# Green Castle Group
# Lease 2027 - 2028

THIS Lease Agreement is made and entered into on the date set forth below between the undersigned Tenants (collectively, "Tenants") and GREEN CASTLE GROUP ("Landlord").

The Landlord and Tenants hereby agree as follows:

1) PREMISES: Landlord hereby leases to Tenants an apartment unit at Unit , Burlington, Vermont consisting of interior space within said apartment **(**"Premises"). The Premises do not include any building common areas including any corridors, gym space, lounges, stairs, lobbies, balconies, patios, porches or entries. The Premises do not include any porches balconies or patios whether even if solely accessible via entry into the apartment unit. The Premises are to be used solely as a personal residence by the Tenants and there shall be no other occupants of the Premises other than Tenants. As used herein the term "building" shall mean the building of which the Premises are a portion.

2) TERM: This lease shall be for the term commencing **on June 1, 2027, AT 12 NOON AND ENDING May 24, 2028, at 12 NOON**.

3) RENT: On or before the first day of each Month, Tenants shall pay to Landlord as rent for the term of this Lease the sum of **$_____ U.S. per month** payable, in advance on or before the first day of each month. The rent shall be payable via Electronic Funds Transfer (EFT) as an ACH transfer, to the account of the Landlord on or before the first of each month. In order for rent to be received no later than the first of the month, ACH transfers shall be set up for an effective date of the 27th of the month prior to the rent due date. All rent payments will be made by ACH transfer from Tenants' bank account to Landlord's bank account. If requested by Tenants, Landlord may allow payment of rent to be made by check in one installment for the full year due on June 1, or two installments for 6 months each due June 1st and December 1st in lieu of ACH. Rent is payable without demand or notice. Rents received after the first day of each month will be subject to a per day late fee equal to $25 per day. Late fees will apply to any returned rent check or uncollected ACH for any amount of time beyond the first of any month. In addition to the foregoing, if the entire rent hereunder is not paid on or before the first day of each month then all Tenants shall be reported to all applicable credit reporting services. It shall be considered a default under this Lease for any Tenant to discontinue any EFT or ACH set up to pay rent under this Lease. All ACH payments are subject to a .99 service fee per occurrence payable by Tenant. Credit card fees are subject to 2.99% bank convenience fee payable by Tenant. All EFT payments must be set up no later than May 14th, 2027, with an effective date of May 27th, 2027, prior to the start of the lease term.

4) TENANT PORTAL REGISTRATION AND USE: Tenant agrees to register for and maintain an active account with Landlord's designated online tenant portal (the "Resident Site"). Tenant shall use the tenant portal for communications, notices, maintenance requests, document delivery, payment processing, and other property management functions as designated by Landlord.

Tenant agrees that Tenant may receive communications from Landlord and Landlord's agents, employees, contactors, and property management staff through the tenant portal, email, telephone and text messages (SMS) at the contact information provided by Tenant. Such communications may include, but are not limited to, maintenance scheduling, inspections, lease administration, rent reminders, property updates, parking and access information, emergencies, entry notices and other matters related to the tenancy or management of the property. All Tenants shall maintain current and accurate contact information, including a valid email address and mobile telephone number, within the tenant portal and shall promptly update such information as changes occur.

5) SECURITY DEPOSIT: The Security Deposit under this Lease shall be equal to one month of total Rent (the "Security Deposit"). Landlord hereby acknowledges the receipt from Tenants of a check (or equivalent) for $500 which is being paid by Tenants to bind this Agreement as partial payment towards the full Security Deposit. The balance of which is to be paid within 14 days of initial partial payment unless otherwise indicated in this Lease to be a said earlier date. The Security Deposit shall secure the performance of the Tenants obligations to pay rent, unpaid utility bills owed by the Tenants, expenses due to damage beyond normal wear and tear of the Premises and any personal property provided by Landlord and cleaning. The Security Deposit shall also secure any expenses resulting from removal of belongings left behind by Tenants after termination of the tenancy. The Landlord may retain all or a portion of the security deposit for 1) nonpayment of rent, 2) damage to the

Premises or other property of the Landlord (normal wear and tear excepted), 3) nonpayment of utility or other charges which the Tenants is required to pay directly to the Landlord or to a utility, and 4) expenses required to remove from the Premises articles abandoned by the Tenants. As used herein, the term "normal wear and tear" shall mean the deterioration which occurs, based upon the reasonable use for which the dwelling unit is intended, without negligence, carelessness, accident or abuse of the Premises or supplied equipment or appliances by any Tenants or members of household or their invitees or guests, 5) leaving Premises unclean upon departure. If Tenants consists of more than one person, the security deposit shall be returned when the Premises are vacant and free of all occupants and all personal property. Under no circumstances shall the Security Deposit be applied to the first or last month's rent. Landlord shall report any late or delinquent payments under this lease to credit reporting agencies. The Security Deposit shall bear interest effective as of the execution of this lease.

