

LEASE AGREEMENT

Lease agreement made this [Click here to enter a date.](#) between:

Lessor: Campus Management, Inc., agent for Owner

Address: 337 E. Huron St., Ann Arbor, MI 48104

And Lessee: Lessees

☒ There are attachments to this lease.

☒ This is an installment lease

1. DESCRIPTION OF PREMISES: Lessor, in exchange for Lessee's payment of rent and performance of this Lease Agreement, does lease to Lessee the following premises:

Property Address (the "Premises")

2. TERM: The initial term of this agreement shall begin

FIRST DAY OF LEASE TERM: [Click here to enter a date.](#) AT NOON

LAST DAY OF LEASE TERM: [Click here to enter a date.](#) AT 11:59 PM

3. RENT: Lessee agrees to pay Lessor total rent of \$Tot Rent for premises and term previously described. Rent shall be paid as follows: \$FMR Install on [Click here to enter a date.](#) which is the first installment and is for rental from date of commencement to the first day of the following month. Subsequent equal installments of \$REG Install beginning [Click here to enter a date.](#), and continuing on the first day of each month thereafter including the first day of Last Month, Exp Year. Each rental installment shall be paid with one check or money order, one cash submission or one payment via the internet. Lessor will charge a \$10.00 processing fee for each additional payment. Rent is paid only when actually received by the Lessor.
4. UTILITIES: The Lessor shall furnish Lessor Utilities. All other utilities shall be furnished by the Lessee who shall place utility accounts in their names as of the commencement of the lease, maintain uninterrupted service throughout the term, and timely pay all utility bills. Lessee agrees that Lessor shall not be held responsible for any interruptions in utilities service beyond the Lessor's control, or due to necessary repairs, replacements or alterations. Prior to obtaining keys the Lessee shall provide written evidence from utility providers that utility accounts, for which this lease obligates them, have been successfully placed in their name(s) as of the lease commencement date or the move-in date, whichever comes first.
5. PARKING, LAUNDRY AND STORAGE: Parking Spaces parking permits are provided with this lease at a rate of \$Parking Fee per month. Lessor will not be liable for ticketing or towing fees initiated by a third party. Any vehicle parked illegally or improperly (e.g. blocking dumpsters, blocking driveways, or parked on lawns) on the Premises with or without a permit will be towed at the owner's expense without notification or exception. Lessee agrees not to park vehicles or allow any member of his or her household or any guest to park vehicles in any restricted areas or driveways. Only two and four wheel motorized vehicles are permitted. Commercial vehicles, boats, recreational vehicles, moving / storage containers and trailers are expressly prohibited. No car repairs or washing of cars shall be permitted at any time. Storage of vehicles or disuse of them is prohibited and can result in Lessor towing said vehicles away with Lessee paying for all resulting charges. Lessor does not guarantee or police the availability of laundry machines or storage lockers where these amenities are provided.
6. NONREFUNDABLE CLEANING FEE: Lessee shall pay a nonrefundable Preparation Fee of \$ Prep Fee before receiving possession.
7. DAMAGE AND SECURITY DEPOSIT (DEPOSIT): Lessee agrees to pay Lessor the sum of \$SD Amount (not to exceed one and one-half month's rent equivalent) as a Deposit, on or before [Click here to enter a date.](#), as a condition of giving possession to Lessee. In no case is Lessor obligated to apply this Deposit to rent or other charges in arrears. If damages caused by Lessee exceed the amount on Deposit, Lessee agrees to pay such damages upon receipt of a Notice of Damage, provided there are no judicial or mediation proceedings pending. In the event of a lease renewal or transfer, \$SD Xfer Amt shall be transferred from the previous lease with the balance of \$R/T SD

Bal Due due on or before [Click here to enter a date..](#) Any security deposit shortage resulting from the Lessor's deductions for damages, rent or utilities chargeable under the previous lease shall be replaced by the Lessee within 30 days after the commencement of this agreement. If damage by the Lessee exceeds the amount on deposit, Lessee agrees to pay for such upon receipt of notice of damage and the amount outstanding, provided that there are no judicial or mediation questions involved.

