

100 PARCVIEW PLACE SOMERVILLE PARC

All tenants of Somerville Parc, 100/200 Parcview Place, Somerville, NJ are bound by the A & A Somerville, LLC's (the "Landlord") rules and regulations.

In the event of an emergency outside of regular business hours, please call Klein Property Management LLC. (732 446-0611). Your call will be dispatched to the property manager's attention.

HOUSE RULES

1. ANTENNAS

No radio or satellite and television antennas, cable or electronic equipment shall be installed on or about the building or grounds without prior written consent of the Landlord.

2. CHILDREN

Children shall not play in the public halls, stairways, elevators, the basement or courtyard areas, nor shall any children be left unattended in any common areas of the building or the property.

3. CLEANLINESS

Each tenant shall keep his/her apartment in a good state of preservation and cleanliness. Tenants shall not allow anything whatsoever to be thrown or fall from doors, windows or terraces, nor shall tenants sweep or throw from the apartment any dirt or other substance into the corridors, halls or elsewhere in or out of the building or its surrounding property.

4. COMPLAINTS

Any complaint concerning the violation of these rules, including noise or disturbances, shall be addressed first to the Managing Agent. All complaints regarding the service of the building shall be made in writing to the Managing Agent. Landlord shall have the right to require any tenant that is the subject of a complaint to submit a written response to said complaint.

5. BARBEQUES

Barbeques are located on the common space in the exterior portion of the building. Barbeques shall be used by tenants only in a safe and responsible manner, and only for the purposes for which they are intended. Any tenants who violate this rule may be prohibited from using the barbeques and/or the barbeques may be removed by Landlord.

6. DELIVERIES

A delivery person will only be permitted to the tenant's apartment with the authorization of the tenant.

7. EGRESS/INGRESS

The sidewalks, entrances, lobby, elevators, public halls, and stairways must be kept clear. They must not be obstructed, encumbered, or used for any purpose other than ingress and egress to and from the premises. The fire stairs must not be obstructed in any way.

8. ELEVATORS

No item of any kind may be transported on the top of any building elevator. Residents shall use the utmost care when transporting items in the Elevator and shall be respectful of their fellow residents during same.

9. EMERGENCIES

Emergencies of any nature and severity, including fire, explosion, burglary, etc. should be reported immediately to the management and/or superintendent.

10. ENTRY

Tenants must provide written notice of any guests who will use or occupy their apartment during the absence of the tenant. Such notice is to be given to the management prior to the guest's arrival. The notice should provide the name of the guest, his or her relationship (family, friend, etc.) to the tenant, length of stay, and a contact number for the tenant. Such use of the apartment shall be limited to no more than 30 days per visit. Guests must follow all rules of the building ("House Rules"), guest privileges may be withdrawn by the Landlord at any time and tenants remain fully responsible for compliance by guests and invitees with any and all lease obligations and House Rules.

11. LANDINGS

No public hall above the ground floor of the building shall be decorated or furnished by any tenant in any manner without prior written consent of Landlord.

12. FITNESS CENTER

Tenants and family members are prohibited from using the fitness center unless and until they complete and return a Fitness Center Waiver/Indemnity/Release/Assumption of Risk Form to the Landlord. Children under fourteen (14) years old are prohibited from using the Fitness Center under any circumstances.

13. MOVE IN /OUT

The Managing Agent requires two (2) weeks' advance written notice of a moving date. Such moves are limited to the hours between 9:00AM and 5:00PM, Monday - Friday unless expressly permitted by the Superintendent. In order to avoid conflicts and overtime payments to the staff, tenants must coordinate the date and time of moves with the Superintendent. If

circumstances require payment of overtime wages or the employment of special security, these additional costs will be borne by the tenant. Tenants must leave a \$500.00 refundable damage deposit and file a copy of the mover's certificate of insurance with the Managing Agent in advance of the move. In the event of damage to the building, the first \$500.00 in actual costs will be deducted from the refundable deposit, with any remaining costs charged directly to the tenant as additional rent.

14. NOISE/ODORS

No tenant shall make or permit any disturbing noises or offensive odors or smoke in the apartment or common areas, nor do or permit anything to be done therein which will interfere with the rights, comforts, or convenience of other tenants at any hour of the day or night. No tenant shall play upon a musical instrument, or permit to be operated a stereo, television, radio, or other electrical device emitting sounds in his/her apartment if the same shall unreasonably disturb or annoy other occupants of the building. No tenant shall practice either vocal or instrumental music for more than two hours of any day, or between the hours of 10:00PM and 8:00AM or in a manner which shall unreasonably disturb or annoy other occupants of the building. No construction, repair work, or other installation involving noise shall be conducted in any apartment except on weekdays (not including legal holidays), and only between the hours of 8:30AM and 5:00PM.

