

NON-STANDARD RENTAL PROVISIONS - ADDENDUM TO RESIDENTIAL LEASE

I, _____, by initialing the below rental provisions, understand them and agree to abide by them. I also understand that non-compliance of these rules and regulations may be grounds for eviction.

(Initial each line below)

1. RENEWALS: This lease automatically renews itself on a month-to-month tenancy. Month-to-month tenancy still requires a 60 day written notice required to be received by the first of a month with intent to vacate on the final day of the following month.

2. RENT PAYMENTS: All rent is due on the first day of each calendar month, and is required to have an applicable address for payment to be applied to. All payments should be in the form of money order, cashier's check or personal check and made payable to Bigelow Rentals and mailed or delivered to 1216 North Buchanan Street -- Green Bay, WI 54303. There will be a \$40 fee for all checks that are returned due to non-sufficient funds (NSF) or account closed.

3. LATE RENT PAYMENTS: A late fee of \$40 will be charged to your account if any portion of the rent is still outstanding by 4:00 p.m. on the fifth of each calendar month. Permission from Bigelow Rentals to pay late does not waive late fees.

4. INSURANCE: Tenant shall be responsible for the safety of personal possessions for all hazards. The purchase of Renters Insurance is strongly encouraged in all situations. Tenant understands that the Landlord's insurance policy does not cover Tenant's personal possessions and that Landlord will not be responsible for, or reimburse for, stolen or damaged personal property.

5. NO PETS: No pets shall be allowed on or in the premises unless specifically authorized in writing as a special condition of this lease. Tenant declares that he/she does not have a pet and agrees not to allow them on the premises for any length of time.

6. TRASH DISPOSAL: Tenant agrees to use trash bags and to place trash securely inside the dumpsters provided on each property. Cardboard boxes and large items shall be broken down. No bundles, refuse or articles will be permitted to be left in hallways, on patios/balconies or near storage bins, if applicable. Tenant agreed to comply with all laws, orders and regulations of all state, federal, municipal and local governments regarding collection, sorting separation, and recycling of waste products, garbage, refuse and trash. Tenant agrees to pay all costs, expenses, fines, penalties or damages imposed on Landlord or Tenant by reason of Tenant's failure to comply with recycling requirements.

7. COMMUNITY APPEARANCE: Bicycles and toys shall not be left on the grounds or attached in any manner to the building or posts. The premises shall not be defaced with signs or advertisements. Entrance, hallways, stairways, laundry rooms and storage rooms shall be free and clear from any obstructions in accordance with fire safety regulations. Tenant understands there is No Smoking allowed in all common areas of the building. Tenant agrees not to hang towels, rugs, laundry or flags from the patios, decks or balconies. Tenant agrees that only appropriate patio furniture and outdoor plants shall be allowed on the patio or balconies. No other items shall be permitted and may be disposed of per the discretion of Management.

8. LOCKOUTS: Tenant understands there is a \$50 service charge for any lockout. If Bigelow Rentals is not available, it is tenants responsibility to call a locksmith and be financially responsible for all associated costs and fees.

9. WALL DÉCOR / WINDOW COVERINGS: Small finishing nails shall be used to hang pictures or decorations, however stick-on hangers are not allowed. The blinds in the apartment shall be left in condition there were found and are not to be replaced with other type of covering. Tenant agrees not to use sheets, blankets or towels as window treatments. Tenant agrees not to hang wallpaper, use stick on paper or paint any walls, ceilings or cabinets. Tenant may not use nails or stick-on hangers on and woodwork or doors.

10. OCCUPANCY: No more than two persons shall occupy a one bedroom apartment and no more than four persons shall occupy a two bedroom apartment. Allowing persons to reside in the apartment that are not on the lease or listed below shall be construed as a violation of your lease and may result in an eviction from the premises. List any persons in addition to Tenants who will reside in this apartment:

11. SOLICITORS: Door-to-door soliciting is not permitted.

12. CONSIDERATION OF NEIGHBORS: Tenant agrees stereos and TV's shall be kept at a reasonable volume. Surround sound equipment shall be kept on exterior walls and will not be permitted if volumes are not kept within reason. Social gatherings shall not become boisterous, obscene nor objectionable to other residents. Tenant is held responsible for all actions of all guests and shall not use hallways, stairs, garages, carports, parking lots or patios for gatherings, recreation or play. Loitering is not permitted in hallways parking lots or grounds. Laundry equipment shall not be used before 7:00 a.m. or after 10:00 p.m.

13. GRILLS: Wisconsin Administrative Code 24.14 states that the use of an open or closed cooking fire, charcoal, or propane cooking device or any open flame device is prohibited within 15 feet of the structure or above the ground floor. Smoke from cooking grills shall not create a nuisance for neighboring residents. Tenant will be financially responsible for any citation resulting in violations of the Wis. Code.

