



LEASE AGREEMENT

November 16, 2025

121 Montgomery Avenue
Bala Cynwyd, PA 19004
Apartment 202

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SUMMARY OF FEES AND CHARGES

The following is a summary of charges that, if applicable, you will be expected to pay during the term of your tenancy at Pembroke Apartments. This summary also includes possible charges that you may incur as a result of default. This is only a summary of certain terms of your lease. It is meant to help you understand and ask any questions regarding the fees and charges. We have tried to accurately summarize the terms of the lease, but in the event of any accidental inconsistencies between this summary and the actual lease, the terms of the actual lease will prevail in all respects.

**These fees represent reimbursement of our internal and third-party expenses.
Some of these fees or charges may include a profit to landlord, when permitted by law.**

Monthly Rental Charges:

Name of Charge	Amount	Frequency	Type of Charge
Base Monthly Rent	As set forth in lease	Monthly, payable on first calendar day of month	Rent.

Storage Locker Charge:

Name of Charge	Amount	Frequency	Type of Charge
Storage Locker Rent	\$50.00	Monthly, payable on first calendar day of month with monthly rent.	Rent.

Parking Charge:

Name of Charge	Amount	Frequency	Type of Charge
Parking Registration Fee	\$45.00	One-Time	Fee for registration of new vehicle for existing resident.

Pet Charges:

Name of Charge	Amount	Frequency	Type of Charge
Monthly Pet Fee	\$40.00 (Dogs) \$35.00 (Cats)	Monthly, payable on first calendar day of month with monthly rent.	Non-refundable fee for keeping a pet.
Pet Deposit	\$500.00	One-time	Refundable. Held by landlord to cover cost of any potential pet damage.

NOTE: If you choose to electronically submit your Rent, Additional Rent, Utilities, or other payments and fees due under the lease, certain surcharges, convenience, fees, and/or processing fees may be charged by third-party electronic payment service providers.

Other:

Name of Charge	Amount	Type of Charge
Lost Key Charge	\$35.00, per occurrence	Fee for replacement of key.
Lock Change Charge	\$125.00, per occurrence	Fee for replacement of lockset on apartment entrance door. This DOES NOT apply to "Smart Lock" technology.
Mailbox Key/Lock Change Charge	\$45.00, per occurrence	Fee for replacement of mailbox lockset.

Lease Changes/Addendum Additions:

Name of Charge	Amount	Type of Charge
In-House Transfer	\$500.00, one-time fee	Fee for transferring to another apartment, does not include application fees. Tenant is still subject to other early termination requirements.(See Early Termination Agreement)
Resident Add-On or Release Fee	\$100.00, per occurrence	Fee for adding or removing a Resident from a lease (does not include application fees for new resident).
Other Lease Changes or Addendum Additions	\$100.00 per occurrence	Fee for any other changes or addendum addition, including but not limited to adding additional addendum for storage locker rental or addition of pet addendum to existing lease.

Fees Payable due to Resident Defaults:

Name of Charge	Amount	Type of Charge
Late Fee	10% of total monthly rent	Fee for late payment of rent or other monthly charges not received by the end of the day (5:00 pm) on the 5 th of the month.
Additional Late Fee	\$45.00 per day	Additional late fee charged on the 6 th of the month for each additional day monthly rent or other charges are not received.
Insufficient Funds Fee/Returned Payment	\$65.00	Fee for your payment being rejected by the bank, credit card company, or other financial institution.
Lease Violations	\$100.00 per offense	Including but not limited to, fee for your failure to properly dispose of regular household garbage, fee for removing personal items from hallways or common areas, fee for
Legal Expenses (including Attorney Fees and Expenses, Court Fees, and Court Agency Fees)	Variable, as permitted by law	Reimbursement to landlord for the expenses of filing and continuing an eviction lawsuit against you.
Damage to Apartment	Variable	Reimbursement of cost of restoring damage.

I/We have read this summary in detail and have been given the opportunity to ask any questions prior to signing the following lease documents. By signing below, I/we acknowledge that I/we understand this summary and will be proceeding with signing the following lease.

LANDLORD: _____

DATE: _____

RESIDENT: _____

DATE: _____

RESIDENT: _____

DATE: _____

PENNSYLVANIA RESIDENTIAL LEASE AGREEMENT

The Landlord and the Resident(s) agree to lease the Apartment for the terms set forth herein. For the purposes of this Lease Agreement, the term "Apartment" refers to the rental unit at the address set forth above. The term "Lease" includes this document and all addenda thereto. The term "Community" means the entire apartment complex. The terms "Landlord" or "we," "us," or "our" refers to the Landlord, its affiliates and its agents and employees. The terms "Resident" or "you" or "your" includes all residents named herein. The Key Lease Terms above are material terms of this Lease and have the meanings set forth above. All adults age 18 and over who will live in the Apartment must each sign this Lease. If an occupant becomes 18 during the lease term, it will be a condition of renewal that he or she must sign the lease at the next renewal.

KEY LEASE TERMS	
Date of Lease:	November 16, 2025
Landlord:	Tepper Properties, Inc.
Landlord's Contact Information:	125 Montgomery Ave. Bala Cynwyd, PA 19004 610-667-4422 info@pembrokeapts.com
Apartment Address:	121 Montgomery Ave. Apt. 202 Bala Cynwyd, PA 19004
Resident(s):	Jacob Elder & Malka Yoffee
Resident(s) Contact Information:	503-515-3539 , 610-636-0405 jacobmelder@gmail.com , malkayoffe@gmail.com
Lease Start Date:	January 01, 2026
Lease End Date:	December 31, 2026
Base Monthly Rent:	\$ 2,995.00
Security Deposit:	\$ 2,995.00

1. TERM AND RENEWAL

The Lease begins on the Lease Start Date and ends on the Lease End Date (which for all purposes in this Lease shall either be the Lease End Date set forth above or the last day of any renewal term, if this Lease was previously renewed). Either party may end this Lease on the Lease End Date by written notice delivered to the other party at least seventy five (75) days prior to the Lease End Date. Prior to any Lease End Date, if your lease has not been previously terminated, we may, in our sole discretion, offer you the option to extend the Lease, as follows:

- (a) At least ninety (90) days before the Lease End Date, we may send you a Lease renewal notice. Such renewal notice may offer an extension of the Lease End Date and may propose a new Monthly Rent (which may be higher than the current Monthly Rent), and possibly other changes in Lease terms. In the event that our standard lease form or any addendum to the Lease is revised, we reserve the right

to require that you either sign a new revised Lease and/or revised addendum or vacate the Apartment on the Lease End Date.

Our offer of renewal is not a waiver of our rights to pursue any existing claims against you including but not limited to claims for unpaid Rent or any violation of the Lease or the law.

We are not obligated to offer to renew this Lease at the Lease End Date, and we may choose, in our sole discretion, to require that you vacate on the Lease End Date.

- (b) If you do not desire to renew the Lease in accordance with the Lease renewal proposal, you may reject the renewal terms by giving written notice to us at least seventy five (75) days prior to the expiration of the current term, in which case you must then vacate your Apartment on the Lease End Date. **If you fail to timely reject the renewal proposal, you will be deemed to have accepted such proposal and the lease will automatically renew for a one year period on the terms set forth in our renewal notice.**

2. RENT

2.1 BASE RENT; MONTHLY RENT

Resident is responsible for paying monthly rent or the use and occupancy of the Property (**Base Rent**) and all other fixed rent and fixed charges described in this Lease (**collectively, Monthly Rent**) on the 1st (**first**) day of each month (**Monthly Rent Due Date**). Rent shall be payable Landlord or his authorized agent, at the following address: **Tepper Properties, Inc. 125 Montgomery Avenue, Bala Cynwyd, PA. 19004**, through the tenant portal, or at such other places Landlord may designate.

2.2 ADDITIONAL RENT

Any amount Resident may be required to pay Landlord or any other party under this Lease in addition to Monthly Rent will be "additional rent". Additional rent charges can result when Landlord or his agent must pay for any expenses which are the Resident's responsibilities under the terms of the lease. Late charges, attorney's fees and any expenses related to the enforcement of this lease shall be classified as "additional rent." If Resident fails to pay additional rent on time, Landlord shall have the same rights against Resident as if it were a failure to pay rent. Lease violation penalty fees shall be classified as additional rent. Additional Rent is due upon demand. The whole amount of rent is due and payable when this lease is effective.

Additional Rent includes, without limitation:

- Any applicable charges for utilities and/or other services to the Property, in amounts that vary by month (Variable Charges), payable to Landlord within 7 days of billing.
- The cost of utilities required to be arranged for and paid by the Resident directly to the service provider.
- The Insufficient Funds Fee, which is \$65.00.
- The Late Fee, which is equal to 10% of one month's rent.