15. OCCUPANCY AND CONTACT INFORMATION

Tenants shall provide the Managing Agent with updated emergency contact information for all occupants of the apartment and shall notify same in writing in advance of any changes in occupancy.

16. PUBLIC AREAS

As a matter of fire safety, no articles other than Landlord's approved trash receptacles and other items shall be stored in the any common area of the building. This includes, but is not limited to, baby strollers, bicycles, bottled water, footwear, and furniture.

17. RECREATIONAL EQUIPMENT

No bicycles, baby carriages, or other vehicles will be allowed to stand in the halls, passageways, courtyards, or public areas of the building. Use of all vehicles and recreational apparatus including skates, skateboards, roller blades, etc., is strictly prohibited within the building, including the lobby, elevators, hallways, basement and courtyard.

18. RULES

Repeated or continued violation or disregard of the House Rules by tenant, or a member of the tenant's household, shall be deemed to be a violation of his/her lease. Any consent or approval given under these House Rules by the Landlord shall be revocable by the Landlord at any time.

19. SIGNS

No sign, signal, notice or advertisement, lettering or illumination shall be inscribed or exposed on or at any window or other part of the building, or projected out of any window,

without the prior written consent of the Landlord.

20. SMOKE AND CARBON MONOXIDE DETECTORS

Tenants must inform management if they believe their smoke detectors and carbon monoxide detectors in his or her apartment are not operating and in good working order at all times.

21. TOURS / PUBLICITY

No filming or photographing for media use is permitted in apartments or public areas without prior written consent of the Landlord.

Tenants shall not use, or permit any agent to use, the name or address of Landlord or the building in any advertisement or other item to be publicly disseminated or displayed without prior written consent of the Landlord.

No group tour or exhibition of any apartment or its contents shall be conducted, nor shall any auction sale be held in any apartment, without prior written consent of the Landlord.

22. TRASH

All garbage and refuse must be disposed of in such a manner and at such times as directed by the Landlord. Tenants shall place all garbage and refuse in the appropriate receptacles and shall comply with all requirements as determined by the Landlord regarding disposal, including recycling regulations and separation requirements as per Somerville laws and regulations. Disposal of electronics, appliances, air-conditioners, mattresses and large items must be done so in accordance with the Department of Sanitation guidelines. Any damages or costs, including fees levied by the Department of Sanitation or private refuse company and/or legal fees, incurred by the Landlord due to the tenant's failure to comply with these requirements shall be payable by the landlord.

23. USE OF PLUMBING

Toilets, drains and other plumbing apparatus in the building shall not be used for any purpose other than those for which they were constructed, nor shall any sweepings, rubbish, rags, or other improper articles be discarded into same. Any damage resulting from the misuse of the plumbing apparatus shall be paid for by the tenant by whom or in whose apartment it shall have occurred.

24. USE OF STAFF

No tenant shall send any employee of the Landlord out of the building on any private business of the tenant. Building employees shall not perform services of a private nature for any tenant unless arrangements for such services are made in advance with the Superintendent or the Managing Agent. The Landlord shall bear no liability for any damages incurred by a building employee while conducting any such service.

Management and the superintendent are specifically instructed not to move automobiles, or any other such vehicles, on behalf of a tenant, as this will result in both a breach of building security and a violation of the staff rules of employment.

25. WINDOWS

No external shades, awnings, window air conditioning units, ventilators, window boxes or other projections shall be installed on or about the building except such as shall be approved or required by the Landlord. Tenants shall keep their apartment windows clean.

Nothing shall be hung or shaken from the doors, windows, or terraces, or placed upon exterior windowsills or ledges without prior written approval of the Landlord.

The feeding of pigeons, birds, or other animals from building windows or terraces is strictly prohibited.

26. WINDOW GUARDS

Tenants shall promptly notify the Managing Agent or the Superintendent when a child or children under the age of 11 years lives or resides (even temporarily) in the apartment. The Landlord shall install window guards in all windows in the apartment as required by law. The tenant shall maintain all window guards installed in the apartment and shall not remove same until permitted by applicable law and in any event, without written notification to the Landlord (c/o the Managing Agent).

All tenants, guests and other invitees are bound by the provisions of the Landlord's House Rules. If your apartment is subleased (with the permission of the Landlord), a copy of these "House Rules" must be attached to the sublease agreement as "Additional Terms and Conditions". The sublease must state, "This sublease is subject to and the tenant is bound by the terms and conditions of the Lease and House Rules of A & A Somerville LLC and the Somerville Parc."