- ☐ The Deposit shall be deposited at: SD Bank
☐ The Deposit is bonded by: SD Bond Co

8. **RETURN OF SECURITY DEPOSIT:** In the event some or all of the Damage and Security Deposit is to be returned and only one person signs this lease as Lessee, Lessor shall return the security deposit in one check or money order payable to that person. If more than one person signs this lease, Lessor and Lessees agree that the remaining security deposit shall be returned as follows: The security deposit shall be returned in one check or money order payable to one of Lessees, chosen by the Lessees, who shall act as agent of all of all other persons who have signed this lease or acquired rights of occupancy under it, in dividing the security deposit according to any shares the Lessees have agreed upon, and remitting those shares to each person. Lessor shall not be responsible for the proper division of shares in the security deposit, nor for the assessment of individual liability for any charges against the security deposit made by the Lessor, which shall be matters solely for the Lessors to agree upon. The person named to act as agent for the return of the security deposit shall be SD Refund Agent. If this person cannot be reached to effect the return of the security deposit, then Lessor may elect to return the security deposit to one person signing this lease, in a check or money order jointly payable to all Lessees signing this lease.
9. **FURNISHINGS:** The premises are being leased as: ☐ Furnished ☐ Unfurnished ☐ Partially Furnished. The term "furnished" shall mean that the Lessor shall provide appliances, common area furniture per the Furniture Addendum unless otherwise specified herein: F Extra Furnishings. See below for how to obtain bedroom furniture in furnished units. The term "unfurnished" shall mean that the Lessor shall provide only appliances as specified in the Furniture Addendum, unless otherwise specified herein: UF Extra Furnishings. The term "partially furnished" shall mean that the Lessor shall provide only appliances and common area furniture per the Furniture Addendum, unless otherwise specified herein: PF Extra Furnishings. All furnishings and equipment are leased in "as is" condition, cleaning excepted, and shall not be removed from the premises. The amount of common area furnishings shall be determined by Lessor. In the event any furnishings are removed from the premises or damaged beyond repair, Lessee shall be responsible for the replacement cost of such furnishings. Lessee, for his/her/their protection, shall complete an Inventory Checklist and return it to Lessor within seven (7) days of taking possession of the premises. **If the unit is rented as "Furnished" no bedroom furniture (beds, desks and dressers) shall be provided until the lessee(s) have completed the Lessor's "Furniture Diagram" provided at application.** The lessee(s) have 20 days after the first lessee signs this lease to complete the Furniture Diagram. Once completed this document must be reviewed and approved by the lessor. This diagram shall be incorporated into this lease and shall serve as the bedroom furniture inventory for this dwelling. Requests to modify the diagram made beyond the 20 day period shall be subject to a \$75.00 administrative fee. Unless the first person to sign this lease does so after July 31st, no Furniture Diagram may be submitted or altered after July 31st. **If the Lessor has not received a Furniture Diagram for the unit by July 31st the lessor shall remove all of its beds, desks and dressers from all bedrooms and shall not provide bedroom furniture at any later point during the term of this lease.**
10. **PETS:** ☐ No pets are allowed on the premises at any time.
☐ Pets are allowed on the premises.

If pets are allowed by Lessor they are allowed on the premises ONLY after all lessees have signed this lease agreeing to the presence of a pet and then only after the payment of a non-refundable pet fee of \$Pet Fee which shall be paid annually in the event of a renewal. Except as required by the Fair Housing Act, animals/pets are not allowed on the premises at any time. Any violation of this clause of this lease agreement shall be grounds for immediate termination of Resident's tenancy and Landlord may assess a pet fee of \$500.00. **A Tenant seeking a reasonable accommodation under**

the Fair Housing Act must provide documentation from a qualified professional that the individual is disabled and that the requested accommodation is necessary for the Resident to enjoy the unit as someone without a disability.