2.3 MANNER OF PAYMENT

All Rent hereunder must be paid by one of the following; provided that any services required to be arranged and paid for by Resident directly to a service provider shall be paid as agreed between the service provider and Resident. Landlord reserves the right to update the Manner of Payment by notice given in accordance with the provisions of the Lease:

- Check or money order made payable to the following recipient and delivered to the following address: **Tepper Properties, Inc. 125 Montgomery Avenue, Bala Cynwyd, PA. 19004** or at such other places Landlord may designate.
- ACH/direct deposit or through the Tenant Portal. Resident will receive information for the Resident Portal prior to the start of the lease date. Any payment fees incurred must be paid by Resident and included in Rent amount.

3. UTILITIES AND SERVICES

Subject to possible interruption pursuant to the terms hereof, Landlord and Resident agree that utilities and other services will be provided and paid for as outlined below. Resident will maintain and/or pay for all utilities without interruption during the Term of the Lease. In the event of early termination, it is the responsibility of the Resident to maintain any utilities paid by the Resident until a new Resident takes occupancy of the Apartment.

3.1 ELECTRICITY

Resident will arrange and pay for the cost of electrical service for the Property directly to the service provider. The name of Property's service provider is currently: PECO.

3.2 HEAT

Landlord will provide natural gas to the Property and the cost is included in Base Rent.

3.3 WATER/SEWER

Water/Sewer is the responsibility of the Landlord and the cost is included in Base Rent.

3.4 TRASH AND RECYCLING REMOVAL

Regular trash and recycling removal services will be arranged by Landlord and the cost is included in Base Rent. Resident is responsible for depositing trash into the appropriate receptacles provided by Landlord or otherwise removing trash in accordance with the Lease. Please see additional information on trash and recycling in paragraph 5 of PEMBROKE APARTMENTS RULES AND REGULATIONS.

3.5 SNOW REMOVAL

Landlord is responsible for snow and ice removal from walks, driveways, steps and any areas where safety should be observed. Assisting with clearing the lot, such as moving your vehicle is imperative during times of snow removal. Resident understands that while these areas will be treated for snow and ice, there is always the potential for hazardous areas and will use caution at all times.

Resident will be responsible for snow/ice removal from their balcony or patio no later than 24 hours after snow or sleet has ceased to fall. Buildup of snow and ice could result in damage to surrounding units. Such damage would be the responsibility of the Resident. In the event Resident fails to fulfill their snow and ice removal responsibility within 24 hours, Landlord may tend to the matter on your behalf at your expense without advanced notice. Any resulting expenses will be classified as "Added Rent". It is agreed that Resident shall not use any salt on balconies or patios. Calcium chloride is recommended instead for de-icing and is not harmful to the masonry.

3.6 LANDSCAPING

The cost of landscaping services for all common areas of the property is included in Base Rent. Residents with yards are responsible for the upkeep of any plants or other foliage in their yard.

4. SECURITY DEPOSIT

You shall pay to us the Security Deposit identified above. The Security Deposit is intended to protect us in the event that you do not perform all of your obligations under this Lease. We may retain the Security Deposit to pay for losses or damages caused by your breach of this Lease, including, but not limited to, any unpaid Rent (including unpaid Additional Rent), other unpaid charges, damage to the Apartment, and loss of future rent if you vacate before the end of the Lease Term. Security Deposit is equal to one month's rent and will increase proportionately each year based on the rental increase as part of the lease renewal for the first five (5) years of the Lease.

You must pay any charges which are not covered by the Security Deposit as Additional Rent. After you vacate the Apartment, any remaining portion of the Security Deposit will be returned in accordance with the law. You must vacate the Apartment before you are eligible to receive the Security Deposit. If no forwarding address is provided to us, we shall send any refund of such deposit to your last known address.

You may not use the Security Deposit to pay Rent, Utilities, or any other charges while you are in possession of the Apartment.

5. RESIDENT INSURANCE

Resident is responsible for personal liability/fire insurance coverage on premises for a limit of no less than \$300,000.00 adding **TEPPER PROPERTIES, INC.** as an **"added insured"**. Resident agrees to obtain this policy and provide a copy to Landlord or Agent within seven (7) days of moving into the apartment; however, the policy should be dated on the first day of the rental agreement. We suggest insuring personal property for an amount that Resident feels adequate. **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. In the event Resident fails to provide Landlord with a copy of a valid coverage as agreed, Landlord may issue a Notice of Lease Violation to the Resident and may obtain insurance on the Resident's behalf at the Resident's expense. In the event a written Notice of Lease Violation is issued to the Resident, the Resident shall correct the violation within five (5) days. If Resident fails to correct the item(s) in violation, he will be responsible to pay a Lease Violation Penalty Fee no less than \$100.00 payable as added rent.

6. PARKING

Monthly rent includes parking for up to 2 vehicles for 2 and 3 bedroom apartments and 1 vehicle for 1 bedroom apartments. Vehicle information will be collected from you prior to your move in and you will be provided with a parking permit which must be displayed on your vehicle at all times. There is a \$45.00 new vehicle registration fee for any existing Tenant who requires a new parking permit during their residency.

7. STORAGE SPACE

Storage lockers (**Storage Space**) are located in the lower level of both buildings and are available for rent at an additional cost. The rent for the Storage Space (**Storage Rent**) is \$ 50.00 per month. An additional Storage Space Addendum is required. Illegally occupying a storage locker or storing items in common areas will be considered a Lease Violation. Notice of Lease Violation is issued to the Resident, the Resident shall correct the violation within five (5) days. If Resident fails to correct the item(s) in violation, he will be responsible to pay a Lease Violation Penalty Fee no less than \$100.00 payable as added rent.

8. PETS

No dogs, cats, birds, reptiles, fish or other animals shall be permitted in the Apartment, even temporarily, without our prior written consent. If a pet has been approved, a Pet Agreement must be signed by you which shall be incorporated into and become a part of the Lease. A violation of the Pet Agreement is a violation of the Lease. If you bring a pet into your Apartment and fail to notify us, we reserve the right to charge pet fees from the time that you acquired the pet, as Additional Rent. Our charging of these fees is not approval to have the pet and you must still apply for approval, and remove the pet if approval is denied. An assistance animal is not a pet. If we approve an assistance animal as a reasonable accommodation for a disability-related need, you must sign the Assistance Animal Agreement which shall be a part of the Lease.

Resident will pay Landlord additional Pet Security (**Pet Security**) of \$ 500.00. Landlord will only use a Security Deposit to pay for the costs of pet-related damages if any.

Resident will pay Landlord additional Pet Rent (**Pet Rent**) of \$45.00 for dogs or \$35.00 for cats per month included with Base Rent (**Monthly Rent**).

9. SMOKING POLICY

Smoking means: (a) inhaling, exhaling, breathing, carrying or possessing any lighted cigar, cigarette, pipe, or any other lighted or heated tobacco or plant (including marijuana) product intended for inhalation

including hookahs or any similar product, whether natural or synthetic, in any manner or in any form; or (b) use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form. Smoking is not allowed on the Property and, if applicable, all common areas of the Building and on Building grounds.

Additional Terms

1. RESIDENTS PERMITTED

Only the Resident(s) (age 18 and over) and Occupant(s) listed on the first page of this Lease may reside in the Apartment. It is a breach of this Lease to have any persons(s) living in the Apartment who are not listed on the first page of this Lease.

2. PROPERTY CONDITION

You agree to practice good housekeeping and to properly maintain the Apartment and fixtures during the term of this Lease, and to return the Apartment to us on the Lease End Date, in the same condition as it was on the Lease Start Date, excepting normal wear and tear. You agree to keep the Apartment free of excessive clutter. We have not made any promises as to the condition of the Apartment. All warranties are waived, to the extent allowed by law. It is assumed that when you move in, you have inspected the Apartment, or waived your right to do so, and agree that the Apartment is in good and satisfactory condition, and you agree to accept the Apartment "as is." Our only obligation to you is to make sure the Apartment complies with the implied warranty of habitability as set forth in Pennsylvania law. You must promptly notify us in writing if the Apartment is damaged or repairs are required. Failure to promptly report such damages is a violation of this Lease. Only our employees, agents or contractors may make repairs, or perform services, including extermination, to or in the Apartment. We are not responsible for any inconvenience or loss caused by repairs to the Apartment.

We warrant the habitability of the Apartment. If you have any complaint concerning conditions of the Apartment which you believe makes the Apartment uninhabitable, you must give written notice delivered to us by certified mail, return receipt requested, of these conditions. You must then give us a reasonable opportunity to effect repairs correcting these conditions. Your failure to do so will constitute a waiver of any habitability defense that you might raise, and a waiver of any affirmative claim against us for non-habitability.

3. YOUR RESPONSIBILITY FOR DAMAGES

You must reimburse us, upon demand, for any costs or expenses incurred by us as a result of damages to the Apartment or common areas caused by you or your family members, guests, visitors, occupants, or invitees. We may demand that these charges be paid by you in advance of any repairs or be due and payable with the next following monthly rental payment, as Additional Rent, or, if you have vacated the Apartment permanently, the charges are immediately due. Any delay in demanding payment is not a waiver. Failure to pay these charges is a violation of the Lease. Regardless of whether payment is made, we reserve our right to terminate your right to possession of the Apartment if the circumstances causing the damage constitute grounds for eviction pursuant to the law.

