

RULES AND REGULATIONS

These Rules & Regulations, made and entered into this 4th day of February, 2015 for the apartment no. 102 located at 1303 Eisenhower Road, Preserve at Grande Oaks Apartment Community.

1. Use of all facilities and grounds will be governed by rules and regulations as set forth by LESSOR, his agent, or duly authorized representation.
2. Animals, birds, reptiles or other pets, whether domestic or wild, are not allowed in or on the leased premises unless and until the Lessee and the Lessor have executed the Lessor's Pet Addendum, which shall become a part of this Lease..
3. Pianos, organs and musical instruments are prohibited.
4. Water beds are prohibited on all floors above the ground floor. If LESSEE has a water bed in a ground floor unit, the LESSEE shall purchase an insurance policy which protects against liability for all damages of any kind arising out of the use or maintenance of the water bed. The liability policy shall also name the LESSOR as an additional insured.
5. Window coverings are provided by LESSOR; if LESSEE wishes to change or add covering, backing must be solid white or almond in color.
6. LESSEE shall pay the cost of repairing and/or replacing any garbage disposal unit provided if it is misused. This unit is used for the disposal of soft food waste only. LESSOR, at his option and without reduction in rent, may remove any garbage disposal unit if repair/replacement is necessary.
7. LESSEE shall furnish all replacement light bulbs; both incandescent and fluorescent within LESSEE's apartment.
8. LESSOR shall allow parking for up to two (2) vehicles for each apartment in the parking areas, if any, located on the property. Any additional vehicles (including motorcycles) must be approved in writing by LESSOR and will require additional rental fees of Twenty-Five Dollars (\$25.00) per month per vehicle. LESSEE shall not store any truck, motor home, trailer, boat, motorcycle or any other vehicle on or about the premises without the written consent of the LESSOR and payment of the specified rent.
Loud or noisy vehicles are prohibited. Further, LESSEE shall not park any truck, motor home, trailer, boat, motorcycle or any other vehicle not construed by the LESSOR to be a passenger automobile in parking areas which may be provided, or on the public street in front of or adjacent to the premises without the written consent of LESSOR. LESSOR may give twenty-four (24) hour notice to the LESSEE of any violation of these rules and conditions, and if the LESSEE fails to remove said vehicle, the vehicle will be towed from the premises at the LESSEE's expense.
LESSEE shall not park derelict and/or other vehicles not in regular use in any parking area provided by the LESSOR or in adjacent streets. Regular use shall be construed as use of the vehicle at least once a week. Derelict, improperly parked, expired plates and/or other vehicles not in regular use may, at LESSOR's option, may be towed from the premises at LESSEE's expense. No repairing or washing of any motor vehicle shall be permitted on the premises or on the adjacent streets.
10. Use of the laundry room, if provided, will be governed by rules and regulations as set forth by the LESSOR, his agent, or duly authorized representative.
11. It shall be the LESSEE's responsibility to place all garbage and rubbish in the central area(s) designated for that purpose.
12. LESSEE shall not cause or permit anything to be hung from the outside of the windows, balconies or balcony railings.
13. LESSEE shall not store or place or cause to be stored or placed articles of any nature or refuse in halls, foyers, landings, stairways, entry areas or other public areas of the premises.
Toys, lawn chairs, shoes etc. are not to be left in front of any unit. They should be stored in the leased premises in an orderly fashion. Articles left in common areas will be impounded or discarded as junk.
14. LESSEE shall not alter any lock or install a new lock or a knocker or any other attachment on any door of the apartment without written consent from the LESSOR.
Door locks must not be changed from the original locks provided by the LESSOR. In the event of a lock-out, there will be a charge of Thirty Dollars (\$30.00) per lock-out which shall be considered additional rent. LESSOR has the right to enter your apartment without notice, upon your request, or in the event of an emergency. You will be responsible for any damages if you have changed locks and entrance cannot be gained. This also applies to the use of chain locks. If you request your locks to be changed, there is a Fifty Dollar (\$50.00) charge.
15. There shall be no cooking or baking in or about the leased premises except in the kitchen. Cooking on a barbecue grill or similar equipment inside the building or on any balcony or patio is prohibited.