11. **OCCUPANCY LEVEL:** The occupancy level shall be established by Lessor and shall not exceed applicable housing codes, shall be limited to not more than Max Occupancy persons, and shall further be limited to those persons who have signed this Lease or are otherwise legally authorized occupants. Each Modification of this lease shall be subject to the written approval of the Lessor and all remaining Lessees. Modifications shall be subject to a \$100 administrative fee if they occur more than 20 days after the date the first Lessee signs this lease. Name additions where a contractual rent increase is provided for shall not be subject to the administrative fee.
12. **JOINT AND SEVERAL OBLIGATIONS:** Each Lessee under this Lease is jointly and severally (individually) liable to Lessor for the total rent due for the leased premises. This means that if one Lessee fails to pay rent, any one of the other Lessees or any number of other Lessees may be held liable by the Lessor. The defaulting Lessee, however, shall remain liable to the other Lessee for the unpaid rent. The closure of any school, college or university, for any reason, shall not serve to invalidate any of the terms of this "joint and several" lease.
13. **KEYS AND LOCKS:** Except as provided by local ordinance, the Lessor and its agents may retain a pass key to the leased premises. No lessee shall alter any lock or install any locking device on any door of the leased premises without the written consent of the Lessor. If the Lessees request that the exterior lock(s) of the leased premises be changed, the Lessor shall modify the lock(s) so they operate with different key(s). The request for modification of the lock(s,) must be signed by all Lessees and must include a commitment to pay the costs of the lock modification as additional rent with their next rental payment. After receipt of the request, Lessor shall modify the lock(s) within ten (10) days. The modification may permit the use of a master key. At lease termination if all issued keys are not returned, properly labeled as to which lock they operate, to the Lessor all locks will be re-keyed at a rate, chargeable to the Lessees, of \$90 per lock.
14. **PLACE OF PAYMENT:** Rental payments to Lessor must be made in the form of a check, money order, or cashier's check and shall be sent to the above-address unless otherwise directed by Lessor in writing.
15. **LATE FEES/NON-SUFFICIENT FUNDS CHARGES:** In the event the entire rental installment is not received by Lessor by 5:00 p.m. on the fifth (5th) day of the month, a \$50.00 charge will be assessed. Any checks that are returned unpaid will be subject to a \$30.00 charge which shall be in addition to any late charges assessed and Lessor may then require future rental payments to be in the form of a cashier's check or money order.
16. **CHRONIC LATE PAYMENT:** Rent is due on the first of each month, and notwithstanding any other provision in this Lease, the Lessor may terminate this Lease if Lessee is/are chronically late with rent payments. Chronic late payment is defined as paying rent after the due date on three or more occasions during this Lease or any 12 month period.
17. **APPLICATION OF PAYMENTS:** Money paid by Lessee to Lessor shall be applied to Lessee's account in the following manner: first to outstanding late fees, dishonored check charges and other fees owed by the Lessee; second to outstanding maintenance and repair costs chargeable to the Lessee; third to outstanding legal fees and/or court costs legally chargeable to Lessee, including costs incurred prior to curing the default; fourth to outstanding utility bills that are the responsibility of the Lessee; fifth to deposits or portions thereof due from the Lessee; sixth to charges, fines, and assessments against Landlord caused by Tenants; seventh to rent. Restrictive endorsements on a check or statements in any communication, including those accompanying a payment, shall not constitute an accord and satisfaction or amend this provision.
18. **DAMAGE TO LESSEE'S PROPERTY AND INSURANCE:** Unless caused by the Lessor, his agent's or employee's negligence and/or failure to maintain the premises as required by law, the Lessor, his agents and/or employees shall not be responsible for any theft, damage, loss or destruction of personal property of the Lessee or Lessee's guests due to fire, water or other casualty or cause. **ABSENT NEGLIGENCE, THE LESSOR HAS NO INSURANCE COVERAGE ON THE LESSEE**

PERSONAL PROPERTY - LESSEES ARE REQUIRED TO INSURE THEIR PERSONAL PROPERTY DURING THE TERM OF THIS LEASE. Tenant expressly and unequivocally agrees to be liable to the Landlord and/or the Landlord's insurer in contract and in tort for damage to the premises, including but not limited to fire and water damage, caused by Tenant's negligent conduct, or the negligent conduct of Tenant's occupants, guest, licensees, invitees or agents. Tenant agrees to comply in all respects with any policy of insurance covering said premises or contents so as not to cause an increase in premium or void any insurance policy.

