

RULES AND REGULATIONS

Our management and maintenance team members are here to serve you, the undersigned tenant, ("Tenant" and, along with all the other tenants at your Complex, the "Residents"). If you have a request for maintenance, please follow the procedures outlined in your Lease, and if you need information, please call or visit your on-site manager. Regular office hours for your on-site management office (if any) are listed at the office. Should an emergency maintenance problem arise after hours, the Complex's answering service and/or voice mail system will take your message and direct you to the appropriate contact person.

RENT

1. Please be sure your name and apartment number are on all checks. If a check of yours is returned by the bank, we will consider your rent unpaid and late charges, as well as a service charge, may be added to your account. **IN NO EVENT WILL CASH BE ACCEPTED AT ANY TIME.** At Landlord's option, Landlord may, upon written notice, demand and receive rental and all other payments only in certified funds. If you are making a rental or any other payment (i) after the 20th day of any month or (ii) after a judgment has been entered against for the non-payment of rent, all such payments must be made in certified funds.

THE COMMUNITY

2. We're working hard every day to make your Complex a pleasant place to live. You can help by keeping clutter off your balcony, patio or breezeway (if you have any) and keeping all personal belongings, including "yard art," within the confines of your patio area (if you have one). Be sure not to obstruct any common areas and collect all your personal belongings when you leave the pool (if your Complex has one) or other common areas. Refrain from littering (including disposing of cigarette butts) in the common areas of the Complex.

3. No signs, advertisement, notice, or other lettering shall be exhibited, inscribed, painted, or affixed by Tenant on any part of the outside of the Premises or on any other part of the Complex without prior written consent of the Landlord, which may be withheld for any reason. Also, no awning or other projection shall be attached to or protrude beyond any outside wall of the Premises or any other part of the Complex.

4. No receiving antenna, radio, television or other aerials or wires shall be erected in or about the Premises or any other part of the Complex without the prior written permission of the Landlord, which permission may be withheld for any reason. If you wish to install a satellite dish at your Premises, you must enter into an addendum to your Lease regarding the use of satellite dishes prior to doing so.

5. The trees, lawn and shrubbery are a vital and valuable part of the Complex and Tenant shall be liable for any destruction or defacing thereof in accordance with the terms of the Lease. No personal property shall be placed on the lawn or other exterior areas, nor shall any such areas be used for lounging, playing, or any other activities, unless Landlord designates any such area for such purposes or without the prior consent of the Landlord.

6. All furniture, packages, boxes, and like property shall be taken by Tenant into or removed from the Complex in a careful and prudent manner. All damages to the Complex caused by Tenant's moving or carrying of articles by Tenant shall be paid by Tenant in accordance with the terms of the Lease.

7. All rubbish and garbage shall be carried out of the Premises in tied-up plastic bags and correctly placed in the Complex's dumpsters. Newspapers, cans, and other recyclable refuse must be placed in any containers provided by Landlord for such purpose. Use of dumpsters for anything other than normal household waste is prohibited. Mattresses, furniture and other large items should not be placed in dumpsters. Do not store trash in your patio or balcony or in hallways.

8. Laundry work shall be done only in the rooms approved by Landlord for such purposes. Washing machines and dryers shall be operated in accordance with posted operating instructions and shall be treated with care. Laundry rooms shall be used only during those hours specified by Landlord (as posted in the laundry areas).

9. Generally, one designated parking space for one private passenger automobile will be provided to tenants (although different rules may apply to the Complex). No vehicles of any kind shall be parked or kept on any grassy or landscaped areas. Except as otherwise designated in writing by the Landlord, the parking of trucks and trailers and commercial vehicles on any area in, at or around the Complex is forbidden. Motorcycles may not be operated or parked at your Complex without the prior written consent of Landlord. All Tenant vehicles allowed at the Complex must be registered with the Complex's manager and must be currently licensed and in good operating condition. No car repairing or washing shall be done in or about the Complex's grounds, except at areas

designated in writing by the Landlord for such purpose. Any violation of the foregoing rules and all other applicable parking, speeding and fire-related rules shall subject the applicable vehicle to being towed without notice and at the Tenant's sole expense. Landlord shall not be liable for damages arising from towing, except as the result of its negligence. Consult your manager for any special parking regulations.

