



2940 Delaware Ave • Suite 203 • Kenmore, NY 14217 • 716.880.0780

EXHIBIT "A"

RULES AND REGULATIONS

1. Payment of rent shall be due in full on the 1st of each month in advance. Rents received after the 5th day of the month due shall be subject to a late charge of \$35 and if not received by the 10th day of the month an additional \$35. A service charge in the amount of \$25 will be assessed against the Tenant when the check or draft presented by the Tenant is returned to the Landlord for reasons of insufficient funds, stop payments, or other matters relating to the Tenant. Tenant also agrees to replace this returned check with a cashier's check, cash, or a money order payable to the Landlord.
2. Tenant agrees to maintain his property and area around his property in a clean, sanitary, and orderly condition. Tenant's failure to do so will allow Landlord to take whatever action necessary to place said areas in a clean, sanitary, and orderly condition, even to the extent of removing any articles from the area from the area which caused this condition.
3. Tenants are forbidden to throw anything whatsoever out of windows or doors, or in the halls of the building or on the land outside the building.
4. Refuse must be placed in designated garbage containers in areas assigned for this purpose.
5. Landlord reserves the right to impose a service charge of \$45 for after hour lock-outs and a reasonable charge for any emergency service created by the Tenant.
6. Waterbeds, water-filled furniture, and pools are not permitted on the premises.
7. Tenant will not paint wallpaper in Tenant's property.
8. Tenant will not hang or affix any sign, device, notice, decoration or advertisement on the building or the exterior door to Tenant's property.
9. Tenant will not store any flammable substance which may cause a fire hazard. Tenant will not obstruct or interfere with the rights of other Tenants or annoy or injure them in any way. Tenant will not do or allow to be done anything which will conflict with any of the laws or regulations in regards to fires, or with the regulations of the Fire Department or which shall in any way be contrary to the rules of the Board of Health.
10. Tenant is not allowed to alter or change the locks on the property door nor install dead bolts or other attachments to any door without prior written approval of the Landlord.
11. No noisy or disorderly conduct, annoying or disturbing other occupants of the building will be permitted, especially during the hours of 11:00 p.m. – 7:00 a.m.
12. The hallways, sidewalks, entrances, passages, and stairways are not to be obstructed or used for any purpose than as a means of entering or exiting the leased premises.
13. Aerials, antennas, awnings, or other objects are not to be attached to the exterior of the building or any part thereof.

Renter Initial _____ Landlord Initial _____ Owner Initial _____

Page 1 of 2

14. Tenant agrees to use all plumbing fixtures such as toilets, sinks, drains, bathtubs, etc. only for the purpose for which they were designed and constructed. Tenant will not allow improper articles to be placed or thrown into these fixtures. The cost for repairing any damage resulting from neglect will be that of the Tenant.
15. Tenant shall reimburse or compensate the Landlord for any damages or injuries to said premises and surrounding common areas caused by Tenant, Tenant's family, employees, guests or other occupants of the leased premises.
16. No household sales will be allowed on the premises.
17. Pet Policy: No animals of any kind shall be allowed in the leased premises or anywhere in the building without prior written approval of the Landlord, or on the property where the building is located, provided the following rules are observed:
 - a) Returnable fee of \$300 if no additional damage or wear and tear to the premises.
 - b) Proof provided of small cat/dog being neutered.
 - c) Proof provided of small cat/dog being de-clawed.
 - d) Tenant is responsible to clean up yard after all pet toileting.
18. Tenant will not take action which will promote conditions allowing for insects or rodents to survive.
19. Tenant and Tenant's guests may not admit any persons other than their own visitors into the building.
20. Tenants may not bring real Christmas trees into the building or leased premises. This creates a serious public fire hazard.
21. Lost/stolen/additional door keys: \$45.00 charge
22. Items placed in storage areas are at your own risk and must be removed when vacating the premises at the end of occupancy.
23. Tenant is responsible to remove trash to curb site on the designated trash pick-up day and remove and store trash can within 24 hours of trash day as per Buffalo City Code.
24. **We strongly suggest you procure renter's insurance.** Neither the Landlord nor the Owner is responsible for the Renter's personal possessions.

I have read all of the above rules and regulations and agree to abide by them.

- Tenant Date

Christopher Valentine, as CEO Lighthouse - Landlord Date