19. **ACCESS TO THE PREMISES:** Except as provided by local ordinance, after a good faith effort to give notice, the Lessor, its agents or employees shall have access at all reasonable hours to the leased premises for the purpose of examining or exhibiting the premises to prospective buyers or prospective residents, or for making alterations or repairs on the premises which the Lessor deems necessary. Lessor shall have access at all reasonable hours to perform Lessee requested repairs, unless indicated to the contrary by Lessee. In the event of an emergency, Lessor, its agents or employees shall have immediate access without notice.
20. **DESTRUCTION OF THE LEASED PREMISES:** If the premises are injured or destroyed in whole or in part by fire or other catastrophe during the term of this Lease, Lessor shall as soon as practicable effect repairs on the premises, so that they are substantially the same as they were prior to such fire or other catastrophe. In such event, the rent shall abate entirely, if the entire premises are rendered untenable and shall abate on a pro-rata basis in the event only a portion of the premises are rendered untenable, until such time as the premises are restored to a tenantable condition, provided that in the event the premises shall be destroyed to an extent that Lessor determines in his sole discretion that repairs will take an extended length of time or that it is inadvisable to restore the premises, then the Lessor may at its option terminate this lease by written notice to Lessee. There shall be no abatement of rent if the fire or other cause damaging the leased premises shall result from the negligence or willful act of Lessee or its family, employees, guests, invitees, or anyone on the premises by reason of association with Lessee, their family, employees, guests or invitees.
21. **QUIET ENJOYMENT:** Lessee shall be entitled to the quiet enjoyment of the premises during the term of the Lease, so long as Lessee complies with the provisions of this Lease.
22. **LAWFUL USE:** Lessee agrees that Lessee and Lessee's family and guests shall use and occupy the Leased premises for residential purposes only. Lessee further agrees to refrain from any conduct that disturbs or interferes with the privacy and quiet enjoyment of neighbors to the premises.
23. **TERMINATION AND RE-ENTRY:** Default in any of the covenants of this lease by the Lessee shall entitle Lessor to terminate the tenancy and re-take possession of the premises as provided by law. Lessee further acknowledges that Lessor will incur certain expenses and damages in connection with retaking possession and re-leasing the premises in the event of Lessee's default. In such event, Lessee shall be responsible for all lost rent until and after the premises are re-leased and shall further be responsible for liquidated damages for re-leasing, showing, advertising, and preparing the premises for rental, which amount shall equal one-half month's rent.
24. **ABANDONMENT:** If, at any time during the term of this Lease, Lessor believes in good faith that Lessee has abandoned the premises and the current rent is unpaid, Lessor may retake possession of the premises. In the event of abandonment by Lessee and in the event Lessee has left any personal property on the premises, Lessor may dispose of said personal property in any way Lessor chooses. No oral agreement may alter this provision. Any cost incurred by Lessor in removing the personal property described herein shall be reimbursed to the Lessor by Lessee.
25. **CONDITION OF PREMISES AT MOVE-IN:** In accordance with applicable law, Lessor warrants that all habitable areas of the premises are clean, sanitary and fit for residential use and that basements and attics exclusive to the leased unit, where present, have been cleared of debris and ex-lessees' belongings at the time of occupancy. Additional cleaning of uninhabitable basements and attics shall be at the option and expense of the Lessee. The premises are conclusively presumed to be in good condition at move-in unless the Lessee documents evidence to the contrary on the "Commencement Inventory Checklist" provided in the Move-in Packet, a copy of which shall be completed and returned to the Lessor within the first seven (7) days after possession. The Commencement Inventory Checklist is not a request for maintenance. Within the first seven (7) days

after possession Lessees shall submit non-emergency maintenance requests on the "Maintenance Request Form" provided in the move-in packet. In the case of a renewal or partial renewal lessor does not perform any changeover services other than bedroom furniture adjustment, if provided, that result from the addition or subtraction of new Lessees.