4. POSSESSION

In the event Landlord cannot deliver possession of the Property to the Resident by the Start Date, through no fault of the Landlord, this Lease will continue in full force but Resident, as Resident's sole remedy, will not be obligated to pay the Monthly Rent (prorated based upon a 30 day month) for the period that Resident is unable to take possession. If Landlord fails to deliver possession of the Property by the 30th day following the Start Date, either Landlord or Resident may terminate this Lease at any point before actual possession of the Property is delivered to Resident, in which event all amounts paid to Landlord by Resident will be returned and Landlord will be released from all obligations and liability under the Lease.

5. RENT

5.1 PAYMENT

You must pay the Base Monthly Rent and any Additional Rent, as defined below (collectively the "Rent"), to us by the first (1st) day of every month in such manner as directed by us during the Term hereof. You may not withhold or offset Rent unless authorized by law. If we receive a payment from you which is less than the full amount owed by you, we may, in our sole discretion, apply such payment to any of the charges owed by you, which may include paying in full any late charges, legal fees, or any other Additional Rent charges prior to applying any amount of such payment to the Rent. Variable charges, if any, will be payable according to the timeframe specified in Basic Terms. Non-payment or payment to any other party is a violation of this Lease Agreement and cause for termination of Lease.

5.2 LATE PAYMENT

Rent is due on the first (1st) of the month. If any portion of the Rent (including Additional Rent) is not paid by the end of the business day (5:00 pm) on the fifth (5th) calendar day of the month, you must pay a late fee **equal to 10% of the Base Monthly Rent** for each month until your account is brought current. This percentage is used solely for calculating the amount of the late charge and is not an interest or finance charge. Starting on the sixth (6th) day of the month, an additional late charge of \$45.00 per day will be incurred for each additional day rent is late. This late fee is Additional Rent. Failure to pay the Rent by that date is a violation of the Lease. Habitual late payment of rent is grounds for non-renewal of your lease and/or eviction even if the late fees have been paid.

5.3 RETURNED CHECKS/DISHONORED PAYMENTS

If any payment of any Rent or other charges under this Lease is returned for insufficient funds or otherwise fails, Resident will pay Landlord a fee (Insufficient Funds Fee) in the amount of \$ 65.00. Landlord will also have the right to require the dishonored payment be replaced by cashier's check, certified check, or money order. Should more than two of Resident's payments to Landlord during the Term be returned for insufficient funds, Landlord may require that all future payments of Monthly Rent and other obligations be paid by cashier's check, certified check, or money order.

5.5 EARLY TERMINATION

Unless allowed by this Lease Contract, or Pennsylvania law, you won't be released from your tenancy 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. In the event Landlord agrees in writing to end this Lease before the end of the Term or if Resident cancels this Lease improperly, or the Lease is canceled by Landlord because of Resident's default, Resident will continue to be liable for payment of rent until a new qualified Resident takes occupancy of the Apartment. It is also the responsibility of the Resident to maintain any utilities paid by the Resident until a new Resident takes occupancy of the Apartment. It is the responsibility of the Resident to appropriately market their apartment and refer any Prospective Residents to Landlord or Landlord's Managing Agent to complete the application process. If Resident finds the new Resident, Resident will pay Landlord a fee of \$500.00. If Landlord finds the new Resident, Resident will pay Landlord a fee equal to one half of the current monthly rent, plus any advertising costs incurred by the Landlord. The security deposit will be forfeited.

5.6 LAST MONTH'S RENT

Last month's rent must be paid in full in accordance with the Terms of this Lease, no portion of the security deposit can be applied to Last Month's Rent.

6. RESIDENT'S OBLIGATIONS

6.1 USE AND OCCUPANCY

You will personally use and continuously occupy the Apartment as a residence for you and authorized occupants named above. You shall comply with all State and local occupancy regulations. It is our general policy to limit occupancy to two (2) persons per bedroom. Exceptions may be made under certain circumstances. We will consider all requests that are submitted to us in writing. You will notify us in advance if you intend to be away from the Apartment for more than ten (10) days. While you are away from the apartment, you agree to keep the temperature and humidity properly controlled, including keeping the heating or air conditioning on, in order to prevent hazardous conditions such as freezing pipes or moisture accumulation resulting in mold growth.

You shall occupy the Apartment as a private residence only, and no one (including any family members, guests, visitors, occupants, or invitees) may use the Apartment for any business, trade, or profession; provided, however, the Apartment may be used as a home office if you have obtained advance written approval by us.

You will comply with, and shall be subject to, all statutes, laws, ordinances and regulations related to this tenancy. You shall be responsible for any expenses incurred by us in connection with any violation of such statutes, laws, ordinances and regulations by you (or your family members, guests, visitors, occupants or invitees), which expenses shall be payable as Additional Rent and shall be due on the next day the Rent payment is due.

6.2 PERMITTED OCCUPANTS

Except as prohibited by applicable law, the Property will not be occupied by anyone other than the following: (i) Residents; (ii) Occupants identified in the Key Terms; and (iii) children under the age of majority of any Resident (and Resident will notify Landlord promptly after any such children take occupancy).

6.3 JOINT AND SEVERAL LIABILITY

Each of you is jointly and severally liable for all Lease obligations, regardless of whether any of you vacates the Apartment before the end of the Lease. In other words, we may require any one of you to pay the entire amount of the Rent, and/or Utilities or other Additional Rent. It is your responsibility, and not our responsibility, to collect any amount that you may believe a coresident owes to you.

6.4 PROHIBITED CONDUCT

You will not engage in any activity that disturbs, threatens, or interferes with the rights, comfort, health, safety, or convenience of others (including other residents and our agents, employees, vendors and contractors). You will not engage in theft or cause damage in the Community, including to any apartment, any common areas, and any possessions belonging to others. You will not display, possess, use, discharge, or store illegal or dangerous weapons in the Community, including but not limited to those likely to produce death or serious bodily injury, such as unregistered or unsecured firearms, BB or pellet guns, switchblades, bows and arrows, or machetes. You will not engage in or threaten violence in the Community.

You will not disrupt our business operations or injure our reputation by making allegations against us which are false or made in bad faith. You will not conduct any illegal or dangerous activity, and will not store any flammable, dangerous, illegal, or hazardous materials or substances, other than ordinary household cleaning materials, in the Apartment or in the common areas. You will not do anything that might create a fire hazard or otherwise increase the danger to the Apartment, Community, or to others. Prohibited conduct by any occupant (including minor children) or any of your family members, guests, occupants, agents, or invitees is a violation by you. We reserve the right, in our sole discretion, to temporarily or permanently exclude from the Community (including your Apartment) guests or others

who, in our judgment, have violated the law or the Lease while present in the Community, are creating a nuisance in the Community, or are otherwise deemed to be undesirable to the Community. In addition, any prior resident or occupant that leaves the Community while still owing money to the management company or owner, or who has been evicted from an apartment in the Community, is not permitted to return to the Community. Any such person shall be considered unauthorized, and the Resident that permits the presence of such person shall be in material violation of the Lease.

6.5 UTILITIES

Prior to the Start Date, Resident will open accounts (including making any required deposits for service) in Resident's name for all utilities specified as Resident's responsibility under the Basic Terms. You must keep all utilities on and activated during the term of your Lease, and any failure to do so is a violation of your Lease. You must use only those utilities needed for normal household purposes and must take all reasonable efforts to conserve energy and water and to avoid waste. Using the utility services of the Landlord or one of your neighbors without paying is both illegal and a violation of your Lease. You acknowledge that temporary interruption of utility services may occur from time to time. In the event of a planned temporary interruption for repairs, we will use reasonable efforts to notify you of any such interruption. Sometimes we or the utility provider must interrupt your utility service on an emergency basis and sometimes severe weather causes power outages in which cases we cannot provide advance notice. In any event, we are not responsible for, and you will not receive compensation from us or a rent reduction for, any inconvenience or financial or other loss caused by any planned or unplanned temporary interruptions or caused by extended interruptions that are not within the Landlord's control to remedy. If your electricity is interrupted, you must only use battery-powered lighting. In no event may you use candles or any other flames to provide lighting or heat.

6.6 MAINTENANCE

Resident will: (i) keep and maintain the Property in a clean, safe, and sanitary condition; (ii) regularly dispose of all garbage and other waste in a clean and safe manner, not overload any trash receptacles, and separate and dispose of recyclable and compostable materials in any provided separate receptacles; (iii) use all appliances, fixtures, and equipment located in the Property in a safe and reasonable manner in keeping with their intended function and, if provided to Resident, the applicable operating instructions; (iv) not obstruct access to doors, windows, hallways and stairwells; and (v) maintain the Property in the same condition as it was delivered to the Resident, except for ordinary wear and tear. The Property is equipped with smoke detectors, and Resident will regularly (not less often than once per month) test the detectors and, if the devices are battery operated, Resident will replace batteries every 6 months, or more often as needed. Resident will pay to repair any damage to the Property caused by Occupants or any guest of Occupants, except for ordinary wear and tear.

