

## 9. Special Clauses

1. Tenant agrees to arrange for utilities to be promptly turned on in Tenant's name at the beginning of the lease and to promptly terminate the utility service at the end of the lease term.
2. Tenant agrees to pay landlord \$40.00 in the event that the Landlord's bank dishonors Tenant's rent check for any reason whatsoever. In the event that Tenant has paid the rent on two separate occasions with dishonored checks, Tenant agrees to pay Landlord the rent in cash or money orders for the balance of the lease term.
3. Tenant agrees not to paint the Property without Landlord's prior written consent.
4. Tenant agrees to use single-ply toilet tissue at all times as use of two-ply toilet tissue may cause flooding and damage to the floor in the dining room area. Tenant agrees to immediately notify Landlord at (215) 803-7002 in the event that the toilet overflows for any reason.
5. Tenant agrees to notify Landlord at least fourteen (14) days before moving a pet into the Property and to pay Landlord a \$100.00 security "pet" deposit in advance.
6. Tenant agrees to pay Landlord \$65.00 if all keys for the Property are not returned at the end of the lease.
7. Tenant agrees not to sublet the Property to anyone without Landlord's prior written consent. Tenant agrees that any breach of this provision will cause immediate termination of the Lease.
8. No prior agreement exists between Landlord and Tenant as to the amount of the rent for subsequent Lease terms which may be increased from the current rent set forth in Section 6(B).
9. Tenant agrees to place their garbage in covered waste containers in the apartment or in the backyard. No garbage should be placed outside the building except on the evening before or morning of trash collection. Tenant agrees to abide by the "Guidelines For All Residents With City Trash Collection" attached hereto. Tenant will be responsible for any fines for failing to abide by the city trash regulations.
10. Tenant agrees to notify Landlord promptly of any problems with mice or other pests. Tenants are not permitted to call an exterminator or to apply rodent poisons on their own. Under no circumstances will Landlord reimburse Tenants for any such unauthorized expenditures. Tenant agrees to abide by "Tips for Rodent Prevention in the Home" attached hereto.
11. In order to avoid late fees, mailed rent checks must be received by the Landlord no later than 5 days after the due date.
12. Rental of the Property is limited to the interior of the actual apartment, the backyard and basement.

Tenant(s)

Landlord

