



GENERAL RULES AND REGULATIONS FOR TENANTS

ALTERATIONS:

Tenant shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from Landlord: provided, however, that notwithstanding such consent, all alterations including items affixed to the premises shall become the property of the Lessor upon termination of the lease. Tenant shall not change or install locks, paint, or wallpaper said premises without Landlord's prior written consent, Tenant shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by neighbors or by the general public.

ANIMALS:

Birds, dogs, cats, reptiles or other animals will not be permitted in, upon or about the premises without the express prior written consent of the property owner. Consent, if given, shall be revocable by the property owner at any time. Your lease with WPP is consent, if so indicated.

ANTENNAS:

Any antenna or satellite dish placed on or attached on the roof or exterior walls of the building without consent of the property owner in writing is liable to removal without notice.

COMBUSTIBLE AND PROHIBITED SUBSTANCES:

Neither the tenant nor any of the tenant's agents, employees, licensees or visitors shall at any time bring into or keep upon the demised premises any flammable, combustible or explosive fluid, material, chemical or substance.

COURTESY:

Profane, obscene, loud or boisterous language, or unseemly behavior and conduct are prohibited. The tenant agrees to not permit to be done, anything that will annoy, harass, embarrass, or inconvenience any other tenants, neighbors or occupants in adjoining properties.

DISTURBANCES:

At all times during the lease term, residents shall conduct themselves, and require other persons on the Premises with their consent to conduct themselves, in a manner that does not unreasonably disturb his neighbors or constitute a breach of the peace. Tenants shall not make or permit any disturbing noises in the building by a tenant or tenant's family, employees, agents, visitors or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of neighbors. Residents shall not play or allow to be played, any musical instrument or operate audio-visual equipment in the demised premises, or on the exterior of said premises, if disturbs or annoys other occupants of the neighboring properties.

DRUG-FREE HOUSING:

Drug-related criminal activity will not be tolerated on or near the property, whether on the part of the tenant, any member of the household, any guest or any other person. This includes but is not limited to: use/consumption of, purchasing or selling of, production or distribution of any illegal drugs. Acts of violence or threats of violence, including but not limited to, brandishing weapons or the unlawful discharge of firearms, on or near the property will not be tolerated. The parties agree that violation of any or all of these provisions shall be a material violation of the lease and will be cause for immediate termination of the lease.

EXTERIOR/ROOF:

NO modifications of the property are allowed without landlord consent. No awnings or other projections shall be attached to the outside walls of the building, and no blinds, shades or screens shall be attached to or hung in or used in connection with any window or door of the demised premises, without prior written consent of the landlord. Garbage cans, supplies, or other articles shall not be placed in a manner inconsistent with The Woodlands deed restrictions, available for review at woodlandspp.com. No linens, clothing, curtains, rugs, or mops shall be hung from any of the windows or doors. Roof of house must be kept clear of accumulated debris from trees (leaves, pine needles, branches).

GARBAGE:

No garbage or other refuse shall be stored or allowed to accumulate on the premises. Garbage and refuse shall be disposed of in a timely manner consistent with regularly scheduled garbage pickup.

ILLEGAL ACTIVITY:

If the landlord observes any activity of a suspicious nature on the part of the tenant, employees, guests or family members of the tenant in the leased premises, or any areas adjoining the premises, the landlord shall inform the police and the activity may be cause for immediate termination of the lease. Illegal activities on the premises will not be tolerated. Any arrest of a tenant, or guests of the tenant or suspicion of any illegal activity, regardless of whether it results in a conviction, may be cause for termination of tenancy.

KEYS:

Keys shall be provided upon payment of the security deposits and shall be deemed a part of this Agreement. The tenant shall not change, reproduce or add any keys and/or locks without the express prior permission of the property owner. The tenant shall provide the property owner with copies of every key for the premises. If the tenant shall lose the keys to the property, then he shall be responsible for a fee of \$50 in addition to cost of replacement keys or locksmith charges.

LIGHT BULBS:

Before occupancy of the rental property, all light bulbs will be installed and in good working order. Thereafter, tenants are required to provide and change all bulbs within or switch controlled from their premises, no matter where located, at their own expense.

LOCKOUT:

In the event that the tenant locks themselves out of their premises, they may obtain a key from the property owner at a time convenient to the owner. The tenant must pay for any damage to the property as a result of a lockout

PET CLEANING AND PET DEPOSIT:

Property owner reserves the right to require a \$500 non-refundable pet deposit. Tenant agrees to allow property owner to deduct the full cost of carpet cleaning, pest extermination and air freshener

from the deposit if necessary. Tenant agrees to return the leased premises interior, exterior, yard and fencing without damages and in original condition.

PLUMBING:

The toilets, washbasins, sink; disposal and other plumbing fixtures shall not be used for any purpose other than those for which they were constructed. No sweeping, rubbish, rags or other substances shall be thrown therein. The cost to repair damages or clean drain lines resulting from the misuse of fixtures in the demised premises shall be borne by the resident. The tenant shall keep the sink, lavatory drains and commode lines in good operating condition.

SIGNS:

No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted, or affixed by tenant or tenant's family, on any part of the outside or inside of the demised premises or the building without prior written consent of the property owner.

WATER BEDS, FISH TANKS, AND OTHER LARGE LIQUID CONTAINERS:

Water beds or fish tanks or other liquid containers over 10 gallons in capacity shall not be allowed in the leased property without the express prior written consent of the property owner. If consent is provided, tenant shall be fully responsible for any water damage that may occur to the premises.