16. There will be a service charge as additional rent, if plumbing repairs or maintenance shall be necessary due to the negligence and/or misuse of plumbing fixtures by the LESSEE, his guests, or others admitted by the LESSEE upon the premises.

17. Neither the LESSEE nor his guests shall use the premises for games or sports activities without the expressed permission of the LESSOR or his agent.

18. The use of guns, BB or pellet guns, bow and arrows, slingshots, or any other weapons is prohibited.

19. Speeding, reckless driving, or the operation of any motor vehicle so as to endanger life or property, as well as screeching of tires or excessive noise or exhaust emissions of gasoline engines and inadequate mufflers, are prohibited on the grounds. LESSEE is responsible for the actions of all guests while on the property.

20. Trash should be put out regularly for collection and not stored in the units or on patios. Place all trash inside the containers. Plastic bags are to be used. Trash should not be taken to the dumpster by small children who are unable to place it inside the containers. Large articles that will not fit into the containers (such as furniture), auto parts and tires are to be disposed of only in the designated area for such items. Disposable diapers and other personal items are to be wrapped and placed in the trash containers -- NEVER IN THE TOILET. Items which are placed by the LESSEE or his guest in the garbage disposal unit, toilet, tub, or sink drains requiring repair shall be an expense to the LESSEE who shall reimburse the LESSOR for the cost of making such repair.

21. No soliciting is permitted on the premises by LESSEE or any others. Distribution of any literature or canvassing without specific written approval of the Managing Agent is prohibited.

22. Appliances are furnished with your leased premises and must not be removed from the premises. The general cleanliness and care of appliances is the responsibility of the LESSEE. Be sure to keep your stove and oven free of all grease build-up and deposits. At no time should your stove or oven be used to assist in heating your leased premises.

23. Children are the direct responsibility of their parents who must provide proper supervision for them. Children must be kept out of unauthorized areas, the private usage areas of other tenants (unless invited), and should not be allowed to play in streets. If your children are found defacing or destroying property, you will be held responsible for repair or to pay for any damages. Curfews of the municipality having jurisdiction over the rental property shall be enforced with the assistance of the local municipal police department.

Any child or adult responsible for an act of vandalism on the property will be subject to criminal prosecution. Any damage so caused will be charged directly to the tenant. Damage caused by the guest of a LESSEE will be the direct responsibility of the LESSEE and the LESSEE will be charged accordingly.

24. The grounds and facilities of the community are for the use of the LESSEE's and their invited guests only. LESSEES are responsible for their guests while they are on the property.

25. The garbage disposer, if any, is to be used for the disposal of soft waste food only. LESSOR, at his option and without any reduction in rent, may remove any garbage disposer and reconnect the drain lines to function without the garbage disposer in the event repairs/replacement becomes necessary.

26. Laundry rooms, laundry and drying equipment provided by the property for the convenience of residents shall be used in such a manner and at such times as the LESSOR may direct. Hours are 9:00 AM to 9:30 PM. Laundry facilities are to be used by LESSEE only, and no children are allowed in the laundry rooms unless accompanied by a parent.

We acknowledge receipt of the foregoing Rules and Regulations and agree to comply with these Rules and Regulations and any amendments or additions thereto. The LESSOR may amend these Rules and Regulations at any time, and these amendments will be immediately effective upon written notice to the LESSEE.

IN WITNESS WHEREOF the parties have hereunto set their signatures this 4th day of February, 2015.

IN GOOD COMPANY

By: _____

LESSOR or Agent

LESSEE

State of Indiana
LESSEE
County of Porter

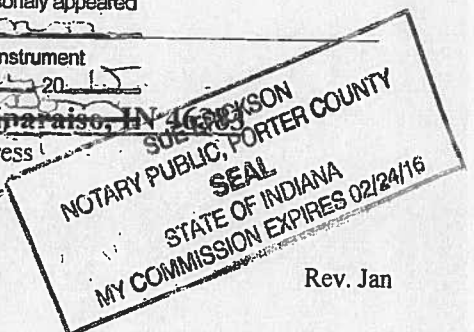
Before me the undersigned, A Notary Public for
LESSEE
Porter County, State of Indiana, personally appeared