6.7 ADDITIONAL CONSIDERATIONS

Resident agrees that all hardwood flooring is to be covered by rugs or carpeting to the extent of at least 75 percent of the floor area of each room, except kitchens, pantries, bathrooms and hallways. Resident is responsible for any damage to the hardwood flooring. Window blinds or coverings are provided and inspected and/or replaced prior to move in. Any broken blinds will be the responsibility of the resident. Resident will not place any window coverings on windows which are visible from the outside unless they are white or off-white in color and that window will be closed and locked during inclement weather to preserve heat. Barbecue grills may not be used on patios.

6.8 NO TRANSFER

Resident will not sublease or assign all or any portion of the Property or this Lease without the prior written consent of Landlord, in Landlord's sole discretion. Any attempted sublease or assignment of the Property or this Lease without the prior written consent of Landlord will be void and cause for termination by Landlord. No sublease of the Property will release Resident from any obligation under

this Lease, and Resident will be liable for any violations of this Lease caused by a subResident. Resident will not rent the Property, or any portion of the Property, including any rental program such as "Airbnb", "VRBO", or similar program, and Resident's entry into any short-term rental agreement will be cause for termination of this Lease by Landlord.

6.9 NO ALTERATIONS

Except as expressly permitted herein, you may not make any changes or additions to the Apartment without our prior written consent, which consent may be withheld in our sole and absolute discretion. This provision includes, but is not limited to:

- (a) You will not install any paneling, flooring, built-in decorations, partitions, moldings or any other fixture drilled into or attached to the floors, walls, decks/verandas/balconies (if any) or ceilings.
- (b) You will not install wallpapering or other permanent type decorations.
- (c) You agree that you will not paint the walls or ceilings in the Apartment.
- (d) You will not install or remove any equipment or wiring including but not limited to, screens, locks, smoke detectors, alarm systems, security devices, cameras, or wiring for telephone, television, cable and satellite hookups. If a security camera is approved, we reserve the right to limit or restrict the type of camera and the method of use, and we reserve the right to withdraw approval at any time if the operation of the camera is determined by us to be interfering with the rights, privacy, or quiet enjoyment of others.
- (e) You will not make any changes to the plumbing, kitchen equipment, air conditioning, electrical or heating systems or any equipment or fixtures attached thereto.
- (f) You will not install any washer, dryer, dishwasher, or use a portable washer, dryer, dishwasher or heater (except where a hook-up is provided by us and agreed to by us in writing).
- (g) You are not permitted under any circumstances to penetrate the exterior walls, decks and side railings or the like with nails, screws or other hangers.
- (h) You may not add or install any air conditioning unit without our prior written approval. You shall be responsible for maintenance and repair of any approved air conditioning unit owned by you, and any such approved unit cannot be installed in window earlier than May 1 and must be removed from the window no later than September 30 of each year.

You acknowledge that any violation of this Paragraph is a material breach of this Lease and shall be grounds for termination of your right to possession of the Apartment. We may demand removal of any installation, addition, or alteration that we deem, in our sole discretion, to be aesthetically displeasing, hazardous, or undesirable. All changes or additions to the Apartment or any common area made without our prior written consent shall be removed by you on demand and, if the Apartment has been altered, you shall promptly return the Apartment to its original condition. If you fail to comply within ten (10) days of demand, you hereby give permission for us to remove or restore the violation, and if necessary, to enter your apartment to do so. You further agree that you shall pay our costs of inspecting, repairing, removing, storing and disposing of anything installed or affixed by you in violation of this Lease which shall include the salaries of our personnel as well as costs of outside contractors, supplies and materials, as Additional Rent.

All changes or additions to the Apartment made with our written consent shall become our property when completed, shall be fully paid for by you, and shall remain as part of the Apartment at the end of the term unless we demand that you remove them. You shall not allow any mechanic's lien or other claim to be filed against the building. If any lien or claim is filed against the building, you shall have it promptly removed. Failure to do so shall be a violation of this Lease and grounds for termination.

7. LANDLORD'S OBLIGATIONS

7.1 SERVICES AND UTILITIES

Landlord will only provide the services and utilities to the Property as specified in the Basic Terms in the amounts specified in the Basic Terms as currently provided to the Property and as otherwise required under applicable law. Resident waives all liability of Landlord for any interruption or insufficiency of any service or utility resulting from causes beyond the reasonable control of Landlord.

7.2 MAINTENANCE AND REPAIRS

Subject to Resident's duties under Section 7.6 above, Landlord will maintain the Building (including structural elements, roof, and systems) in good order and repair and, if applicable, will maintain the Building common areas, in a clean, safe, and sanitary condition. Landlord will be responsible for, and will pay for, repairing (and restoring to working condition) the appliances, fixtures, or equipment located in the Property, except if any repairs are necessary as a result of improper use by Occupants, or the guest of any Occupant. Resident will notify Landlord promptly in writing via email to info@pembrokeapts.com or through the Resident Portal upon becoming aware of any condition within the Property or, if applicable, in the Building, that requires repair or maintenance by the Landlord. Landlord will undertake any required repairs reasonably promptly, based on the condition, following receipt of notice. Delay by Landlord in performing or completing any repair will not permit Resident to complete the repair or incur related expenses or to terminate this Lease, except as permitted by applicable law.

7.3 QUIET ENJOYMENT

Landlord covenants and agrees that, provided Resident is not in default under this Lease, and provided that Resident keeps, observes, and performs all obligations contained in this Lease, Resident will have quiet possession of the Property and such possession will not be disturbed by or interfered by Landlord. Landlord will under no circumstances be held responsible for restriction or disruption of use, enjoyment, or access to the Property from public streets caused by construction work or other actions taken by governmental authorities or other parties, or any entry or work by Landlord in or around the Property authorized by this Lease, or any other cause not entirely within Landlord's direct control, and such circumstances will not constitute a constructive eviction of Resident nor give rise to any right of Resident against Landlord.

8. LANDLORD'S ACCESS

8.1 ACCESS

Landlord, its agents and contractors, will have the right of reasonable access to the Property during normal business hours to perform its obligations of maintenance and repair of the Property or, if applicable, any other portion of the Building, as long as Resident is provided (in writing, by telephone, or other means designed in good faith to provide notice) 24 hours' notice prior to entry, except that in the case of an emergency or, if applicable, if repairs or maintenance elsewhere in the Building unexpectedly require access, Landlord may immediately access the Property and will leave written notice in a conspicuous place in the apartment immediately after entry. Landlord and its agents will have the right to access the Property during normal business hours for the purpose of showing the Property to prospective Residents and purchasers. Landlord will provide 24 hours prior notice given to Resident (in writing, by telephone, or by other means designed in good faith to provide notice) before any showing, except after a move-out or vacate notice is given, in which case written notice of the entry will be left in a conspicuous place in the apartment immediately after entry. Resident will not prevent Landlord from accessing the Property in order to conduct showings for which Resident was provided notice. We will make the attempt to accommodate the Resident's schedule for any required maintenance visit or showing, however, not every request can be fulfilled.

8.2 RIGHT TO PERIODIC INSPECTION

The Landlord or Landlord's Agent may enter during reasonable hours as long as Resident is provided (in writing, by telephone, or other means designed in good faith to provide notice) 24 hours' notice prior to entry and for the purpose of inspecting the premises, making necessary repairs, alterations or improvements, or supplying necessary services including but not limited to drains, filters, exhaust fans and any pest services.

9. SURRENDER

9.1 ABANDONMENT

If Resident moves out of the Property (abandonment) before the Expiration Date without notice and without the intention to return Landlord may deem the Property abandoned and terminate the Lease. The intention may be evidenced by (i) Resident's removal of substantially all its personal property and (ii) either (A) nonpayment of rent for more than two (2) months or (B) an express statement that the Resident is vacating the Property by a specified date. If Resident abandons the Property, Landlord may send notice containing certain statements to each Resident's last-known address, and if the notice is returned as undeliverable or Resident fails to contact Landlord within ten (10) days after receipt of the notice, Landlord may take possession of the Property and the Lease will be deemed terminated. Landlord may remove Resident's possessions; however, Landlord must hold them for not less than thirty (30) days, at the expiration of which Landlord may dispose of them as the Landlord deems appropriate.

