense. You must notify your landlord of any overnight guest's vehicle to prevent the possibility of the vehicle being towed.

11) Trash

All trash must be placed in plastic bags, tied and disposed of daily by tenant in designated trash bins. No debris is to be left in hallways, patios, balconies or on the grounds. Patios and balconies must be kept clean and sightly at all times, with no bicycles or motorcycles permitted thereon. Tenant agrees to participate in any recycling program implemented by the village or complex.

12) Appliances

Dishwashers, clothes dryers, waterbeds, or other major appliances not provided by Landlord at the time of lease commencement are not permitted on the premises. All appliances in the apartment are the property of the Landlord. Violators will be fined \$50 per day as well as be forced to remove the unauthorized item(s).

13) Non-liability of Landlord

Landlord is not responsible for the theft of, loss of or damage to any personal property or contents belonging to tenant for any reason. It is strongly recommended that a tenant secure renter's insurance prior to commencement of the lease.

14) Rule and Regulations

Failure to follow these and other established rules and regulations are a material breach of lease, which may result in lease termination. It shall also be deemed a breach of lease to fail to abide by directives of any security company retained by the complex or Landlord or any Landlord representative seeking to enforce these rules and regulations.

15) Emergencies

An answering service is set up during non-business hours to handle building emergencies. The following are considered building emergencies: fire and/or smoke; leaking gas and/or gas odors; flood (broken water pipe) and/or sink lavatory, toilet, and bathtub or shower overflowing; loss of electricity in apartment; broken windows in common areas; loss of heat during very cold weather in the apartment. Please limit such calls to emergencies only. Issues concerning leasing or routine work order requests can be addressed during normal business hours. Additional action to be taken by tenant in an emergency: For fire, smoke or security problems, call the Fire Department or call 911.

EXHIBIT B
CRIME-FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease for the apartment identified in the attached lease, Landlord and Tenant agree as follows:

- a) To the extent anything in this Crime-Free Lease Addendum (“Addendum”) conflicts or is inconsistent with any provision or clause in the Lease, the Addendum shall govern and control;
- b) Tenant, members of Tenant’s household, Tenant’s occupants, Tenant’s guests, Tenant’s invitees or any other person who is living in, visiting, staying at or frequenting Tenant’s apartment, or is given access to Tenant’s apartment by any of the above, or who is in or on the common grounds of the Building or complex at the invitation of any of the above, **shall not do any of the following:**
1. engage in, or in any way be involved in, any criminal activity in, on or near the apartment or near the common area, whether or off the property;
 2. engage in any act intended to facilitate or that does facilitate criminal activity, in, on or near the apartment or common area, whether on or off the property;
 3. permit the apartment to be used for any criminal activity, regardless of whether the individual engaging in such activity is a member of the household, an occupant, guest or invitee AND regardless of whether Tenant is at home during any such offense AND regardless of whether Tenant has knowledge of such activity;
 4. engage in any criminal activity that jeopardizes the health, safety and welfare of the Landlord or other tenants or involves imminent or actual serious property damage to the Property.
 5. engage in criminal activity including drug-related criminal activity, on or near the said premises. “Drug related criminal activity” means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in the Illinois Compiled Statutes).
 6. Residents, any member of the resident’s household or a guest or other person under the resident’s control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
 7. Residents or members of the household or a guest, or another person under the resident’s control shall not engage in the unlawful manufacturing, selling, using storing keeping, or giving of a controlled substance, at any locations, whether on or near the dwelling unit premises or otherwise.
 8. Residents, any member of the residents household, or a guest or another person under the resident’s control shall not engage in any illegal activity, including prostitution, criminal street gang activity, threatening or intimidating, assault, including but not limited to the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.

c) **VIOLATION OF ANY OF THE ABOVE PROVISIONS SHALL CONSTITUTE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND BE DEEMED GOOD CAUSE FOR TERMINATION OF POSSESSION OF THE APARTMENT AND/OR CANCELLATION OF THE LEASE.** A single violation of any provision of this Addendum shall be deemed a serious violation and a material and irreparable breach of Lease. Unless otherwise prohibited by law, proof of violation shall be by a preponderance of the evidence and not by a conviction under law.