LESSEE acknowledged the execution of this instrument

This 03 day of February, 2015

1302 Eisenhower, #102 Valparaiso, IN 46383
My commission expires 02/24/16

My commission expires 02/24/16



LEASE ADDENDUM FOR SMOKE DETECTORS

This Addendum is made and entered into on the 4th day of February, 2015, and is effective on the date of the corresponding Lease between the undersigned LESSOR, and the undersigned LESSEE, as joint and several Lessees hereunder if more than one person is a LESSEE to the corresponding Lease ("the Addendum"). The Addendum pertains to the Leased Premises known as Apartment Number 102, Preserve at Grande Oaks Apartments, at 1303 Eisenhower Rd. The terms used herein shall have the same meaning as defined in the corresponding Lease. This Addendum is incorporated into the corresponding Lease, and has been executed in multiple copies, one for LESSEE and one or more for LESSOR. In the event of a discrepancy or inconsistency between the terms of the Lease and the terms of this Addendum, the terms of this Addendum shall control. Rental Agent and Lessee agree as follows:

1. LESSEE shall ensure that each smoke detector installed in the LESSEE's rental unit remains functional and is not disabled. If the smoke detector is battery operated, the LESSEE shall replace batteries in the smoke detector as necessary. If the smoke detector is hard wired into the rental unit's electrical system, and the LESSEE believes that the smoke detector is not functional, the LESSEE's shall provide written notice to Rental Agent and Rental Agent shall repair or replace the smoke detector within seven (7) working days after Rental Agent is given such written notification of the need to replace or repair the smoke detector.

2. LESSEE hereby acknowledges the leased premise is equipped with a functional smoke detector on each floor of the leased premises.

This Addendum dated this 3rd day of February, 2015.

UNIT # - ADDRESS Apt. 102 1303 Eisenhower Valparaiso, IN 46383

SIGNATURES OF LESSEE(S)

1.

[Signature]

2 / 3 / 15

Date Signed

2.

State of Indiana Porter
County of Porter
Before me the undersigned, A Notary Public for
Porter County, State of Indiana, personally appeared

/ /
Date Signed

3.

and acknowledged the execution of this instrument
This 3rd day of February, 2015
[Signature]
Sue Erickson, Notary Public
My commission expires: 2/24/16

/ /
Date Signed

4.

SIGNATURE OF RENTAL AGENT
IN GOOD COMPANY

/ /
Date Signed

By

[Signature]
Title →

2 / 3 / 15


Date Signed

CRIME FREE LEASE ADDENDUM

This Crime Free Lease Addendum, made and entered into this **4th day of February, 20 15** for the apartment no. **102** of the **1303 Eisenhower Road Building** located at **Preserve at Grande Oaks** Apartment Community is made during the execution or renewal of lease, for the dwelling unit identified above, LESSOR and LESSEE agree as follows:

1. LESSEE, any member of the LESSEE household or a guest or other person under the LESSEE'S control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with the intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act 21 U.S.C. 802).
2. LESSEE, any member of the LESSEE'S household or a guest or other person under the LESSEE'S control shall not engage in any act intended to facilitate criminal activity, including drug related criminal activity, on or near said premises.
3. LESSEE or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest.
4. LESSEE, any member of the LESSEE'S household or a guest, or another person under the LESSEE'S control shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance, as defined in I.C. 35-48, an any location, whether on or near the dwelling unit, premises or otherwise.
5. LESSEE, any member of the LESSEE'S household, or a guest or another person under the LESSEE'S control, shall not engage in any illegal activity, including prostitution, as defined in I.C. 35-45-4-2, criminal street gang activity as defined in I.C. 35-45-9-1, threatening or intimidating as prohibited by I.C. 35-45-2-1, battery as prohibited in I.C. 35-42-2-1, 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 LESSOR, his agent or other residents or involving imminent or actual serious property damage.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any provision of this added addendum shall be deemed a serious violation and a material and irreparable noncompliance. It is understood that a single violation shall be good cause for immediate termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between LESSOR AND LESSEE



LESSEE

LESSEE

LESSEE

LESSEE

State of Indiana
County of Porter

Before me the undersigned, A Notary Public for
PORTER County, State of Indiana, personally appeared