10. DEFAULT

10.1 DEFAULT BY RESIDENT

Resident will be in default (Default) if: (i) Resident fails to pay any Monthly Rent by 5 days after Monthly Rent is due and does not cure the failure within 2 days of receiving written notice from Landlord; (ii) Resident fails to pay any Additional Rent by 2 days after the Additional Rent is due and does not cure the failure within 2 days of receiving written notice from Landlord or; (iii) Resident fails to comply with any other obligation or restriction in this Lease and does not cure the failure within 2 days of receiving written notice from Landlord. If Resident Defaults under this Lease, Landlord may exercise all rights and remedies available under applicable law, including the right to: (i) terminate this Lease; (ii) regain possession of the Property through an eviction or similar process; (iii) recover from Resident all unpaid Rent, including unpaid Monthly Rent, Additional Rent, Late Fees and, if applicable, holdover Rent for the period prior to Resident's delivery of possession of the Property to the Landlord; (iv) recover all Rent payable under this Lease for the period from the date of termination for Resident Default through the stated Expiration Date, less the amount Landlord is able to collect from any replacement Residents for that period; and (v) recover all reasonable costs and expenses incurred by Landlord in repairing any damage to the Property, caused by the improper use by any Occupant or any guests of an Occupant, less any amounts obtained from the Security Deposit. Additionally, to the extent permitted under applicable law, Landlord may recover from Resident Landlord's court costs and reasonable attorneys' fees and expenses incurred in connection with any legal proceedings against Resident. To the extent required by applicable law, Landlord will use reasonable efforts to mitigate any damages resulting from Resident Default.

10.2 LEGAL FEES AND COURT COSTS

If we believe, in our sole discretion that (a) you have breached this Lease in any material respect, including, but not limited to, the failure to pay rent in a timely manner, (b) you have committed any act that is grounds for eviction, or (c) a dispute has arisen in connection with the negotiation of a new lease or lease extension, we may choose to engage the services of an attorney (including in-house counsel) to represent, advise and otherwise assist us. If we choose to engage the services of an

attorney (including in-house counsel), with regard to such alleged breach of this Lease, act, or dispute, you must pay our reasonable attorney fees and related expenses. In addition, you must pay all of our court costs incurred in connection with any eviction or other legal dispute filed in connection with this Lease, regardless of whether we engage the services of an outside attorney. Because these fees and costs are a direct result of your default, you are agreeing that you should be and will be responsible to pay for any and all of our legal fees (including the use of in-house counsel) and costs upon your default of the Lease.

11. NOTICES

Any notice of termination of this Lease, notice of Default by Resident under this Lease, notice of eviction by Landlord, and any other notice required to be given in writing under applicable law (**Material Notices**) will be in writing and sent to Resident and Landlord at the applicable address set forth in Section 20 below. Except for Material Notices, all other written notices under this Lease may be delivered to the other party at the e-mail address, physical address of the party specified in Section 20, or through the Tenant Portal. Your activation of your Resident portal constitutes your agreement to receive notices via the Resident portal. You agree and consent to accepting electronic service (email) as sufficient legal service, unless otherwise required by law, of any and all notices related to this tenancy (including, but not limited to, lease renewal notices and demand for possession notices), at your email address currently on file with us. The Notice shall be effective upon sending, and you agree to promptly open and read all electronic notices related to this tenancy. Unless state law requires individual notice, you agree that notices sent to the single email address provided by you shall constitute notice to all Residents. You agree that the email address you have provided will continue to be the correct, functioning electronic service address for notices related to this tenancy. If you change your email address it is your responsibility to notify us in writing of the change.

12. CASUALTY DAMAGE

If property is uninhabitable by a fire, storm, or other casualty, then this Lease will terminate as of the date of the casualty and Resident will pay to Landlord only the Rent for the period prior to the casualty and Landlord will return to Resident any Rent paid for the period after the casualty. However, if a portion of the Property remains habitable, then this Lease will continue but Monthly Rent will be adjusted proportionally based on the proportion of the Property still habitable by Resident, until the damaged portion of the Property has been restored to a habitable condition. Nonessential elements (including decks and porches) of the Property will not be counted in determining the habitable portions of the Property. If the Property is part of a larger Building and any other part of that Building is materially damaged by casualty, Landlord will have the right to terminate this Lease upon 30 days' written notice to Resident. If the Property or another portion of the Building of which the Property is a part, is damaged or destroyed by fire or other casualty resulting from any negligent act by any Occupant or the guest of an Occupant, Resident will be liable to the Landlord for the costs of repairing the damage.

13. GOVERNMENT TAKING

If all or a substantial part of the Property is taken by right of eminent domain, or by purchase in lieu of condemnation, and the taking would render the Property uninhabitable, this Lease will terminate, and the Rent will cease as of the date that the physical taking of the property occurs. If part of the Property is taken the Resident may choose to terminate the Lease as provided in the preceding sentence, or remain in the Property for the duration of the Term but the Monthly Rent will be adjusted proportionally based on the portion of the Property still habitable by the Resident, and Landlord will restore the property to a condition suitable for the Resident's Use, as near to the condition immediately prior to the taking as is reasonable under the circumstances.

14. RESIDENT’S PROPERTY

Resident acknowledges that Landlord’s insurance does not cover loss or damage to any of Resident’s personal property located on the Property and that Landlord will not be liable for any damage to the Resident’s personal property. As outlined in the Basic Terms (Section 1.8), Resident will obtain and maintain (during the Term) renter’s insurance of at least the level stated in the Basic Terms. Upon Landlord’s request, Resident will provide Landlord a certificate of insurance as evidence of the policy.

15. SUBORDINATION/ ESTOPPEL

This Lease and Resident’s rights under this Lease are subject and subordinate to any current and future mortgages/deeds of trust (and any related amendments) on the Property (or the land where the Property resides). Upon Landlord’s written request, Resident will sign any documents required by any applicable lender or purchaser to affirm the terms and status of this Lease.

16. GENERAL

This Lease will be governed by the laws of the Commonwealth of Pennsylvania, and any additional laws of the city or county in which the Property is located. This Lease will be binding on and inure to the benefit of all permitted heirs, legal representatives, and assigns of the parties. This Lease, along with the attached Addenda and legal disclosures, contains the entire agreement between Landlord and Resident and may not be changed except in writing signed by all parties. If any provision of this Lease is found to be invalid or unenforceable, all other provisions contained in this Lease will remain binding and enforceable to the maximum extent permitted by applicable law.

17. DISCLOSURES/ADDENDA

Resident acknowledges that the legal disclosures and addenda (**Addenda**) attached to this Lease are part of the legal agreement between the parties. Resident will comply with all applicable rules and regulations set out in the attached addenda. The terms of this Lease will control in the event of any conflict between the terms of any Addenda and the terms of the Lease.

18. EXECUTION

All individuals indicated in the Basic Terms as comprising Resident will sign this Lease and related attached Addenda where indicated. Each of Landlord and Resident consents to the other party’s execution of this Lease by electronic signature. Delivery of this Lease containing the electronic signature of a party or otherwise by facsimile through electronic means or as a digital copy will have the same full force and effect as a manually executed original version.

IN WITNESS WHEREOF, Resident and Landlord have executed this Lease as of the date of the last signature below.

LANDLORD: _____
TEPPER PROPERTIES, INC.

DATE: _____

RESIDENT: _____

DATE: _____

RESIDENT: _____

DATE: _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor’s Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - i. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - ii. Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the lessor (check (i) or (ii) below):
 - i. Lessor has made accessible to the lessee all available records and reports pertaining to lead based paint and/or lead-based paint hazards in the housing with copies available upon written request (list documents below).
 - ii. Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee’s Acknowledgement (initial)

- (c) _____ Lessee has had the opportunity to access all information listed Above, and the information is available during normal business hours. Copies are available upon written request.
- (d) _____ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent’s Acknowledgement (initial)

- (e) _____ Agent has informed the lessor of the lessor’s obligations under 42 U.S.C 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy
 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

LANDLORD: _____ DATE: _____
 TEPPER PROPERTIES, INC.

RESIDENT: _____ DATE: _____

RESIDENT: _____ DATE: _____

Maintenance Agreement

Apartment: 202

Upon occupancy, Resident has 3 days to report any issues with each addendum item. Any issues will be remedied by the landlord. It is assumed that when you move in, you have inspected the Apartment, or waived your right to do so, and agree that the Apartment is in good and satisfactory condition, and you agree to accept the Apartment "as is." Resident is encouraged to take photos upon move in so there are no issues in the event of damages upon move out which are in question.

Our only obligation to you is to make sure the Apartment complies with the implied warranty of habitability as set forth in Pennsylvania law. Resident shall at his own expense, and at all times, maintain the premises in a clean and sanitary manner including all equipment, appliances, furniture and furnishings therein and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted.

Paint: Resident shall not paint, paper, or otherwise redecorate without the prior written consent of the Landlord. All paints, materials and work plans must be approved in writing by Landlord or his authorized Agent. Resident shall be responsible for paint spills/clean-ups or damages as a result of paint related work.

Common Areas: Use of the basement/lower levels are not included in the rent, nor should it be considered living space. Resident agrees to be responsible for maintaining all common areas as properly at all times. (No littering, etc.) Resident may lease a locker by contacting the office and signing an additional addendum. Resident(s) are encouraged to clean the area outside of their doors/hallway area.