26. **MAINTENANCE AND REPAIRS:** The Lessee agrees to keep, use and maintain the premises rented in accordance with applicable police, sanitary and other regulations imposed by governmental authorities. Lessee also agrees to maintain the premises in a neat and orderly manner. Lessee agrees to observe all reasonable regulations and requirements of underwriters concerning use and condition of the premises tending to reduce fire hazards and insurance rates. Lessee shall pay for such repair of any damage to the premises caused by Lessee, his/her family, employees, guests, invitees or anyone on the premises by reason of association with the Lessee, his/her family, employees, guests or invitees. Lessor may require Lessee to pay for such repairs before they are made, provided there are no judicial or mediation proceedings pending. Lessor agrees to make all necessary exterior and structural repairs to the premises and to the electric, gas, plumbing and heating systems, if any, which may from time to time become necessary. Lessee agrees not to hold Lessor responsible for failure to repair until Lessee has notified Lessor of the need for repair in writing and a reasonable amount of time has passed after such notice.
27. **ALTERATIONS:** Lessee shall make no alterations, additions or improvements in or to the premises without Lessor's prior written consent, and then only by licensed contractors in accordance with workmanship and quality standards agreed to in writing in advance by Lessor. All alterations, additions or improvements to the premises made by either party shall become the property of the Lessor and shall remain upon and be surrendered with the premises at the end of the term. This includes, but shall not be limited to, additional locks, permitted types of hooks on walls, antenna, carpet, paint or any other improvements.
28. **HOLD HARMLESS:** Lessee agrees for themselves, their heirs, and executors to save and hold Lessor harmless from any and all damages or liability that results from or arises out of Lessee's use and occupancy of the premises, provided that such damages or liability do not result from the negligent acts or omissions of Lessor, its agents, contractors or employees.
29. **ENTIRE AGREEMENT:** It is agreed that this Lease and any and all addenda executed between the parties constitute the entire agreement between Lessor and Lessee and may not be altered, amended or changed in any manner unless in writing signed by both of the parties. Lessee further acknowledges and agrees that no verbal promises, representations or agreements have been made other than are contained in this Lease and the related documents described and that the information supplied in their applications was and continues to be accurate.
30. **DEFAULT:** Upon the happening of any of the following events, Tenant shall be in default of his/her obligations under this Agreement and Landlord may send a Notice to Terminate Tenancy or a Notice to Quit pursuant to the statutes of the State of Michigan. In the event Tenant does not comply with such Notice, the Landlord may, by summary proceedings or by suitable action or proceedings at law or in equity, or by any other legal proceedings, repossess the premises. Voluntary move out or eviction of Tenant for default of any obligation under the Lease shall not release Tenant from the obligation to pay rent, either current or future. Landlord shall, however, be required to mitigate its damages. Such default may consist of, but not be limited to, the following:
 - (a) Tenant attempts to assign his/her right in this Agreement or to sublet the premises;
 - (b) Tenant shall be declared bankrupt under the laws of the United States;
 - (c) A receiver is appointed to Tenant's property;
 - (d) Tenant fails to abide by any of the rules and regulations pertaining to the premises;
 - (e) Tenant shall fail to pay any sum due pursuant to this Agreement;
 - (f) Tenant shall default in the performance of any of his/her obligations pursuant to this Agreement;
 - (g) This Lease may be terminated when a Tenant holds over premises for twenty four (24) hours following service of a written demand for possession for termination of the Lease by Landlord if a Tenant, a member of Tenant's household, or other person under the Tenant's control has