Landlord, at Landlord's option in Landlord's sole and absolute discretion, may return any security deposit owing, if any, by the following means: i) via one check made payable to any one person comprising Tenants jointly and mailed or delivered to the address of record within our Resident Site or ii) via separate checks payable to each of the Tenants solely in equal amounts which in the aggregate total the entire security deposit owing and mailed to the address of record within our Resident Site. Return of security deposit may be in the form of a physical check mailed to the tenant or via direct deposit to be bank of record in the Resident Site.

6) UTILITIES: Landlord will provide fiberoptic Wi-Fi internet access via Burlington Telecom for an additional charge of $15 per month per Tenant. This amount shall be added to the monthly Rent payment to Landlord and shall be due and payable on the first of each month during the term of the Lease. Tenant will be provided with WIFI password access upon tenancy, and contact Burlington Telecom directly for any customer service issues.
Tenants shall pay for all electricity and natural gas (if heated by natural gas) to the Premises. Tenant shall contact Vermont Gas and Burlington Electric at least thirty (30) days prior to tenancy to convert account into Tenants' name. The foregoing notwithstanding, in the case of the following properties only, Landlord shall pay:

- 21 Hungerford Terrace, (all units), natural gas heat
- 323 Pearl Unit, 101, natural gas heat and electricity
- 260 College Street, (all units) natural gas heat

7) MUNICIPAL ASSESSMENTS: Landlord shall pay all property taxes and water and sewer charges, except any assessments, penalties, or fines that are incurred due to the negligence or willful act of any Tenants or any invitee of any Tenants. Tenants shall pay any fines, penalties or assessments due to the violation of any Federal, State or City of Burlington law, ordinance or rule caused by the action or inaction of any Tenants or any invitees of Tenants, including but not limited to, any noise ordinance, zoning ordinance violation or any law related to the consumption of alcoholic beverages or the possession of illegal substances and Tenants hereby indemnify and hold Landlord harmless from all such violations of state, local or federal regulation, rule or ordinance substantially caused by the action or inaction of any Tenants or any invitee of any Tenants.

8) ALTERATIONS: Tenants shall make no alterations, additions, or improvements (including painting) to the interior or exterior of the Premises without the prior written approval of the Landlord. Landlord shall be entitled to, without notice to Tenants and at Tenants' expense, remove such alterations, additions, or improvements and restore the Premises to their original condition and shall be entitled to all remedies.

9) ACCEPTANCE OF PREMISES: Tenants taking occupancy of the Premises is conclusive evidence of receipt of the Premises in good order and repair. Upon the termination of this Lease, Tenants shall thoroughly clean the Premises. Tenants shall also leave the Premises, any appliances and furnishings and any improvements therein, in the same or better condition as at the commencement of this lease, reasonable wear and tear, (as that term is defined herein), excepted.

10) ASSIGNMENT AND SUBLEASING: Tenants shall not assign, mortgage, pledge, or encumber this lease, the Premises, or sublet the whole or any part of the Premises without Landlord's prior written approval. Tenants may not sublet the Premises for the summer. On a case-by-case basis, semester-abroad experiences may be supported by sublet approval by written approval of the Landlord. A sublet fee will be charged for the administrative costs of interviewing any new occupants in connection with any sublet.

11) HOLDING OVER: If any Tenant should hold over and remain in possession of the Premises after the expiration of this Lease, it shall be deemed month-to-month Tenancy at the monthly rental rate that is 200% of the rent charged for the entire Premises under this Lease.

12) COMMON AREAS: The sidewalk, entrance, hall, passages, stairways, and other common areas shall not be obstructed by Tenants or used by Tenants for any other purpose than those of ingress or egress from the Premises. Landlord shall have the right, but not the obligation, to remove any items in any common areas without notice and at the cost of Tenants.