Windows: Resident is responsible for the cleaning and maintenance of the windows on the premises. If any window(s), screen(s) or blind(s) become damaged or broken as a result or during the term of this tenancy, the Resident will be responsible for notifying Landlord and reporting necessary repair(s) in writing or by using the Maintenance Form. Resident should familiarize themselves with the operation of the windows.

Cooling Systems: The dwelling is equipped with air conditioner units. It is the Resident's responsibility to clean the filter at least once a month during the heating season.

Plumbing Stoppages: Resident is responsible for all localized plumbing stoppages or any other plumbing stoppages due to negligence of Resident. Resident is responsible for the cleanup of waste spills as a result of any Resident caused plumbing stoppages.

Mold: To minimize the occurrence and growth of mold, you hereby agree with the following:

- ❖ **Moisture Accumulation:** You shall remove any visible moisture accumulation in the Apartment, including on walls, windows, floors, ceilings, and bathroom fixtures. You shall mop up spills and thoroughly dry affected areas as soon as possible after occurrence. You shall use exhaust fans in the kitchen and bathroom when necessary and you shall keep temperature and moisture levels in the Apartment at comfortable and reasonable levels, even when you are away from the apartment.
- ❖ **Apartment Cleanliness:** You shall clean and dust the Apartment regularly, and shall keep the Apartment, particularly kitchen and bath, clean, and free from clutter and you shall not overfill or stuff closets or rooms in the Apartment so as to allow for proper air circulation in these areas. You shall not allow damp stacks of clothes or other cloth materials to lie in piles for an extended period of time.
- ❖ **Ventilation:** Proper ventilation and dehumidification are essential. The relative humidity in the apartment must remain below 55%. You agree to be responsible for properly ventilating and dehumidifying the apartment and the contents to retard and prevent mold and mildew and that we shall not be responsible for damage to the apartment, or the personal property contained therein for damages caused by mold and mildew. AIR CONDITIONING MUST BE USED AT ALL TIMES DURING HUMID WEATHER INCLUDING TIMES WHEN YOU ARE ABSENT FROM THE APARTMENT. Ventilation can be an issue during the colder months if the air conditioning unit and fans are off and the windows are kept closed. Resident agrees to properly ventilate the unit even during colder months so as to keep the humidity levels low and to prevent condensation on the windows and windowsills. When doors or

windows are open temporarily to allow for fresh dry air, turn the air conditioner to OFF. To the extent possible, keep windows and doors closed in damp or rainy weather conditions to avoid moisture entering the apartment and leave the Air Conditioners set to the "AUTO" mode so they can perform their proper dehumidification process at the proper temperatures. You must use proper ventilation in the bathrooms, especially when the water is in use. You are also responsible for dusting and maintaining the bathroom fans to ensure proper ventilation of the bathrooms.

- ❖ **Air Conditioner Maintenance:** you are responsible for the cleaning and maintaining of the air conditioning units in your apartment. Filters should be cleaned frequently, and the front vents should be dusted.
- ❖ **Notification of Landlord:** You shall promptly notify us IN WRITING of the presence of the following conditions:
 - ▶ A water leak, excessive moisture, or standing water inside or near the Apartment;
 - ▶ A water leak, excessive moisture, or standing water in any common areas of the buildings;
 - ▶ Mold growth in or on the Apartment that persists after you have tried several times 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;
 - ▶ A malfunction in any part of the heating, or air conditioners.
- ❖ **Liability:** You shall be solely responsible and liable for damages sustained to the Apartment, the building, or to your person or property as a result of your failure to comply with the terms of this provision.
- ❖ **Violation:** IF YOU FAIL TO COMPLY WITH THIS PROVISION OF THE LEASE, YOU CAN BE HELD RESPONSIBLE FOR PROPERTY DAMAGE TO THE APARTMENT AND BUILDING CAUSED BY YOUR NON-COMPLIANCE. Violations shall be deemed a material violation of this Lease and we shall be entitled to exercise all rights and remedies against you in law or in equity including but not limited to claims for damages, eviction, and legal fees to the extent allowed by law. You agree to hold us harmless for damage or injury to person or property resulting from your failure to comply with the terms of this lease provision. In addition, we reserve the right to terminate the Lease and demand that you vacate if, in our sole judgment, there is mold present in the Apartment which poses a safety or health hazard to Residents or other persons, or if your actions or inactions are causing a condition which is conducive to mold or mildew growth or are preventing us from promptly and properly remediating mold growth.

Mold tests can be completed upon request, however, if mold is not found to be present, Resident will be responsible for the cost of the test.

Lockouts: Should Residents lock themselves out of their dwelling and be unable to gain access through their own resources, they may contact the Landlord to gain entry. Resident will be responsible for damages, if any. Resident shall be responsible for costs associated if Landlord is called upon to assist Resident gain entry; there will be a \$65.00 charge, after 8:00 PM and on weekends or holidays there is a \$125.00 charge. A professional locksmith may be contacted in the event that contact cannot be made, however Resident must provide the Landlord with new keys if the locks are changed, and it must be a duplicate lockset. Resident may not change existing lock without permission of Landlord.

Additional Items: Should Resident attach any fixtures, blinds or any other objects to the real property by nails, screws or glue, it is agreed that these objects will remain with the premises and Resident may be subject to cost of removal at Landlord's discretion. Resident shall not authorize any repairs on behalf of the Landlord without the consent of the Landlord. Resident shall not install or authorize installation of any wiring on the premises which requires the drilling of holes into the dwelling, without Landlord's written consent. In the event a requested service person is unable to gain access to premises for agreed repairs, Resident shall be responsible for a service charge of \$75.00 payable as "added rent". Resident is responsible for reporting needed minor repairs such as light switches, broken windows, leaking faucets,

toilet leaks or dripping water, etc. Should Resident neglect maintenance responsibilities, such as cleaning air conditioner filters, Landlord or Agent may assume them on Resident's behalf and any expenses incurred by Landlord in connection there with shall be added rent (added rent), payable to Landlord on demand.

Additional Fees - In the event that a maintenance issue occurs that is the fault of the Resident, the Resident will be invoiced separately (Added Rent). If it is a building issue, the Resident will not incur any expense.

Appliances

Resident acknowledges that they have inspected the appliances and have found them to be in good working condition free from any defect or mechanical issue. **Resident further acknowledges that the appliances are for their use only. Use of equipment by anyone other than temporary visitors are a breach of the lease agreement.** We are the owner of the appliances, and you shall not remove the appliances from the dwelling without prior written consent from Landlord, at Landlord's sole discretion.

Resident agrees to use the appliances for normal household purposes, to use diligence in using the appliances, and to take proper care of the appliances. Further, Resident acknowledges that they know how to operate the appliances. Resident shall assume responsibility for care, minor repairs and maintenance. If appliances are equipped with manuals and/or warrantee papers, Resident shall not lose or discard these documents, and will be responsible for their return.

Resident agrees to report immediately any, and all repairs or maintenance needed to the appliances to us in writing via email to info@pembrokeapts.com or through the Resident portal. Should Resident neglect maintenance responsibilities, Landlord or agent may assume them on Resident's behalf and any expenses incurred by Landlord in connection therewith shall be additional rent (added rent).

You are liable to us for all damages to the appliances 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 appliances upon demand. If not previously paid, we will assess the cost of the appliances and damages against your security deposit and/or final account upon move-out. If you remove any appliances from the dwelling, you shall pay us the actual cost of replacing the equipment.

All other terms of the Lease and the Pembroke Apartments Rules and Regulations are not changed by this Addendum and remain in full force and effect. If there is any conflict, the terms of this Addendum shall prevail.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing and agree(s) to its terms.

LANDLORD: _____
TEPPER PROPERTIES, INC.

DATE: _____

RESIDENT: _____

DATE: _____

RESIDENT: _____

DATE: _____

Pest Agreement

Apartment: 202

It is our goal to maintain the highest quality living environment for our residents. You have an important role in preventing and controlling pests in your apartment.

