

Red Cloud Manor LLC.

Addendum to lease - Non-standard Rental provisions

Tenant: _____ Dated _____

T.I. = Tenant Initials

Smoking:

Smoking or use of candles is not allowed within or on the leased premises. The Tenant will see that all tenants 'guests comply with the nonsmoking policy. Any violation will result in a minimum \$150.charge to the security deposit. T.I. _____

Pets:

Pets are not allowed. This includes temporary pet sitting. A pet includes any creature which itself cannot look up the word "no" in the Webster Dictionary. Tenant may not keep animals or pets in or on the premises. T.I. _____

Pet Damage:

If a pet enters the property at any time, for any length of time during tenancy, said entry is considered beyond normal wear and tear as defined by Wisc, Administrative code. Tenant is liable for carpet cleaning; extermination costs and any other cleaning (allergies). Add \$45.per day charge for each day the unauthorized pet was in the apartment. T.I. _____

UTILITIES:

The Tenant should contact Xcel Energy prior to moving into the apartment (800) 895-4999 to connect Electric service. T.I. _____

Bathroom/Running water:

Tenant should be aware of the sound of running water from the toilet or dripping water from any faucet.

This would indicate a leak. Tenant will promptly notify landlord of this circumstance. T.I. _____

Plugged Drains:

Please do not use "Drano" or other commercial chemicals to resolve this. Contact Landlord for remedy. T.I. _____

Walls:

Please do not use "adhesive tape" or "putty" to hang pictures. These products do not clean up as the factory's represent. Any wall repair / restoration may require the wall or entire room to be painted. Tenant shall reimburse any cost to renew the condition as was original at the time of lease signing. Use a stick pin or something very discreet to the wall. T.I. _____

CARPET:

Tenant shall be assessed a charge of \$_____ to clean carpets that are damaged, stained, or dirty beyond normal wear and tear. T.I. _____

Light Bulbs:

Tenant is responsible at Tenants expense for changing and replacing all burned out light bulbs during and at the end of the lease. Cost @ \$5.00 for time and per bulb. T.I. _____

Smoke detectors:

State law requires the Tenant to maintain any smoke detector within the unit unless the tenant, gives written notice to the Landlord that the smoke detector is not functional. The landlord then within 5 days after receipt of notice must provide maintenance necessary to make the smoke detector functional. T.I. _____

Sound:

Be considerate of neighbors and recognize that sound travels through walls from stereo, TV and voices. T.I. _____

Signs:

Tenant will not allow any signs, place card, advertisement or notice to be displayed inside or outside the building without Landlords prior written consent. T.I. _____

Windows:

Tenant will at all time keep windows neat and clean. T.I. _____

Glass:

Tenant shall keep glass and/or screens in the windows and doors in good repair and shall pay for any cost to replace any broken glass or screens with equal quality that may have been broken. **Consult Landlord.** T.I. _____

Balcony's or Patios:

These area`s should be kept neat, clean. They may not be used to hang clothing, rugs or to store other items including but not limited to bicycles, strollers, wagons, toys or other equipment. Patio furniture is allowed. T.I. _____

Grilling:

The use of charcoal or gas cooking grills are prohibited on or under any combustible deck outside of any multifamily dwelling unit. Lacrosse Fire Dept. and city code Sec.18-68 (Must be at least 10 feet away from structure.) T.I. _____

Balconys:

Tenant is responsible for the removal of any snow accumulation from balcony. T.I. _____

Repairs:

No mechanic repairs may be done on any motorized vehicle or bike in any part of the building or premises. T.I. _____

Damage:

Any damage to the building caused when moving in or out, or carrying articles shall be paid by the tenant. T.I. _____

Appliances:

Tenant shall not meddle or interfere in any way with any part of the heating, air conditioning, lighting, plumbing, electrical, smoke or other fire detection or other life safety devices , refrigerating or laundry apparatus or controls in or about the leased premises nor shall tenant install any said apparatus. T.I. _____

Waterbeds:

Waterbeds or other water furniture are not allowed without written consent. T.I. _____

Cleaning and Supplies:

Any lingering odors caused by smoking or other undetermined causes in the property will automatically be charged for cleaning and repainting if needed (\$400 per unit). Tenants will pay \$35.00 per hour plus supplies to prepare the unit for the next tenant. T.I. _____

Re-Keying or changing of locks:

(a) Requested by the Tenant (b) Performed by Landlord due to loss of keys or other reasons caused by Tenant (c) Due to Tenant not returning keys by noon of the last day of tenancy will be charged \$45.00 T.I. _____

Removal, Disposal or Storage:

Any personal items left in or on the property after moving \$50.00. Cleaning if needed, minimum @35.00 T.I. _____

Written Notice : Any written notice or document prepared and issued to Tenant regarding lease violation, ordinance violation, eviction documents, problem resolution etc... \$35.00 plus any costs. T.I. _____

Property Condition report:

It is Tenants responsibility to fill out the property condition report and return within 7 days. Tenant then assumes the property "as is" and will be responsible for the condition of the apartment at the end of the lease. T.I. _____

Security Deposit:

Tenant agrees to pay or reimburse the Landlord from their security deposit any unpaid rent, late fees or unpaid utility charges provided to the leases premises during the lease term. The balance of the deposit will be returned within 21 days of the last day of the lease term. Tenant will provide their forwarding address. T.I. _____

Renters Insurance:

Tenant is responsible to maintain "Renters Insurance" for their own interests and property located on the premises. Landlord in not responsible or liable for any loss sustained to Tenant, Tenants guests or belongings. Most Insurance companies offer renters insurance at very reasonable rates. We recommend you checking into this. T.I. _____

Tenants Responsibility:

To report anything unusual: Cars, people, noise, odor or questionable circumstances.

We want to maintain a clean and safe building. Your daily attention is important for everyone's safety. T.I. _____

Tenants Signature: _____ **Date** _____ **Landlord Signature:** _____ **Date** _____