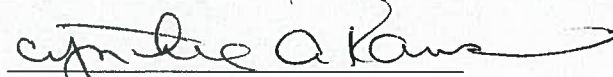
Stephen Erickson
and acknowledged the execution of this instrument

This 4th day of February, 2015

Sue Erickson
Sue Erickson, Notary Public
My commission expires: 2/24/16

1/29/2015

IN GOOD COMPANY

BY: 

LESSOR or Agent

Preserve at Grande Oaks

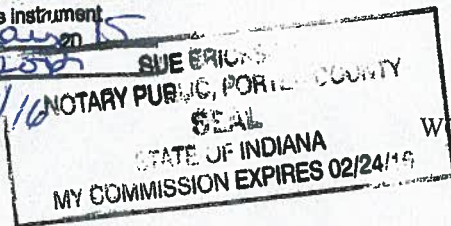
Community Name

1401 Eisenhower Avenue #101

Address

Valparaiso, IN 46383

City, State, Zip



WORDL:\AMC\LEASECFL

MOLD ADDENDUM

This Addendum is made and entered into on the 4th day of February, 2015, and is effective on the date of the corresponding Lease between the undersigned LESSOR, and the undersigned LESSEE, as joint and several Lessees hereunder if more than one person is a LESSEE to the corresponding Lease ("the Addendum"). The Addendum pertains to the Leased Premises known as Apartment Number 102, Preserve at Grande Oaks Apartments, at 1303 Eisenhower Road. The terms used herein shall have the same meaning as defined in the corresponding Lease. This Addendum is incorporated into the corresponding Lease, and has been executed in multiple copies, one for LESSEE and one or more for LESSOR. In the event of a discrepancy or inconsistency between the terms of the Lease and the terms of this Addendum, the terms of this Addendum shall control.

LESSEE and LESSOR agree as follows:

1. **MOISTURE ACCUMULATION:** Tenant shall remove any visible moisture accumulation in or on the Leased Premises, including on walls, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected area as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Leased Premises at reasonable levels.
2. **CLEANLINESS:** Tenant shall clean and dust the leased premises regularly and shall keep the leased premises, particularly kitchen and bath, clean.
3. **NOTIFICATION:** Tenant shall promptly notify landlord in writing of the presence of the following conditions:
 - a) A water leak, excessive moisture or standing water inside the leased premises;
 - b) Mold growth in or on the leased premises that persists after Tenant has tried more than twice to remove it with household cleaning solution, such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover or Clorox, or a combination of water and bleach; and
 - c) A malfunction in any part of the heating, air-conditioning or ventilation system in the leased premises.
4. **LIABILITY:** Tenant shall be liable to the Landlord of the leased premises for damages sustained to the leased premises or to the Tenant's person or property as a result of Tenant's failure to comply with the terms of this Addendum.
5. **VIOLATION:** Violation of this Addendum shall be deemed a material violation and default under the terms of the Lease Agreement, and Landlord shall be entitled to exercise all rights and remedies it possesses against Tenant at law or in equity.
6. **ADDENDUM SUPERSEDES LEASE:** In case of a conflict between the provisions of this Addendum and any other provision of the Lease Agreement, the provisions of this Addendum shall govern.

By signing this page of the MOLD ADDENDUM, you confirm that you have read the addendum and fully understand it. The Tenant further agrees that this addendum is part of the Lease Agreement and it applies to you and your guests. You also confirm that you understand that if you violate this addendum you are in direct violation of your lease.

IN WITNESS WHEREOF the parties hereto have set their signatures this 3 day of February, 2015.

LESSOR: [Signature]
By: _____
Its Rental Agent,

In Good Company LLC
Address: 1401 Eisenhower Ave. #101
Valparaiso, IN 46383

LESSEE: [Signature]

LESSEE: _____

LESSEE: [Signature]
State of Indiana
County of Porter
Before me the undersigned, A Notary Public for
PORTER County, State of Indiana, personally appeared
LESSEE: [Signature]

and acknowledged the execution of this instrument
This 3rd day of February, 2015
[Signature]
Sue Erickson, Notary Public
My commission expires: 2-24-16