Resident agrees to maintain the Apartment in a manner that prevents the occurrence of any pest infestation, and to respond appropriately to any such infestation. You agree to comply with the following responsibilities:

- **YOU MUST REPORT ANY SIGNS OF PESTS IMMEDIATELY.** Do not wait. When pests in an apartment are caught early, treatment is often much more effective and less disruptive to the occupants.
- **YOU SHALL COOPERATE WITH PEST CONTROL EFFORTS.** If infestation of your Apartment (or a neighbor's apartment) is reported, a pest management professional will be called in for evaluation and treatment if necessary. **IF INFESTATION IS REPORTED BY YOU PROMPTLY**, we will pay for the costs of evaluation and initial treatment. **If we notify you of a scheduled treatment of your Apartment, and you fail to provide access on the scheduled date OR you fail to properly prepare the Apartment in advance of the scheduled date, you acknowledge that by your failure to comply, you will have prevented the pest management professional from properly treating the infestation, and you will have substantially and materially breached the Lease. Under such circumstances, you acknowledge that you will be liable for the cost of all further treatment of your Apartment and any neighboring apartments related to this infestation, regardless of the origin of the infestation, and for any losses sustained by us as a result of your failure to comply.** These charges will be considered additional rent and will continue to be assessed until you allow access or have properly prepared the apartment. You must comply with the recommendations from the pest management professional, in addition to the following:
- **YOU SHALL PRACTICE GOOD HOUSEKEEPING TO PREVENT INFESTATION.**
 - Remove clutter. Pests, like mice and bedbugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, and laundry, especially under the beds and in closets. Reducing clutter also makes it easier to carry out housekeeping. If the Apartment is excessively cluttered, we have a right, in our sole discretion, to demand that the clutter be reduced to a reasonable amount.
 - Eliminate things that attract mice. Store pantry items and pet food in air-tight containers. Avoid leaving pet food out overnight. Avoid leaving dishes in the sink over night. Use a kitchen trashcan with a lid.
 - Keep the apartment clean. Vacuum, sweep and dust regularly, particularly in any areas where food is prepared, consumed, or stored. In the bedroom, be especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bedbugs, and report any immediately.
 - Do not leave trash or recyclables in the hallway.
 - Keep the apartment clean. Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bedbugs, and report any immediately.
 - Avoid using secondhand or rental furnishings, especially beds and mattresses. Used items may be infested with bedbugs. If you must use rented or secondhand items inspect them carefully and never accept any item that shows signs of bedbugs. Do not bring discarded items from the curbside into the apartment.
 - Cover mattresses and box springs with zippered, vinyl coverings. These are relatively inexpensive, and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer. Though using these coverings is only a suggestion at this time, if a bedbug infestation occurs in your apartment, you will then be required to

encase any salvageable mattresses and box springs at your expense, and failure to do so will be a violation of the Lease.

- Arrange furniture to minimize bedbug hiding places. If possible, keep beds and upholstered furniture several inches away from the walls. Bedbugs can jump as far as three inches.
- Check for hitch-hiking bedbugs. If you stay in or just visit a hotel room or another home, inspect your clothing, luggage, shoes, and belongings for signs of bedbugs before you enter your Apartment. After guests visit you, inspect beds, bedding, and upholstered furniture.
- **INFESTATION DISCOVERED AFTER RESIDENT VACATES.** If you vacate the Apartment and a bedbug infestation is subsequently discovered, you will be responsible for the costs of inspection, treatment, and cleaning of your Apartment and any adjacent apartments affected by the infestation. We may deduct those costs from your security deposit.

DEFAULT: Failure to promptly report bedbugs, failure to comply with treatment instructions, to allow access for treatment, or to comply with any other provision of this Addendum is a substantial and material breach of the Lease. Said breach may be grounds for eviction, and/or termination of occupancy, and/or subject you to other penalties as stated in the Lease and/or this Addendum. In addition, you may be held liable for all costs, damages, and expenses, as additional rent, including the costs of treatment, resulting from any bedbug infestation during, or as a result of, your occupancy.

INDEMNIFICATION: You agree to indemnify and hold us, and our agents and employees, harmless from any actions, claims, losses, damages, and expenses, including, but not limited to, attorney's fees to the extent specifically permitted by statute, that we may incur as a result of a bedbug infestation or treatment in your Apartment or resulting from a violation of this Addendum by the you or any other person occupying or using the Apartment. Under no circumstances shall we be responsible to you for any losses, damages, or expenses including special, consequential or punitive arising out of a bed bug infestation, inspection or treatment. This indemnification shall not apply if such damages, costs, losses, or expenses are directly caused by our gross negligence, fault, omission or misconduct.

SEVERABILITY, WAIVER AND SURVIVAL: This Addendum shall apply to the fullest extent permitted by law. The partial or complete invalidity or unenforceability of any one or more of the provisions shall not affect the validity or continuing force and effect of any other provision. Our failure to insist, at any time, upon the performance of any of the terms, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such term or right. The terms of this Addendum shall survive the termination of the Lease.

RENEWAL: If the Lease is renewed, this Bedbug Addendum is automatically renewed along with the Lease without the need to sign a new Bedbug Addendum at each lease renewal. All other terms of the Lease and the Community Rules and Regulations are not changed by this Addendum and remain in full force and effect. If there is any conflict, the terms of this Addendum shall prevail.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing and agree(s) to its terms.

LANDLORD: _____
TEPPER PROPERTIES, INC.

DATE: _____

RESIDENT: _____

DATE: _____

RESIDENT: _____

DATE: _____

Early Termination Agreement

Early Termination Agreement

Apartment: 202

Unless allowed by this Lease Contract, or Pennsylvania law, you won't be released from your tenancy 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. If Resident cancels this Lease improperly, or the Lease is canceled by Landlord because of Resident's default, Resident will continue to be liable for payment of rent until a new qualified Resident takes occupancy of the Apartment. Please see the additional terms below.

Security deposit will be forfeited if lease is terminated prior to expiration date whether voluntary or involuntary.

In the event Landlord agrees in writing to end this Lease before the end of the Term, Resident will continue to be liable for payment of rent until a new qualified Resident takes occupancy of the Apartment. It is also the responsibility of the Resident to maintain any utilities paid by the Resident until a new Resident takes occupancy of the Apartment. It is the responsibility of the Resident to appropriately market their apartment and refer any Prospective Residents to Landlord or Landlord's Managing Agent to complete the application process.

If Resident finds the new Resident, Resident will pay Landlord a fee of \$500.00.

If Landlord finds the new Resident, Resident will pay Landlord a fee equal to one half of the current monthly rent, plus any advertising costs incurred by the Landlord.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing and agree(s) to its terms.

LANDLORD: _____
TEPPER PROPERTIES, INC.

DATE: _____

RESIDENT: _____

DATE: _____

RESIDENT: _____

DATE: _____

Credit Reporting Authorization

Apartment: 202

Tenant hereby acknowledges and agrees that Landlord may report the Tenant’s rental payment history to one or more consumer credit reporting agencies, including but not limited to timely payments, late payments, and missed payments. This reporting may affect the Tenant’s credit score positively or negatively, depending on payment behavior.

Tenant expressly authorizes Landlord or Landlord’s designated agent or third-party service to collect, use, and disclose payment data for the purpose of such reporting. This includes providing Tenant's full name, address, lease terms, and payment history to consumer reporting agencies.

This clause is in accordance with applicable federal laws including the Fair Credit Reporting Act (FCRA), and Pennsylvania state laws. Tenant understands that this reporting is part of the lease obligations and does not relieve Tenant of any responsibilities outlined in this agreement.

By signing this Lease Agreement, Tenant acknowledges that they have read and understand this clause and agree to the terms contained herein.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing and agree(s) to its terms.

LANDLORD: _____
TEPPER PROPERTIES, INC.

DATE: _____

RESIDENT: _____

DATE: _____

RESIDENT: _____

DATE: _____

Pembroke Apartments Rules and Regulations

Apartment: 202

Resident agrees to comply with the following rules for the safety and care of the building and for the safety and comfort of all residents. Landlord shall not be responsible for any injury, loss or damage to persons or property resulting from violations of any rule, whether by Resident's family, guests, domestic employees or licensees (hereinafter collectively "guests"). A breach of these rules is a substantial and material breach of the Lease and may be grounds for termination of the Lease and/or eviction.

1. Resident shall respect the rights to peace and quiet of all other Residents of the community and will not disturb any of them unreasonably by shouting or other loud use of his or her voice, with noise, music, radios and televisions, odor, or in any other way. All abusive, disorderly, violent, or harassing conduct by a Resident, or Resident's guests, including but not limited to abusive and/or foul language, sexually explicit comments toward Residents, occupants, or management is prohibited.
2. Resident is responsible for the actions of guests and minor occupants. Resident will be responsible for any damages done by guests or minor occupants to landscaping or any other part of the community, as Additional Rent. If Landlord designates certain areas as play areas for minors, minors are required to confine their play to those areas. Landlord is not responsible for any injuries occurring in this area and does not provide supervision of the play areas. Motorized or nonmotorized bikes, scooters and skateboards are not permitted in the parking lots, sidewalks, and streets of the community.
3. No waterbeds are allowed on the premises.
4. Nothing may be placed on or attached to the roof, fire escapes, outside walls of Apartment, patios, balconies and/or the common areas of the building. Patios and balconies must be kept neat and clean and may not be used for storage. Nothing may be attached to the siding, or exterior patio or doors, or any sills or windows except drapery rods, shades and blinds. Resident shall not display any signs, flags, pennants, advertisements, notices or other lettering so as to be visible from the outside of Resident's apartment. Landlord may demand removal of any addition, temporary or otherwise, that Landlord deems to be aesthetically displeasing, hazardous or undesirable.
5. Trash and garbage (including recyclables) shall be placed in closed containers and properly discarded daily in the waste receptacles identified throughout the community. Resident shall not throw sweepings, rubbish, rags or other objects into the plumbing fixtures. Residents may not leave trash or garbage, even if enclosed in bags or other receptacles, on balconies or patios, on doorsteps, hallways, or any common area. Nothing may be thrown out of windows nor shall Resident air dry or shake rugs, blankets or clothing out of windows. Resident shall not allow excessive clutter in the Apartment which restricts access to any area or which constitutes a fire hazard. Residents that smoke shall do so in a manner so as not to bother other Residents. Cigarette butts should be fully extinguished and disposed of safely and may not be thrown onto the grounds or off balconies or patios. Violation of these trash rules will subject the Resident to a \$100.00 fine for each day the violation exists, as Additional Rent, in addition to any other remedies the Landlord may have in accordance with this Lease or by operation of law.
6. Resident is responsible for the clean up and proper disposal of any pet waste inside or outside of the buildings, including in private yards. Pet is also not to be left unattended outside, on the balcony or in private yard.
7. Cooking is not permitted on balconies, porches or any other portion of the community except the lower rear concrete patio and shall be limited to the use of propane ignited grills only. Unless the use of propane grills is prohibited or further restricted by local ordinance, such propane ignited grills shall not be operated or