13) REFUSE: Tenants agree to keep the Premises clean and free of all garbage or refuse and to prevent any refuse or garbage from being windblown. Tenants shall deposit all normal household trash and recycling in the receptacles provided by Landlord. Cost of normal refuse removal is paid by the Landlord. Furniture and appliances and the like are not normal household refuse and if left on the grounds shall be removed by Landlord at Tenants' expense. In the event that, in the sole opinion of the Landlord, the Premises are not being kept adequately free of extraordinary garbage and refuse, then the Landlord may, in addition to any other remedies hereunder, without notice to Tenants arrange for the removal of such refuse or debris at the Tenants' sole expense. Tenants will abide by Burlington Recycling Ordinances and will be responsible for any fines due to Tenants' non-compliance. Empty soda, juice, beer, alcohol and wine bottles and the like shall be removed from the Premises by Tenants daily to avoid insects and other vermin.

14) PETS: No dogs, cats, birds, pets, or animals of any kind shall be kept in or allowed to visit the Premises except as required under applicable law and with prior written agreement and approval by Landlord.

15) TENANTS OBLIGATIONS & TERMINATION: Tenants shall not create or contribute to the noncompliance of the Premises with applicable provisions of any zoning, building, housing, or health regulations. Nor shall the Tenants do anything in or about the Premises which might cause a safety or health risk or might increase the insurance premiums on the building. The Tenants shall not disable, modify, or tamper with any furniture, item, equipment or appliance provided by Landlord, including, but not limited to, fire alarms, sprinkler, smoke detectors, carbon monoxide detectors, fire extinguishers, stoves, dishwashers, microwaves or refrigerators. The Tenants shall not install additional or different locks or gates on any doors or windows of the Premises. When this lease ends, the Tenants agrees to return all keys to the Premises (including any keys to common areas) to Landlord. Landlord shall charge the Tenants $25.00 per mailbox key if not returned to Landlord Tenants agree to return parking permits to Landlord. Landlord shall charge the Tenants $75.00 per permit if not returned. Tenants shall conduct him/herself and require other persons in the Premises with the Tenants' consent to conduct themselves in a manner that will not disturb other Tenants' neighbors. Tenants shall not conduct him/herself or permit others to conduct themselves in any illegal activity at the Premises. The Tenants shall not deliberately or negligently destroy, deface, damage, or remove any part of the Premises or its fixtures, mechanical systems, or furnishings or deliberately or negligently permit any person to do so. The Lease may not be terminated by the Tenants. If the Tenants acts in violation of this lease agreement and it is necessary for Landlord to retain an attorney to secure Landlord's rights and remedies, Landlord shall be entitled to recover from the Tenants reasonable attorney's fees so incurred, together with any damages, costs, and expenses. Furthermore, said violation shall be grounds for termination of the lease and commencement of an action for ejection.

16) REPAIRS & MAINTENANCE: Landlord shall be responsible for ordinary repairs and maintenance with respect to the Premises. The foregoing notwithstanding, Landlord shall not be responsible for any repairs and maintenance as are caused by the negligent or deliberate act or omission of Tenants or a person on the Premises with Tenants' consent. Those repairs and maintenance which are the responsibility of Tenants shall be the sole responsibility of Tenants. All repairs and maintenance are to be conducted by the Landlord. In no circumstances shall the tenant contract with external parties to conduct such work without the written permission of the Landlord.

17) WAIVER: A waiver by Landlord of any default on the part of Tenants shall not be considered or treated as a waiver of any subsequent or other default. Any waiver by Landlord must be in writing to be effective.

18) ACCESS: Landlord may enter the Premises in the case of emergency or to prevent an emergency without consent. With Tenants' consent, which consent cannot be unreasonably withheld may enter the Premises.
Upon 48 hours' notice, Landlord may enter the Premises for the following purposes between the hours of 9:00 am and 9:00 pm: 1) when necessary to inspect the Premises 2) to make necessary or agreed repairs, alterations or improvements 3) to supply agreed services 4) to speak with Tenants, workers, or contractors. By making a Maintenance Work Order Request through the Resident Center, email or other means, Tenant consents to access by Landlord at all times, and without further notice, and to the extent required by Landlord to complete all repairs. Landlord may also enter the Premises without consent or notice when the Landlord has reasonable belief that there is imminent danger to any person or to property. Furthermore, tenants agree to allow reasonable access to units for lease up purposes including for tours to prospective tenants, during the hours of 12:00pm-6:00pm on a daily basis.