EXHIBIT C
TENANT

This apartment is to be leased to only the Tenant[s] shown on the original signed lease and to no other. Each person listed is separately and individually responsible for the entire rent due under the Lease. If any other person occupies the apartment without Landlord's prior written consent in breach of the Lease, Landlord has the right to assess a charge of two hundred (\$200.00) dollars per day for such unauthorized occupancy, as well the right to terminate Tenant's occupancy of the Premises and/or the Lease. The Apartment shall be occupied solely for residential purposes by Tenant, those other persons specifically listed in the application for this Lease, and any children who may be born to or legally adopted by Tenant during the Term hereof.

EXHIBIT D
TENANT OBLIGATIONS

1. DISTURBANCE TO OTHER TENANTS. Tenant at all times during the Lease term shall act, and require other persons in the Premises to act, in a manner that does not reasonably disturb Tenant's neighbors or constitute a breach of the peace. Tenant(s), guest(s), family member(s) or any other person(s) on the Premises shall not engage in any unlawful activity at any time in the apartment, in the building or on the land upon which the building is located, with or without Tenant's knowledge and consent. In the event this provision is violated, Tenant shall be deemed to be in material breach of Lease and shall be subject to termination of Lease and/or possession and eviction.

2. APARTMENT CLEANLINESS. Tenant is responsible for keeping the Premises clean, habitable, bug-free and in good condition for the length of the Lease. Tenant covenants to perform the following obligations during the Term hereof: (A) maintain the Apartment and appurtenances in a clean, sanitary and safe condition; (B) dispose of all rubbish, garbage and other waste in a clean, sanitary and timely manner from the Apartment into the refuse receptacles provided; (C) properly use and operate all appliances, electrical, gas and plumbing fixtures; (D) not place in the Apartment or Building any furniture, plants, animals, or any other things which harbor insects, rodents, or other pests; (E) keep out of the Apartment or Building materials which cause a fire hazard or safety hazard and comply with reasonable requirements of Landlord's fire insurance carrier; (F) not destroy, deface, damage, impair, nor remove any part of the Building or Apartment facilities, equipment or appurtenances thereto; (G) maintain the smoke detector in the Apartment in accordance with applicable law, and (H) prevent any person in the Apartment or Building with Tenant's permission from violating any of the foregoing Tenant obligations. Tenant shall not suffer or commit any waste in or about the Apartment or Building and shall, at Tenant's expense, keep the Apartment in good order and repair (except to the extent Landlord has in this Lease agreed to do so). On termination of this Lease, Tenant shall return the Apartment to Landlord in like condition, reasonable wear excepted. In the event Tenant fails to do the above listed, Landlord may do so, and Tenant must then immediately reimburse Landlord in full the cost incurred. Landlord reserves the right to videotape or photograph the apartment for damage at the Move-In Inspection, Move-Out Inspection and at times during the Lease to document damage to the apartment.

3. PAYMENT OF UTILITY BILLS. Lessee acknowledges responsibility of all bills. Upon request by Landlord, Lessee shall provide proof of payment of all outstanding balances due to Landlord in the form of a canceled check or cash/money order receipt or copies of subsequent bills showing a zero balance on the previous bill. Failure to pay such utility bills or to present proof of payment shall be considered a material default under the Lease and grounds for eviction. Landlord is under no responsibility to pay Lessee's utilities unless expressly stated in the Lease. In addition the permissible deductions from the security deposit listed in this Lease, Lessee agrees that Owner may deduct utility bills left unpaid by Lessee for which Owner is or might become responsible by law from Lessee's security deposit. Lessee's failure to replenish the security deposit upon demand by Landlord showing proof of payment shall be deemed a material default under the Lease and grounds for eviction.

EXHIBIT E
PARKING LOT RULES

a) The parties understand that the parking lot is owned and governed by Landlord, which has contracted with a licensed towing company to tow any vehicles found to be in violation of the rules stated herein.

b) Parking on the grounds of the property is a privilege and license reserved for tenants in good standing. If Tenant violates his or her lease and upon notice by Landlord fails to cure such violation, such privilege and license may be revoked, and any vehicle of Tenant found on the premises shall be subject to towing.

c) As long as Tenant remains in good standing under the Lease, Tenant may park on the Premises provided the towing rules are adhered to and provided that a designated unaltered parking sticker furnished by Landlord is placed on the front window of the auto above the village sticker. No more than two stickers may be distributed to Tenant. Parking violations subject to towing includes: lacking unaltered valid sticker securely affixed as noted above; vehicle which is disabled, inoperative (e.g. flat tires, on jack stand, no motor), in disrepair or stored; no license plates or stickers which are missing, invalid or expired, unless displaying License applied for or Sticker applied for; parking in prohibitive areas such as blocking dumpsters, parking in handicapped locations without displaying proper handicapped identification, in fire lanes, on sidewalks, in No Parking locations, on the grass or over yellow lines; boats, RV's campers, heavy trucks, or trailers without the prior written consent of Landlord; trespassers (non-tenant or tenant not in good standing).