- unlawfully manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance on the leased premises. This applies only if a formal police report has been filed alleging that the Tenant has done one or more of the above acts. M.C.L.A. 600.5714;
- (h) Tenant shall be late in the payment of rent three (3) times during the term of the Lease or any 12 month period.
- (i) Tenant shall fail to have renter's insurance coverage in place during the term of the lease.
31. **SEVERABILITY:** If a clause of this Lease is found by a court to be invalid, such findings shall not invalidate or in any other way nullify any of the other clauses or provisions contained in this Lease.
32. **BINDING EFFECT:** "Lessee" when used in this Lease shall be construed to include either singular or plural, masculine or feminine, and "Lessor" shall be construed to mean Lessor or its duly authorized agents. This Lease shall be binding jointly and severally upon the parties hereto and their heirs, executors, administrators, successors, legal representatives and assigns.
33. **NO HOLD-OVER OCCUPANCY:** No hold-over occupancy is permitted without the permission of the Lessor. Any person who fails or refuses to vacate the premises at the expiration of the lease term as specified herein may be evicted without further notice as allowed by law. Where Hold-Over Occupancy occurs without lessor's permission holdover rent shall be as follows: \$195 per day for efficiency, one and two bedroom units and \$495 per day for units with more than two bedrooms.
34. **HOLD-OVER TENANCY:** It is agreed that if the Lessee continues in possession of the leased premises with the Lessor's consent, then such holdover shall operate as an extension of the Lease from month to month only. In such an event, all of those terms and conditions of this Lease Agreement, except for those pertaining to the term of the Lease shall remain in effect.
35. **DELAY OF POSSESSION:** Possession of the premises is not guaranteed until Lessor deems the premises ready for occupancy. The Lessor shall not be liable to Lessee for any delay in possession of the premises due to causes beyond its direct control, but during the period the Lessee shall be unable to occupy the premises, no rent shall be due.
36. **RECYCLING REQUIREMENT:** Lessee agrees to comply with all mandatory and/or voluntary recycling procedures established by local governmental authorities. Lessee further agrees to reimburse the Lessor for any cost incurred by the Lessor that can be attributed to Lessee's non-compliance with any recycling requirements. These costs shall be considered additional rent and due with the Lessee's rental payment.
37. **RULES, POLICIES AND PROCEDURES:** The attached Rules, Policies and Procedures and Lease Addendum (if any) are hereby incorporated by reference and made a part of this Lease Agreement.
38. **CONTROLLED SUBSTANCES:** This Lease may be terminated because the Lessee, a member of the Lessee's household, or other person under the Lessee's control has manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance on the leased premises. The Lessor may terminate the tenancy by giving the Lessee a written twenty-four (24) hour Notice to Quit. This subsection applies only if a formal police report has been filed alleging that the person has unlawfully manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance on the leased premises. For purposes of this subsection, "controlled substance" means a substance or a counterfeit substance classified in Schedule 1, 2 or 3 pursuant to Sections 7211, 7212, 7213, 7214, 7215 and 7216 of Act No. 368 of the Public Acts of 1978, being Sections 333.7211, 333.7212, 333.7213, 333.7214, 333.7215, and 333.7216 of the Michigan Compiled Laws.
39. **TERMINATION OF TENANCY - UNIT CONDITION:** Lessee agrees to return possession of the leased premises at the end of the lease term in clean condition free and clear of trash, debris and all personal belongings. There is no right to store any personal belongings prior to the commencement of, or beyond the termination, of the lease. Nothing shall be left in the unit for a future resident. Removal and disposal fees shall be chargeable to the lessee.
40. **RENEWALS:** There is no right to renew this lease beyond the current term and Lessee does not seek to renew this lease for a subsequent lease period. If the Lessee decides to seek a renewal of this lease, however, Lessee shall have the first priority to lease the premises over all other prospective

lessees but only if: (a) Lessee submits a fully completed application to renew/extend to lessor by lessor's renewal deadline; and (b) Lessor and Lessee complete a fully executed lease for a new term by lessor's renewal deadline. Lessor's right to show and lease Ann Arbor, Michigan rental premises is governed by Chapter 105 of Title VIII of The Code of The City of Ann Arbor, Section 8:530