19) HOLD HARMLESS: Landlord shall not be liable for and the Tenants shall hold the Landlord harmless and indemnify Landlord from injury or damage to persons or property occurring on or about the Premises, unless caused by or resulting from the negligence of Landlord or any of Landlord's agents, servants, or employees. Tenants shall further hold Landlord harmless and indemnify Landlord from injury or damage to property or any bodily injury occurring as a result of any violation by Tenants or any invitee of Tenants of the terms of this Lease Agreement including, but not limited to, any violation of any clause i) related to tampering with any smoke/carbon dioxide detector, sprinkler system, fire alarm or appliance; ii) trespass on any roof or similar structure or iii) failure to maintain all thermostats at sixty degrees or greater. Landlord shall not be liable for and Tenants shall hold Landlord harmless and indemnify Landlord from all costs, expenses or damages (including attorney's fees and court costs) arising out of any occurrence of pests, including but not limited to bedbugs, which originate in any furniture, furnishings, bedding, clothing or other personal property in the Premises. The indemnification of Landlord extends to all costs, expenses or damages arising out of any occurrence of such pests in other areas of the same building as the Premises if said costs, expenses or damages can be connected to pests originating from the Premises. All indemnity provisions of this Lease shall survive the termination of the tenancy hereunder.

20) INSURANCE: All Tenants shall obtain renter's insurance to both compensate each Tenant for loss or damage to personal property and provide for adequate liability protection and for replacement housing. Tenant's insurance shall also provide coverage for Tenant use of common areas including balconies, patios, laundry rooms, lounges and gym space and for damages caused by invitees of Tenants. Landlord's insurance does not cover Tenants' personal property or liability for actions or inactions of any of the Tenants or any invitees of any Tenants.

21) TIME: Is of the ESSENCE It is understood and agreed that time and strict performance of all the terms herein, by the Tenants to be performed and reserved, shall be of the essence.

22) PATIOS/GYM FACILITY (IF APPLICABLE)/VENDING: Balconies and/or patios, if any, adjacent to and accessible from the Premises are common areas and shall not be a part of the Rentable Area of the Premises; provided, however, that Tenant is hereby granted a revocable license to use any such balconies and/or patios in a manner consistent with a first-class apartment building containing balconies and patios, on the terms and conditions set forth herein and subject to all limitations and restrictions on use of the Premises in this Lease. Tenant shall not make any improvements to the balconies. Tenant shall not place any items on any balcony except for patio furniture. Tenant shall not be permitted to display any graphics, signs or insignias or the like on the balconies or patios. Premises. Tenant shall permit Landlord and its agents access to the balconies and/or patios at reasonable times for inspection. Tenant's license to use the balconies and/or patios shall be revocable, at Landlord's option, at any time.

Balcony and patio areas (both front and rear) are to be kept clean and orderly. They are not to be used as storage areas and articles must not be hung over railings. No trash may be kept on balconies or patios at any time. Kegs are prohibited on the Property and within the Premises and within the UNIT and they are not to be permitted on balconies or patios. Additional lights are not permitted on balconies or patios. Only bona fide patio furniture may be kept on balconies or patios provided that only one-third of the balcony space may be covered by patio furniture. TENANT hereby acknowledges that all gas and charcoal barbecue grills, patio torches, fire pits and chimineas are strictly prohibited on balconies and patios. It is agreed that LANDLORD shall have the right to remove barbecue grills and any other of TENANT'S personal items or to remove and dispose of trash left on balconies and patios at TENANT'S sole expense.

There will be a $100 charge for each bag of trash or small debris removed from a balcony or patio and $100 charge per large item that requires removal from a balcony or patio. TENANT further agrees that TENANT will be solely responsible for any property damage or bodily injury liabilities and responsibilities arising from any violation of this rule. LANDLORD reserves the right to remove and discard any items stored in the balcony or patio area that is not permitted. Balcony and patio charges under this provision will be assessed to all Tenants of the entire Premises.

Notwithstanding anything provided in this LEASE, TENANT shall not place any item or permit any person on the balcony or patio area beyond the amount that is reasonably safe. To that end, Tenant agrees that they shall allow no more than 1.5x the number of Tenants on this Lease to be on any balcony at any time. Tenant shall not place any objects on any railings on balconies or patios. Throwing objects from balconies, windows, sliding glass window/wall or any other area of the PROPERTY is strictly prohibited. Items which may fall from a balcony are not allowed on the balcony and therefore any object which falls from a balcony will be treated the same as any that were thrown. Any investigation of alleged incidents will be reported to the applicable authorities. In the event of abuse of the balcony or violation of this rule, LANDLORD, in its sole discretion, reserves the right to secure the balcony door so that TENANT may not access the balcony or patio.