EXHIBIT F
SATELLITE DISH POLICY OF 430/440 STEVENS DRIVE APTS

Residents may install satellite dishes in their apartments under certain conditions set forth under the law and pursuant to our procedures and regulations. They are as follow:

1) Dish must be installed within the apartment or on a patio or balcony that is part of the apartment. Under no circumstances may one be installed in a common area or on the roof. One may not install a satellite dish outside an apartment unless it has a patio or balcony, and one may not install a dish on an exterior wall. One may install a dish entirely inside the apartment.

2) Satellite dish must not be larger than one meter in diameter. One must not install any satellite dish larger than one meter (3', 3") measured across its widest part.

3) Dish must be securely mounted and may not extend beyond the edge of the leased property. This means that residents must mount their dishes so that they won't fall—no matter what. A dish cannot extend past the edge of the patio or balcony if it is mounted there to help prevent dishes from falling off the building and injuring people.

4) Installation must not damage the apartment. One must not damage the apartment when installing the dish. One may not drill holes in railings, exterior walls, or any other location where holes might impair the building's weatherproofing or where there is a risk of striking electrical or water lines.

5) Dish must be professionally installed or installed by the community maintenance staff. One may not install a dish himself or herself. He or she may hire a professional to install it for the resident, and our maintenance staff will supervise the installation, or one may request the maintenance staff to install it. We will provide this service for a nominal fee.

6) A resident is liable for any injury or damage to persons or property caused by the dish, and the resident MUST maintain liability insurance covering any such injury or damage. A resident installs and operates the dish at the resident's own sole risk. A resident will be liable for any injury or damage to persons or property caused by the dish. To ensure that a resident is able to pay damages in the event that the dish causes injury or damage, the resident MUST purchase and maintain liability insurance for the dish for as long as the resident has it at the community. A resident must provide us with proof that the resident has this insurance prior to installation.

7) A resident must pay an additional security deposit amount of \$250 to partially guarantee that no damage or injury will be caused by the satellite dish.

8) The operation of the satellite dish is in the absence of a common satellite dish for the community. If there is ever one for the entire complex, the individual's must be removed.

I acknowledge the procedures and regulations contained herein:

EXHIBIT H
MOLD INFORMATION AND PREVENTION ADDENDUM

- 1) **ABOUT MOLD.** Mold is virtually everywhere in our environment – both 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 of our lives. Without molds we would all be struggling with large amount 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. There is conflicting scientific evidence as to what constitutes a sufficient accumulation of mold which could lead to adverse health effects. Nonetheless, appropriate precautions need to be taken.
- 2) **PREVENTING MOLD BEGINS WITH YOU.** In order to minimize the potential for mold growth in your dwelling you must do the following:
 - 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 discharge lines – especially 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 in the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up towels and bath mats so they will completely 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 to repair or remedy the situation, as necessary.
- 3) **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 get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:
 - spills and steam from excessive open pot cooking;
 - Leaks from clothing dryer discharge vents (which can put lots of moisture into the air); and
 - Insufficient drying of carpets, carpet pads, shower walls, and bathroom floors
 - Rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;
 - Overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
 - Leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks;
 - Washing machines hose leaks, plant watering overflows, pet urine, cooking spills, beverage
- 4) **IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES** (such as ceramic tile, formica, vinyl 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 Disinfectant (original pine-scented), Tilex Mildew Remover or Clorox (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 than 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 mold products from *porous* items,

such as fibers in sofas, chairs, drapes and carpets – provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.

- 5) DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on *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.
- 6) 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 growth. If you have questions regarding this addendum, please contact us at the management office.
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.

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.

EXHIBIT J
FULL AND TIMELY PAYMENT OF RENT

The Lease specifically states that the RENT is due on the first of each month of the Lease. This must be followed at all times. It is no excuse that the tenant is paid salary at different times of the month. Each tenant on the Lease is responsible for the full payment of the rent on the first of each month.

Failure to pay all of the rent on the first of every month is a serious lease violation. A violation will result in late fees AND immediate eviction, with all costs to be paid by the tenants.