14. STORAGE UNIT (if applicable): Tenant agrees to keep all storage belongings in designated storage unit. Any Tenant belongings left in common basement areas, hallways or stairways will be disposed of by management. Any storage area used by Tenant is furnished gratuitously and Bigelow Rentals shall not be responsible for theft or damage to any property stored in them.

15. PARKING: Tenant agrees that outdoor, non-numbered parking spaces are not assigned and are on a first-come first-serve basis for Tenants only. Non-licensed, abandoned, inoperable and unsightly vehicles shall not be left on the property for more than 48 hours. Any vehicle in violation will be towed at the owner's expense. Vehicles shall not be "worked on" including washing, oil changes, and mechanical work on the parking lots or in the garages. Any vehicle leaking any fluid shall be removed from the premises immediately and will not be allowed to return until fixed appropriately and leakage is cleaned in a safe manner. Following a snow fall, all vehicles must be moved from the parking lot by 9:00 a.m. and/or when the snowplow is clearing the snow. If vehicle is not moved for snow removal, Tenant maintains responsibility and liability for such snow removal. In accordance with fire safety regulations, Tenant will not plug in electrical cords from the building to any vehicle in the parking lot. Semi trucks, trailers and recreational vehicles such as boats, campers, etc. are not allowed to be parked in the parking lot without prior written approval from management. No more than two vehicles per unit will be allowed on the premises without prior written approval from management.

16. GARAGES AND CARPORTS (if applicable): Tenant agrees to use the garage and/or carport for their vehicle parking and not entirely as storage of personal items. Tenant agrees at all times to keep at least one vehicle in a one stall garage/carport or two vehicles in a two stall garage. Garages and/or Carports can not be used to store boats, campers, etc. without prior written consent from Management. Tenant also agrees to keep the garage door closed when not in use. Parking in front of garage or carport is not permitted unless authorized by management.

17. REPAIRS: Maintenance requests for repairs must be reported to Bigelow Rentals in writing only. Please state on request if maintenance has permission to enter at their leisure or if an appointment will be necessary. For emergency repairs, please call (920) 494-8864. Tenant also understands that maintenance may enter without advanced notice in a health or safety emergency or where entry is necessary to protect the premises.

18. OVERNIGHT GUESTS: Written notice is required by Tenant if a guest is staying with them for four nights or more. This notice shall include names of guest(s) as well as date of birth and current address. Failure to comply will be construed as a violation of occupancy provision. Additional vehicles will need prior approval from management.

19. VACATING: No notice by tenant shall be effective unless in writing. Upon completion of the lease term, or anytime thereafter, Tenant shall give Bigelow Rentals a sixty day written notice of intent to vacate. This written notice must be received on or before the first day of a month with intent to vacate on the final day of the following month. Any notice received between the second and thirty-first day of a month will not become effective until the first day of the following month. Tenant understands that he/she is obligated for rent through the lease term, and subsequent notice, unless the apartment is re-rented to another tenant who has executed a new lease and has taken possession of the premises. This process may incur added charges for managerial expenses such as showing, paperwork, advertising, etc. Subletting is not permitted.

20. CLEANING: Upon vacating, Tenant agrees to leave the premises in a clean and tenable condition. Tenant agrees to be responsible for the costs of cleaning at \$25 per hour. Landlord will professionally clean the carpets, however Tenant will be charged accordingly, and additionally for anything beyond normal wear and tear. Tenants have the option of having the carpets professionally cleaned themselves, but will be required to provide receipt of such cleaning upon return of possession. Rental machines or other substitute is unacceptable.

21. KEYS: All keys, garage door openers, etc. are to be returned to Bigelow Rentals at the time Tenant vacated the premises. Premises will not be considered vacated until all personal property has been removed from the apartment and all keys returned to Landlord. Tenant understands that he/she will be charged for changing locks and any keys not returned.

22. UTILITIES: Tenant agrees to pay utility bills in a timely manner. If water is tenants financial responsibility, and has an outstanding balance in November, it will be automatically applied to the owners tax roll. This will then be due to Bigelow Rentals and will affect good standing with Landlord. Upon vacating, Tenant is responsible to contact all utility companies and put them back into Bigelow Rentals name, however this can not be completed until possession has been returned to the Landlord.

23. SECURITY DEPOSIT: Tenant understands that the security deposit shall not be used as rent. The security deposit shall be used upon return of possession, if deemed necessary, for any unpaid charges as well as cleaning, damages or other previously stated fees. Tenant agrees to provide Bigelow Rentals with a forwarding address upon return of possession for the return of the security deposit or additional correspondence.

24. CANDLE BURNING / SMOKING: Tenant understands that candles, cigarette smoke, incense, etc. may leave a yellow or black soot-like substance on the walls, blinds, etc. This is not normal wear and tear and will result in charges for cleaning, painting of all walls and ceilings in the apartment and/or replacement of items such as blinds.

It is understood that this Non-Standard Rental Provision agreement shall be incorporated into the Lease as though fully set therein. I have read, understand and agree to each provision listed above.

Resident

Date

Resident

Date

Resident

Date

Agent

Date