23) GYM FACILITY (IF APPLICABLE): In the event that your building has a fitness room with gym equipment ("Fitness Center"), when using the Fitness Center, Tenants agree to the following: Tenants and guests will adhere to the rules and regulations posted in the Fitness Center. The Fitness Center is not supervised. Tenant(s) are solely responsible for their own appropriate use of equipment. Tenants shall carefully inspect each piece of equipment prior to Tenants use and shall refrain from using any equipment that may be functioning improperly or that may be damaged or dangerous. Tenants shall consult a physician before using any equipment in the Fitness Center and before participating in any exercise, and will refrain from such use or participation unless approved by Tenant's physician. Tenants will keep Fitness Center locked at all times during Tenant's visit to the Fitness Center. Tenants will not admit any person to the Fitness Center who has not registered with the Landlord. Tenant(s) must accompany guests, and no glass, smoking, eating, alcoholic beverages, pets, or black sole shoes are permitted in the Fitness Center. Tenants each acknowledge and understand that use of Landlord's Fitness Center, gym facility and equipment and physical activity and exercise involve risk of injury and all Tenants agree that use of the Fitness Center and all equipment are solely at each Tenant's own risk and each of the own risk and Tenants assume the risk of any and all injury and or damage that may result from utilizing the Fitness Center and any equipment. Tenants jointly and severally hereby on behalf of themselves and their heirs, executors and assigns release and forever discharge Landlord, its employees, agents, related entities, representatives successors and assigns of and from all liability associated with the use of the Fitness Center and any equipment therein. This waiver and release of liability includes, without limitation, use of any equipment or facilities which may malfunction or break and also includes improper maintenance of any equipment, facilities or premises. Tenants hereby indemnify and hold Landlord harmless of and from all risks associated with the use of the Fitness center, any equipment therein including the risk of bodily injury or death.

24) VENDING: It is understood and agreed that if your building has vending machines that such vending machines are owned and operated by third party vendors. Landlord is not responsible for product quality, pricing, refunds or outages. Tenant shall contact such third party vendor directly with any customer service inquiries.

25) PARKING: Zero parking spaces are included within this Lease. If Tenants desire on-site parking, Tenants may apply to rent parking space(s), which shall be governed by a separate agreement. Landlord makes no warranties that parking spaces will be available for rent at any given time. Tenants agree to clear the driveway of vehicles for snow removal or property access. Tenant is responsible for parking any automobile away from areas at risk of falling snow or ice from the roof. Landlord is not responsible for any damage to persons, automobiles, or personal property resulting from falling ice or snow from the roof.

Any vehicle on the property without a properly displayed valid parking permit will be towed, or a parking boot will be installed, without notice and at the vehicle's owner's expense. There shall be no parking on any green space or in any area not specifically designated by Landlord for parking. In the event of a violation of this provision by Tenants, in addition to any other remedies provided in this Lease, Landlord may cause the offending vehicle to be towed/booted at the owner's expense without any notice whatsoever.

26) ACCESS CONTROL: The Premises and the property of which the Premises are a portion are provided with door locks that may be accessed via either pass code, key card, smartphone access, or other system. Tenant agrees to safeguard credentials for the building and the Premises and keep them confidential and shall not share them with any parties that is not a Tenant. Landlord reserves the right to deactivate and replace any credentials in the event of breach of this provision. Temporary outages or malfunctions shall not be deemed constructive eviction. The foregoing measures are designed to enhance security. Tenants are solely responsible for securing their personal property.

27) CASUALTY DAMAGE: If the Premises, or any part thereof, shall be damaged by fire or other casualty not due to the Tenants' negligent or willful act or that of the agent or invitee of the Tenants, the Premises shall be repaired by the Landlord but there shall be no abatement of rent corresponding with the time during which, and to the extent that, the Premises may have been uninhabitable provided the Landlord shall be able to restore the Premises to habitable condition within 60 days. If the Premises, or any part thereof, shall be damaged by fire or other casualty not due to the Tenants' negligent or willful act or that of the agent or invitee of the Tenants and cannot be restored within 60 days, in the sole opinion of Landlord, then this lease shall terminate and rent shall be prorated through the date of the casualty. If the Premises should be damaged other than by Tenants' negligent or willful act of that of an agent or invitee of the Tenants, to the extent that the Landlord should decide not to rebuild or repair, the term of this lease shall terminate and the rent shall be pro-rated up to the time of the damage.