10. If you have the right to use a garage, covered parking or other parking space, you agree that such space will not be used for storage of any kind, but rather, such space will be used for parking of your passenger vehicle only.

11. Tenant and its family, agents, invitees, guests and all other occupants of the Premises shall not play in any area other than those specifically provided for such purpose. Children under the age of twelve shall not play in any such designated areas without parental or other adult supervision.

12. If your Complex has recreational facilities, please note that because we need to consider the enjoyment of all our Residents, we must reserve the right to deny the use of such facilities to anyone, at our sole discretion, for violation of any rules or policies related to any such facility. It may also be necessary to occasionally close such facilities for maintenance.

13. Landlord and its agents and employees shall have access, except as specifically prohibited by law, to the Premises for all purposes provided for under the Lease.

14. No yard, garage, moving or rummage sale is permitted at any time or any place in the Complex. No equipment or appliances may be moved from any part of the Complex.

15. Distribution of advertising, informational or any other type of flyer, whether door-to-door, on cars or anywhere else at the Complex, is strictly prohibited.

YOUR PREMISES

16. The Premises may be equipped with a smoke detector(s). Tenant acknowledges that he or she is barred from disabling any such smoke detector(s) at any time. Tenant also acknowledges that he and/or she is required to test any such smoke detector(s) on a monthly basis and immediately replace batteries as needed. Tenant is required to immediately report any malfunctions of his or her smoke detector(s) to Landlord. Tenant acknowledges that Landlord and its partners, members, managers, agents and/or employees shall not be liable for damages or injuries to persons or property caused by Tenant's disabling of smoke detectors (or the disabling of smoke detectors by Tenant's family, agents, invitees, guests or any other occupant of the Premises), failure by Tenant to regularly test smoke detectors, failure by Tenant to change batteries as needed, or failure by Tenant to immediately report malfunction of smoke detectors to the on-site manager, unless any such damage or injury is caused by Landlord's failure to perform or negligent performance of a duty imposed by law.

17. Nothing shall be done in or about the Premises or any other part of the Complex that will unreasonably interfere with the rights, comforts, or conveniences of other Residents of the Complex. No musical instrument, radio, television, phonograph, CD player, computer, stereo or similar device shall be operated in a manner that is unreasonably disturbing or annoying to any of the other Residents, nor shall any unreasonably disturbing noises be made at any time.

18. No animals shall be kept in or about the Premises without the prior written consent of the Landlord and without Tenant entering into an addendum to the Lease regarding pets.

19. It is our goal to maintain the highest quality living environment for our Residents. To help achieve this goal, it is important to work together to minimize mold and mildew growth in your Premises by taking the following actions: Open the windows frequently when the weather is dry to allow an exchange of air and permit the introduction of sunlight throughout your Premises. If you have one, it may help if you run your fan to circulate fresh air throughout your Premises during these times. In damp or rainy weather conditions, keep windows and doors closed. If you have control over the temperature in your Premises, maintain a temperature of between 50 and 80 degrees Fahrenheit within your Premises at all times. Clean your Premises on a regular basis and as otherwise required by the Lease. Regular vacuuming, mopping, and use of environmentally safe household cleaners are important to remove household dirt and debris that mold feeds on. Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets, windows and patio doors using a common household disinfecting cleaner. On a regular basis, wipe down and dry areas where moisture sometimes accumulates, like countertops, windows and windowsills. Use any pre-installed bathroom fan when bathing or showering. Use the exhaust fans in your kitchen (if you have any) when cooking or while the dishwasher is running and allow the fan to run until all excess moisture has vented from the kitchen. Limit houseplants to a reasonable number to keep the moisture level in your apartment at a minimum. If applicable, ensure that your clothes dryer vent is properly connected and clean the lint screen after

every use. When washing clothes in warm or hot water, watch to make sure condensation does not build up within the washer and dryer closet; if condensation does accumulate, dry with a fan or towel. If you live in a humid climate, the use of a personal dehumidifier will help regulate humidity levels in your apartment and create a more comfortable environment. Thoroughly dry any spills on carpeting. Do not overfill closets or storage areas. Do not allow damp or moist stacks of clothes or other cloth materials to lie in piles for an extended period of time.