41. **ASSIGNMENT, SUBLETTING AND OCCUPANCY:** Lessee will not sublet or assign the premises in whole or in part without the prior written consent of the Lessor. Lessor will not unreasonably withhold such consent and Co-Lessees will not unreasonably prevent their fellow lessees from subletting or assigning their interest in this lease. Only those listed herein as lessees may occupy the premises. Lessor may evaluate proposed assignees and subtenants as it would evaluate prospective Lessees. Modifications to furnishings shall not be provided for subletting or assignment. A sublet or assignment agreement does not remove the lessee from responsibility pursuant to this lease agreement.
 42. **ADDITIONAL TERMS:** If you have occupied your rental unit for more than thirteen months, you may terminate your lease by a sixty-day written notice to the Lessor if either of the following occurs: (1) You have become eligible during the lease term to take possession of a subsidized rental unit in senior citizen housing and provide the Lessor with written proof of that eligibility; or (2) You have become incapable during the lease term of living independently as certified by a physician in a notarized statement.
 43. **RIGHT TO MORTGAGE:** The Lessor may place a mortgage on subject property which shall be a first lien.
 44. **REQUIREMENTS PRIOR TO TAKING POSSESSION:** Lessor shall have received the security deposit, first month's rent and any additional agreed upon fees from all Lessees and the lease with all signatures, including all co-guarantors where required, before Lessees have a right to possession of the Premises.
 45. **MARIJUANA:** Smoking, growing or cultivating marijuana is prohibited anywhere in or on the premises, regardless of whether Tenant or any other person is a qualifying patient under the Michigan Medical Marihuana Act.
 46. **USE OF COMMON AREAS AND GROUNDS:** Lessee is hereby granted a license to use the common and exterior areas associated with this premises. The lessee is responsible for delivering all trash, garbage and recyclables to appropriate and/or designated exterior trash and recycling containers and shall never deliver unwanted personal items, bagged trash or other property to any common area for "give away" or other purpose. The costs associated with the removal of trash and other personal belongings from areas outside the lease premises, but on the subject property, during the term of the lease shall be chargeable to the lessees at a rate of \$100 per hour with a one hour minimum charge.
- No organized gathering, or the open possession or consumption of alcohol shall be permitted in the parking areas or other outdoor common areas without the prior written consent of LESSOR.
47. **ACTIONS OF OTHER TENANTS:** The lessor is not responsible for the conduct of other Lessee even if this conduct is in violation of the terms of the lease. Lessor shall attempt to help the situation.
 48. **NOTICES:** Notices required by statute or the provisions of this lease should be in writing and may be addressed to the Lessee at their last known address and to the Lessor at 337 E. Huron St., Ann Arbor, MI 48104.
 49. **SATELITE DISHES/ANTENNAE:** Resident shall at no time erect any type of antenna or satellite dish for radio, television or other purpose on or about the leased premises without the prior written consent of the Landlord. Resident has certain rights to install satellite dishes on the leased premise and if so interested must first contact the Landlord for a copy of the "Rules Regarding the Installation of Satellite Dishes."
 50. **MOLD AND MILDEW:** Lessees acknowledge that it is necessary for Lessees to provide appropriate climate control, keep the premises clean, and take other measures to retard and prevent mold and mildew from accumulating in the premises. Lessees agree to clean and dust the premises on a regular basis and to remove visible moisture accumulation on windows, walls and other surfaces as soon as

reasonably possible. Lessees agree not to block or cover any of the heating, ventilation or air-conditioning ducts in the premises. Tenant also agrees to immediately report to the management office: (i) any evidence of a water leak or excessive moisture in the premises, as well as in any storage room, garage or other common areas; (ii) any evidence of mold-or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area; (iii) any failure or malfunction in the heating, ventilation or air conditioning system in the premises; and (iv) any inoperable doors or windows. Lessees further agree that Lessee shall be responsible for damage to the premises and Lessees' property as well as injury to Lessees, occupants and guests resulting from Lessees' failure to comply with the terms of this paragraph.

51. **CONTACT IN EVENT OF DEATH OR EMERGENCY:** For single tenant leases only Tenant authorizes Landlord to contact the following named authorized person in the event of Tenant's death or other emergency.

Name	Contact Name	Address	Contact Address
Phone	Contact Phone	Email	Contact E-Mail

52. **LEAD-BASED PAINT:** Lessees acknowledge that prior to signing this Lease, Lessees received, reviewed and signed a copy of the Lead-Based Paint Disclosure form completed by the Lessor, the terms of which are incorporated herein by reference and that Lessees received and reviewed a lead hazard information pamphlet approved by EPA titled "Protect Your Family From Lead In Your Home."

53. **REQUIRED NOTICES:**

According to State statute you must notify your landlord in writing 4 days after you move of a forwarding address where you can be reached and where you will receive mail; otherwise your Landlord shall be relieved of sending you an itemized list of damages and the penalties adherent to that failure.

NOTICE: Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

NOTICE: YOU HAVE THE RIGHT TO PRIVACY IN YOUR RENTAL HOME. CITY LAW ESTABLISHES GUIDELINES THAT THE OWNER AND HER/HIS AGENTS MUST FOLLOW BEFORE ENTERING YOUR HOME. YOU MAY INITIATE ADDITIONAL ENTRY RESTRICTIONS BY GIVING WRITTEN NOTICE TO YOUR LANDLORD. COPIES OF THESE GUIDELINES (HOUSING CODE 8:529) ARE AVAILABLE AT THE BUILDING DEPARTMENT, CITY HALL, 301 E. HURON ST.