28) PARTIAL INVALIDITY: If any term or provision of this lease is held invalid or unenforceable, said invalidity shall not affect the remaining provisions of this lease which fully remain valid and enforceable.

29) PARTIES: Parties are prohibited on the Premises. All drinking games, including but not limited to, Beirut, Pong, Quarters, are prohibited. "Party" in the singular is defined as any gathering on or about the Premises comprised of more than double the number of Tenants set forth in this lease agreement. Kegs of beer in the Premises are prohibited. Loud music or noise which disturbs the neighbors in the building or in the neighborhood is prohibited. Any party must be approved in advance in writing by the Landlord. If the prohibition of parties or kegs is violated, in addition to any other remedies provided in this Lease, it shall be grounds for eviction and permanently vacating the Premises upon 30 days' notice.

30) LEAD PAINT: Tenants warrant to Landlord that there will be no children under the age of 12 years old residing in or visiting the Premises. Please be aware that there is a possibility that there was lead paint used in these Premises and proper education and supervision should be employed.

31) EXTERIOR OF PREMISES: There will be no personal belongings or debris left on the porches or grounds of this building (including bicycles locked to porch railings). Exception: Lawn furniture neatly stored on porches. There will be no hanging or posting of signs, banners, or art on the exterior of the building or displayed in a window or anywhere where it can be seen from the street. In the event of violation of this provision, in addition to any other remedies provided in this Lease, the Landlord may remove any banner or personal belongings at the expense of Tenants and without notice to Tenants.

32) REQUIRED/PROHIBITED ACTIONS: The following is a list of actions or inactions that, in addition to the violation of any other material term of this Agreement (unless applicable law provides otherwise), will be grounds for eviction if violated by Tenants:

- These Premises are designated as non-smoking and smoking of any substance and vaping is prohibited in the interior of the Premises. Any smoking or vaping shall take place outside and at least 25 feet away from Premises with all smoking debris (butts, vape cartridges, ashes, etc.) picked up and properly disposed of.

Tenants shall appropriately maintain Premises by not allowing the accumulation of trash, recycling, dirty dishes, food items, and other clutter that could be hazardous from a fire and safety standpoint or could attract pests and rodents. Additionally, the expectation is that the Tenants will keep the Premises clean by periodically cleaning all rooms to include all surfaces such as counters and vanities, floors, baseboards, appliances, sinks, tubs, and toilets. Landlord reserves the right to hire a cleaning service at the Tenants' expense if the Premises are not kept as outlined above. Tenants hereby agree to notify Landlord immediately of any indication of bedbugs or other pests in the Premises and to cooperate with all activity in connection with the abatement thereof. This cooperation may include but not be limited to moving furniture, clothing and other personal items and removing carpets or rugs.

- Tenants shall never use candles or any source of open flame in the Premises.
- The Tenants shall not store any flammable or otherwise hazardous material anywhere on the Premises.
- The Tenants shall, always, maintain a heating thermostat setting in the Premises at 60 degrees or greater at all times.
- The Tenants shall not tamper with any equipment or appliance provided by Landlord, including, but not limited to smoke detectors, carbon monoxide detectors or fire extinguishers or any elevator.
- The Tenants shall not place any barbecue grill on any porch or entrance to the Premises or Common Areas. Grills must always be fifteen feet from the Premises.
- Tenants shall not use decorative light strands on Premises and shall not use subwoofers or other loud stereo equipment.
- Tenants understand that bodily harm may result from trespassing on roofs and Tenants shall not trespass onto any roof or portion of any roof of the building of which the Premises are a portion.
- Tenants shall not penetrate any brick or masonry surfaces within the Premises or the Property and shall not insert any thumbnails, nails, screws on any brick or masonry surface for any reason.

- No liquid furniture of any kind may be kept on the Premises or the building.

- Except as agreed to by Landlord in writing**,** there shall be no more than one person per bedroom in the Premises. Violation of the foregoing policy shall result in termination of tenancy for all occupants and Tenants shall be subject to immediate eviction.

Costs to repair damage resulting from the violation by Tenants or any invitee of Tenants of this sSection 32 or any other provision of this Lease shall be the sole financial responsibility of the Tenants. Tenants understand and agree that damage to property and physical injury to persons may result from Tenant failure to follow the provisions of this Section 32. Tenants therefor hereby jointly and severally indemnify and hold the Landlord harmless of and from all suits, damages and causes of action, including attorney's fees, which may be incurred by the Landlord as a result of a breach of any representation, warranty, covenant or agreement contained in this Section 32 delineating required and prohibited acts, whether such breach shall be as a result of any act, inaction or omission of any of the Tenants or any invitee of any of the Tenants.