Immediately report to the Complex's manager any evidence of a water leak or excessive moisture in your Premises, storage room, garage, or any common area. Immediately report to the Complex's manager any evidence of mold or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area. Also report any area of mold or mildew that reappears despite regular cleaning. Immediately report to the Complex's manager any failure or malfunction with your heating, ventilation or air-conditioning system. Do not block or cover any of the heating, ventilation or air-conditioning ducts in your Premises. Immediately report to the Complex's manager any inoperative windows or doors. Immediately report to the Complex's manager any musty odors that you notice in your Premises.

21. Toilets and other plumbing shall be used only for the purposes for which they were constructed. The pouring of grease into sinks or toilets is strictly forbidden. All grease shall be disposed of with garbage in proper receptacles. Items that cause damage and should never be flushed in a toilet include paper towels, disposable diapers, sanitary napkins, tampons and other like items.

22. Tenant shall not sweep or throw any dirt or other substance or item from the Premises into any of the corridors, halls, light shafts, ventilators, or other area of the Complex.

23. No air conditioning units shall be installed without the prior written consent of the Landlord.

24. No blinds, shades, or screens shall be attached to or hung in or used in connection with any window or door of the Premises without the prior written consent of the Landlord. Your air conditioner will only function efficiently when all doors and windows are closed. Also, keep window coverings closed during the day to keep the Premises cooler. Do not obstruct or place any personal property in front of any air conditioning or heating equipment or vents. This could impair circulation; result in higher electric bills and cause permanent damage to the Premises.

25. Only furniture satisfactory to Landlord may be placed on porches, patios, terraces, or balconies and if such furniture is not of quality or appearance satisfactory to Landlord, Tenant shall promptly remove same after written notice from Landlord.

26. The storage in or around the Premises of kerosene, gasoline, or any other flammable, toxic or explosive substance or agent, including but not limited to fireworks, is strictly prohibited. Also, live Christmas Trees are a fire hazard and are not permitted in or about the Premises or any other part of the Complex.

27. Subject to the law in your area, waterbeds cannot be used at the Premises without the prior written consent of Landlord, which may be withheld for any reason.

28. No home business or daycare shall be operated out of the Premises.

29. Subject to the law in your area, gas and charcoal grills cannot be used at the Premises or any other part of the Complex without the prior written consent of Landlord, which may be withheld for any reason. If such permission is granted, any such grill may be used only in designated areas and at designated times, must be attended at all times, and its use must comply with all applicable law.

30. All keys are to be returned to your manager when you vacate the Premises.

31. Please do not use sticker-type hangers on walls, since their adhesive qualities make it difficult to remove them from a wall. We would prefer it if you used the slanting nail type of hanger.

MISCELLANEOUS

32. Landlord reserves the right to amend or alter any of these Rules and Regulations and adopt additional Rules and Regulations WITHOUT THE CONSENT OF THE Tenant when such amendment alteration or addition is allowed under MCL 559.631 to 559.641. Notice thereof shall promptly be given to Tenant.

33. These Rules and Regulations (including any amendments, alterations or additions hereto) are hereby incorporated into the Lease. Failure to abide by any one of these Rules and Regulations could result in legal action. Please check with your manager to see

if any additional rules and regulations apply at the Complex.

34. Except as otherwise provided by law, Tenant or its agents shall not undertake, allow or in any way permit any environmental testing without the prior written consent of Landlord and shall indemnify and hold harmless Landlord and its managers, members, partners, agents and employees for any violation of this paragraph.

35. For insurance purposes, Landlord recommends that you prepare a detailed list of your valuables and small appliances, including pertinent information, such as description or serial numbers, and that you keep the list separate from other valuable papers. Consider permanently inscribing your name on your stereo, television, and other personal property.

TRUTH IN RENTING 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.

If any provision of these Rules and Regulations is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent such invalidity or unenforceability only, without invalidation, or otherwise affecting the remainder of these Rules and Regulations or any other part of the Lease. Capitalized terms used but not defined herein shall have the meanings given to such terms in the Lease.

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