CITY OF ANN ARBOR TRUTH IN RENTING NOTICE

Some things your landlord writes or says to you may not be the correct representations of your rights. Also, you may have rights and duties not mentioned in your lease. Such rights may include rights to repairs, rights to withhold rent to get repairs done, and rights to join a tenants union or to form your own union. Such duties may include the duty to pay rent due and the duty not to cause a serious health hazard or damage beyond reasonable wear and tear.

Additionally, some lease clauses may be subject to differing legal interpretations. If you think that a clause in your lease or something you landlord says to you is unfair, you may contact your lawyer, legal aid society, or tenants union lawyer for their opinions.

A tenant who has a reasonable apprehension of present danger to him or her or his or her child from domestic violence, sexual assault or stalking may have special statutory rights to seek release of rental obligation under MCL 554.601b.

54. **SERVICEMEMBERS CIVIL RELIEF ACT:** If, during the term of this lease, LESSEE enters military service or, if while in military service lessee receives military orders for a permanent change of station or to deploy with a military unit for a period of not less than 90 days, LESSEE may terminate this lease by delivery of a written notice and a copy of the military orders to LESSOR. The termination will be effective 30 days after the first date on which the next rental payment is due and payable after the notice is delivered. LESSOR may not evict a servicemember or dependents of a servicemember during a period of military service from premises that are occupied primarily as a residence and for which monthly rent does not exceed the statutory amount then in effect. This paragraph is intended to comply with the Servicemembers Civil Relief Act (SCRA). In the event of a conflict between this paragraph and the SCRA, the SCRA shall prevail. In the event modifications to the SCRA invalidate portions of this lease, the lease shall be interpreted so as to be in compliance with the SCRA.
55. **THE WASHTENAW COUNTY CLEAN INDOOR AIR REGULATION:** LESSEE(S) shall comply with all requirements of The Washtenaw County Clean Indoor Air Regulation and ensure compliance on the part of members of LESSEE'S household or LESSEE'S guests or agents. This Washtenaw County Regulation was approved by the Washtenaw County Board of Commissioners to "Protect the public from the harmful effects of secondhand smoke exposure by substantially prohibiting smoking in public and private worksites and public places." LESSOR may terminate the Lease Agreement if chronic violations of the Washtenaw County Clean Indoor Air Regulation occur by LESSEE, members of LESSEE'S household or other persons under LESSEE'S control. Chronic violations are defined as three or more of either Washtenaw County Clean Indoor Air Regulation violations and/or written notices by LESSOR. To access the Regulation in full text, visit website www.eWashtenaw.org or call [734.484.7200](tel:734.484.7200).
56. **CITY OF ANN ARBOR "COUCH BAN" ORDINANCE:** Lessee will not place or permit to remain upholstered furniture which is not intended or designed for outdoor use on exterior porches, balconies, porches, decks, landings or other areas exposed to weather. Lessee acknowledges that the City of Ann Arbor Housing Code prohibits such activity and that the City may remove offending furniture at Lessee's expense. Lessee agrees to reimburse Landlord for all costs associated with Lessee's violation of this paragraph and agrees that any such costs may be charged as additional rent.

57. SCREENS: Lessees agree they will not remove screens from window or throw anything out of windows at any time.
58. LIGHT BULBS AND SMOKE DETECTOR BATTERIES: Prior to commencement the Lessor will outfit all light fixtures with working light bulbs and smoke detectors with working batteries. The Lessee(s) shall maintain all fixtures with working "like kind" light bulbs and smoke detectors with working batteries at all times during the term of the lease and any subsequent renewal leases so that at the time of the lease termination inspection all fixtures have working "like kind" light bulbs and all smoke detectors will have working batteries.
59. NOTES:

I HAVE READ THIS AGREEMENT IN ITS ENTIRETY BEFORE SIGNING, AND SIGN VOLUNTARILY AND WITH UNDERSTANDING OF THE TERMS HEREIN

Mark S. Hannaford, President
Campus Management, Inc. (Lessor)

Date

Lessee #1 Name

Date

Lessee #2 Name

Date

Lessee #3 Name

Date

Lessee #4 Name

Date

Lessee #5 Name

Date

Lessee #6 Name

Date