33) CLEANING: The Premises will be broom swept and free of debris. We do not hire professional cleaners and painters for apartment turnover each year. Tenants will see scuff marks on the walls and/or the doors, but not significant damage. If Tenants desire a higher level of cleanliness when Tenants move in, Tenants should bring cleaning supplies to clean before moving any Tenant personal property into the Premises.

34) SMOKE AND CARBON DIOXIDE DETECTORS/SPRINKLERS APPLIANCEDS & EQUIPMENT: Tenants shall not disable, modify or tamper with any equipment or appliance provided by Landlord, including, but not limited to, elevators, smoke detectors, carbon monoxide detectors, sprinkler system, sprinkler head, fire extinguishers, stoves, washers, dryers, furnaces, hot water heaters, or refrigerators. Tenants shall notify Landlord immediately in the event that any of them shall become aware of any condition or situation which is likely to cause harm to property or any individual including, but not limited to, notification of any potential defect or malfunction of any equipment or appliance located in or about the Leased Premises, including, but not limited to, smoke detectors, sprinkler system, carbon monoxide detectors, fire extinguishers, stoves, washers, dryers, furnace, hot water heater or refrigerators. Tenants have each inspected Premises and there is a fully functioning smoke detector and carbon dioxide detector in each room of the Premises including, but not limited to, a fully functioning smoke detector and carbon dioxide detector in each bedroom, the kitchen, the basement, if any,and all living areas of the Premises. Tenants shall refrain from taking any action in or about the Premises which might cause a safety or health risk or might increase the insurance premiums related to the Premises. Tenants further understand that if Landlord has provided a sprinkler system for the safety of Tenants, that Tenants must refrain from damage to that system. Tenants each covenants and agrees that Tenants shall not tamper with any safety equipment, fire extinguisher, fire alarm, smoke / carbon dioxide detector, sprinkler system or any component thereof, including, but not limited to, any sprinkler head. Tenants understand that tampering with any sprinkler head will cause substantial damage to the Premises and the contents of the Premises, including but not limited to, heavy water damage which may render the Premises or the building uninhabitable. Tenants may not hang anything on or place any material on any sprinkler head or other safety equipment. In particular, Tenants shall not disable, modify or tamper with any equipment or appliance provided by Landlord, including, but not limited to, smoke detectors, carbon monoxide detectors, sprinkler system, sprinkler head, fire extinguishers, stoves, washers, dryers, furnaces, hot water heaters or refrigerators. Tenants shall notify Landlord immediately in the event that any of them shall become aware of any condition or situation which is likely to cause harm to property or any individual including, but not limited to, notification of any potential defect or malfunction of any equipment or appliance located in or about the Premises, including, but not limited to, smoke detectors, sprinkler systems, carbon monoxide detectors, fire extinguishers, stoves, washers, dryers, furnace, hot water heater or refrigerators. Tenants hereby jointly and severally indemnifies and holds Landlord harmless of and from all suits, damages and causes of action, including attorney fees, which may be incurred by Landlord as a result of a breach of any representation, warranty, covenant or agreement contained herein of in Tenants' Lease of the Premises, whether such breach shall be as a result of any act or omission of Tenants or any invitee of Tenants. Tenants have inspected all smoke detectors, carbon monoxide detectors and fire extinguishers and agree that they are all in good repair and are in working condition as of the date of occupancy. Tenants must notify the Landlord immediately upon discovery of any leaks, defects, or problems with the Premises whatsoever, including, but not limited to, such problems with any safety equipment such as fire extinguishers or carbon monoxide/smoke detectors or any equipment or appliance that may cause damage to the Premises or to any occupant thereof. Tenants agree to replace the smoke/carbon monoxide detector battery, if any, at any time the existing battery becomes unserviceable. If after replacing the battery, the smoke/carbon monoxide detector will not operate, Tenants must immediately inform Landlord of this fact. Tenants understand and agree that full compliance with this Section 34 may cause WILL CAUSE SUBSTANTIAL DAMAGE to the Leased Premises and the contents of the Leased Premises and/or bodily harm to people. Tenants shall remove any lint from any dryer units provided to the Premises, if any. Tenants hereby jointly and

severally indemnify and hold the Landlord harmless of and from all suits, damages and causes of action, including attorney's fees, which may be incurred by the Landlord as a result of a breach of any representation, warranty, covenant or agreement contained in this Section 34, whether such breach shall be as a result of any act or omission of any of the Tenants or any invitee of any of the Tenants.