stored within eight (8) feet of the building and must be kept on the concrete patio. At no time should the propane grill be operated or stored in the grassy area adjacent to the concrete patio. Propane grills shall be placed on grease pads and shall be cleaned and covered with an appropriate cover when not in use. No open flame containers or outdoor heating equipment (i.e. fire pits and chimineas) or portable generators may be used at the property except propane ignited heaters. Propane ignited heaters also shall not be operated or stored within eight (8) feet of the building and must be kept on the concrete patio. If Resident fails to remove any nonconforming equipment within five (5) days of written demand, to do so, Landlord may remove equipment and dispose of it without liability to Resident.

8. Resident shall not obstruct or store any items on the sidewalks, breezeways, driveways, entrances, halls, stairs or other public or common areas of the buildings, or in any HVAC closet. Any items found on or in said areas will be considered abandoned and Landlord may dispose of the same without notice to Residents and at Resident's expense, as Additional Rent.

9. Resident agrees to remove packages from the vestibules or entryways within a reasonable amount of time (24-48 hours) after delivery. Further, resident agrees to empty their mailbox regularly to ensure they are not overloaded with mail. If you will be away for an extended period of time, please contact the United States Postal Service to have your mail held for you.

10. Resident agrees to keep exterior doors closed and locked except when entering or exiting the building. When the glass sliding doors are open, the screen doors must be closed. Doors are not to be propped open, nor shall the door mechanisms be tampered with to prevent the doors from locking. Tampering with the locks of exterior doors will be considered vandalism, a fee will be assessed for any and all damages.

11. Resident is not allowed on the roof or restricted areas of the building and grounds.

12. Resident agrees to inspect the existing smoke detector and carbon monoxide detector (if applicable) at least once a month and to replace the battery when needed. Resident shall not remove or disable any smoke detector per local fire ordinances. Resident agrees to notify Landlord immediately if any detector is not working.

13. Resident shall promptly comply with all laws, orders, ordinances, regulations, rules and requirements of local, state, and federal governmental authorities. Resident shall comply with any requirements of insurance carriers and boards of fire underwriters or similar groups which are properly directed to the Resident. If the Landlord is issued any fines or penalties for Resident's failure to comply with this paragraph or with any terms or conditions of the Lease, Resident is responsible for payment of such fines as Additional Rent.

14. Vehicles/Parking Area: Resident shall not make any alteration or post any signs or other designation upon any parking space in the parking area. Resident shall read and obey all parking signs, painted curbs and painted roadways on the premises and is strictly prohibited from parking in any fire lanes, designated roadways or any parking space not designated for Resident parking. The parking area may not be used for business purposes. Resident shall provide Landlord with new vehicle information or any update to its vehicle information, including insurance coverage, within 48 hours of receipt.

Vehicles are not to be repaired or washed on the premises. The following vehicles will NOT BE PERMITTED to be parked or stored anywhere in the Community: vehicles which do not bear license plates, vehicles without valid and current registration, inspection, and insurance, vehicles that are inoperable, severely damaged or have a flat tire, vehicles that constitute a hazard or danger, or that store hazardous or dangerous substances, vehicles offered for sale that are not being operated regularly, recreational vehicles, trailers, boats, campers, or commercial vehicles of any kind. Resident and Resident's guests shall cooperate during snow emergency and park only in areas designated by Landlord. Landlord shall make reasonable efforts to remove snow from the parking area when snowfall exceeds three inches, but Landlord makes no guarantee that parking spaces will be accessible during or shortly after snowfall. Resident shall not be entitled to any form of abatement or

diminution of rent by reason of any aforementioned conditions. To the extent permitted by law, Landlord reserves the right to tow or have towed any prohibited vehicle without prior notice to the owner and/or operator and at the owner and/or operator's sole expense. To the extent permitted by law, Resident hereby consents to the towing of any prohibited vehicle as defined in this paragraph, waives any further notice prior to towing, and agrees to be responsible for any towing expenses and for any damage caused by the prohibited vehicle, all as Additional Rent. Resident RELEASES Landlord from all responsibility or liability for any damage to the towed vehicle.

Resident is responsible for all vehicles in the community owned or driven by Resident and Resident's guests. It is expressly understood that there is no bailment between Landlord and Resident. Landlord shall not be responsible and assumes no liability for loss or damage to Resident's and Resident's guest's vehicles, their contents and accessories, resulting from fire, theft, vandalism, mysterious disappearance or any other cause whatsoever, while the vehicles and/or goods are parked within the parking area. To the extent permitted by law, Resident hereby RELEASES Landlord from any such liability.

15. Smoking means: (a) inhaling, exhaling, breathing, carrying or possessing any lighted cigar, cigarette, pipe, or any other lighted or heated tobacco or plant (including marijuana) product intended for inhalation including hookahs or any similar product, whether natural or synthetic, in any manner or in any form; or (b) use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form.

Smoking is not allowed in the buildings or outside within 25 feet of the buildings, this includes private yards.

LANDLORD: _____ TEPPER PROPERTIES, INC.	DATE: _____
RESIDENT: _____	DATE: _____
RESIDENT: _____	DATE: _____

Pembroke Apartments Resident Safety Awareness

At Pembroke Apartments, resident safety is very important to us. Simply by following a few basic safety precautions and using good judgment, fires can be prevented. We have prepared this easy to-follow fire prevention guide for you and your family to learn how to make your home safer.

KITCHEN

- ◆ Stay in the kitchen when you are frying, grilling, or broiling food. If you leave the kitchen for even a short period of time, turn off the stove.
- ◆ Don't store items on the stove top as they could catch fire.
- ◆ Don't overload kitchen electrical outlets and don't use appliances with frayed or cracked wires.
- ◆ Turn pot handles toward the center of the stove when cooking on the stove top.
- ◆ When plugging in countertop appliances, keep electrical cords as far away as possible from water hazards, like the sink, or fire hazards, like the stove top.
- ◆ Adding water to a grease fire can make it spread. Adding water to an electrical fire can cause electrocution.
- ◆ One of the simplest and cheapest extinguishers of a grease fire is baking soda. Keep a box next to your stove to throw on stove top fires.
- ◆ Never use aluminum foil or metal objects in a microwave oven. They can cause a fire and damage the oven.

ELECTRICAL HAZARDS/ FURNACE/SPACE HEATERS

- ◆ Never overload a socket. In particular, the use of "octopus" outlets, outlet extensions
- ◆ Use caution with halogen lights. They operate at very high temperatures and should be kept away from curtains, drapes, and other combustibles.
- ◆ Keep space heaters at least three feet away from anything that might burn, including the wall.
- ◆ Don't use extension cords with electrical space heaters. The high amount of current they require could melt the cord and start a fire.

CANDLE SAFETY

- ◆ We strongly recommend that no candles or incense are lit or burnt within the apartment at any time.
- ◆ Battery powered lighting is recommended.
- ◆ Never burn a candle on or near anything that can catch fire.
- ◆ Keep candles out of the reach of children and pets.
- ◆ Do not use candles during a power outage. Flashlights and other battery-powered lights are safer sources of light during a power failure. Never use a candle during a power outage to look for things in a closet.
- ◆ Make sure a candle is completely extinguished and the wick ember is no longer glowing before leaving the room and never use a candle as a night light.

COMMON AREAS AND PARKING LOT

- ◆ Children are not permitted to play in the common areas of the buildings or the parking lot. Bikes, scooters, rollerblades and skateboards are not permitted in the parking lot.

LANDLORD: _____
TEPPER PROPERTIES, INC.

DATE: _____

RESIDENT: _____

DATE: _____

RESIDENT: _____

DATE: _____