35) ITEMS FURNISHED BY LANDLORD: Tenants assume full responsibility for items furnished by us and agree to return them to us at the expiration of the Lease Term in as good condition as when Tenants receive them, reasonable wear and tear excepted. If furniture is provided by Landlord, Tenants will be responsible for returning all furniture to its original position prior to vacating your Bedroom and the Premises. Tenants will not remove any Landlord provided furniture, televisions, appliances, routers, fixtures, and/or furnishings from the Premises for any purpose. Tenants shall be responsible for all loss, breakage or other damage to furnished items.

36) GOOD NEIGHBOR POLICY: Landlord is only willing to lease to Tenants provided that the Tenants agree to the terms of this Lease and agrees to abide by the spirit of the following statement:

> Each Tenant and the Landlord understand and agree that we are part of a larger community, and our actions affect others. Burlington is a rare community that we want to preserve and protect. It is a privilege to be here, and we know it. While our stay here may be short or long, we are invested in and agree to maintain the quality and vitality of the neighborhoods. This is of primary importance to the Landlord and to the Tenants and is a fundamental basis of our bargain represented by this Lease. We will respect the rights of our neighbors to the privacy and peaceful enjoyment of their homes in all respects. We will refrain from causing all nuisances, including noise that harms that peaceful enjoyment. We will treat our neighbors with respect by keeping our home free of noise pollution that disturbs others, free of unsightly and dangerous conditions. We will keep noise to a minimum, especially during night and early morning hours. We will keep our home looking clean, neat and free of debris. We will follow all State of Vermont and City of Burlington Safety Guidelines and Pronouncements.

Each Tenant agrees that each and every act or omission of each Tenant shall be consistent with the letter of and the spirit and philosophy of this as our Good Neighbor Policy.

37) ENTIRE AGREEMENT: The parties acknowledge that this Lease is the entire agreement of Tenants and Landlord relative to the Premises and may only be amended in writing signed by all Tenants and Landlord. All references to "Tenant" or "Tenants" under this lease shall mean each tenant listed below and all Tenants listed below jointly and severally.

38) JOINT & SEVERAL LIABILITY: Each person executing this Lease as Tenant is jointly and severally liable for the performance of all the obligations of Tenant hereunder.

39) THIS IS A BINDING AGREEMENT/RESPONSIBILITY FOR LOST RENTS: If the Tenants shall default under Tenants' obligations under this Lease, including, but not limited to, attempting early termination of this Lease, the Tenants shall be jointly and severally liable for all rent, and other charges due under this Lease from the commencement of the term of this Lease through the remainder of the term of this Lease. The Tenants shall be liable for all rent and other charges due and owing under this Lease that otherwise would have been payable by the Tenant during the remainder of the term of the Lease had the Tenant not defaulted plus all reasonable costs of re-letting, reduced by any sums the Landlord receives by reletting the Property during the Term and reduced by any reasonable costs of reletting. Reasonable costs of reletting include the following sums paid by Landlord and attributable to that part of the Term ended due to Tenant's default:

a. reasonable brokers' fees incurred by Landlord for reletting all or part of the Property prorated for that part of the reletting Term ending concurrently with the then current Term of this Lease;

b. the cost of removing and storing Tenant's property;

c. the cost of minor repairs necessary to put the Property in a condition reasonably acceptable to a new Tenant; and

d. other necessary and reasonable expenses, including attorney's fees, incurred by Landlord in enforcing its remedies.

**Authorized Tenants**

## Tenant 1

Name : _____

E-mail : _____

Cell : _____

Signature : _____

Date : _____

## Tenant 2

Name : _____

E-mail : _____

Cell : _____

Signature : _____

Date : _____

## Tenant 3

Name : _____

E-mail : _____

Cell : _____

Signature : _____

Date : _____

## Tenant 4

Name : _____

E-mail : _____

Cell : _____

Signature : _____

Date : _____

## Tenant 5

Name : _____

E-mail : _____

Cell : _____

Signature : _____

Date : _____

## Tenant 6

Name : _____

E-mail : _____

Cell : _____

Signature : _____

Date : _____

Landlord: GREEN CASTLE GROUP

Signature: _____ Date : _____