

1. Pets, Retail sales, Poisons, Toxic products, Chlorinated hydrocarbons, not allowed on premises. No showrooms. No vehicle , boat, trailer or RV sales or repairs. No healthcare providers.
2. Rent is due on or before the first of each month. No cash accepted. No advance rent over one month accepted.
3. Parking Lot, no working, loitering, playing, overnight parking, or working on vehicles allowed in parking lot or common grounds. Tenants to park only in their assigned parking spaces. Do not block driveways. Obey posted speed limits. Vehicles leaking fluids will not be allowed to use parking lot. Vehicles over 2 axles or CGVW over 26000 pounds are not allowed on property , Trucks stay 4 feet from buildings.
4. Business operations, to be conducted entirely inside your unit. No business open to the PUBLIC.
5. Outside storage is prohibited. Outside storage includes material, trash, boats, trailers, R/V's, semi trailers, drums, pallets, rubbish, dumpsters, equipment, and vehicles that are unused, in disrepair, or unlicensed. All trailers to be kept inside
6. Subletting, sharing or living in units is not allowed.
7. High-risk activities: not allowed on leased premises. To include but not limited to: Spray painting, open flame, fiber glassing, refinishing, plating, vehicle or engine repair , wood work, storage of flammables , photo developing, offset or screen printing, high temperature, liquid or chemical process. No Food preparation, storage or distribution allowed. No welding or metal grinding.
8. Water usage, no charge for water used for bathrooms. No connections to water lines. No washing of vehicles, boats or other. Use of water for cooling not allowed. No ice machines.
9. Sanitary sewer, only personal hygiene waste water disposal allowed in sewer. No oils, chemicals, solvents, paints, acids, bases, process liquids to be poured into drains. No connections to sewer lines..
10. Trash and Wastes, tenant is responsible for his own trash and waste disposal. Trash pickup is available by independent collectors. Trash cans to be placed out and brought back in on day of collection only. No dumpsters. No Dumping of Any Kind Allowed on Property.
11. Maintenance and repairs, replacement.

Landlord responsibility

Roof
Outside Walls
Parking Lot and Grounds
Water Mains
Sewer Mains

Tenant responsibility

A/C and Heating Equipment
Electrical to meter
Lighting Fixtures
Plumbing Fixtures and Pipes
Doors, Locks, Windows, Glass
Floor, Carpet, Flooring

12. Improvements or changes to building are not allowed. Make sure unit is acceptable for your use.
13. Painting, landlords approval on type and color of paint required. No color changes..
14. Signs, size and placement, must be approved by landlord.
15. Electrical wiring to be in EMT conduit and meet electrical code.
16. Gluing objects to walls or doors is not allowed. Change in floor treatment must be approved by landlord.
17. Red ceiling beams, no attachments other then lighting fixtures. No storage on top of suspended drop ceilings.
18. Alarm System, installation to adhere to landlord's specifications. Remove alarm system at move out.
19. Fire Prevention, all tenants shall comply with county fire regulations and have an approved fire extinguisher.
20. Housekeeping, accumulation of dirt, oil, grease, particles, trash or filth in unit or on walls, floors, ceilings, bathrooms is not allowed. Regular cleaning is a requirement for continued occupancy.

21. Move out, remove all property and trash. Clean floors, walls, carpet and bathrooms. Repair any damage. Remove any improvements landlord requests. All the above to be done before your rental period ends. Do not allow any degreaser and water to flow on to pavement when you clean your unit.
22. Storage or use of any liquids not allowed on premises. This includes but is not limited to: Paints, Solvents, Thinners, Poisons, Insecticides, Fuel oil, Gasoline, Herbicides, PCB's, Oils, Grease, Acids, Brake fluid, Hydraulic fluid, Coolant fluids, Resins, Epoxy, Glues, Developing fluids, Fixers, ATF Fluid, or Bases. Liquids that can be consumed by humans are allowed. No food or beverage suppliers.
23. Hazardous Waste not allowed on premises.
24. Hazardous Material not allowed on premises.
25. Any activity that is a nuisance not allowed on premises. To include but not limited to excessive noise or smell.
26. FL Sales Tax is collected on all rents.
27. Interpretation of building rules is the exclusive right of landlord.
28. Less than a 12 months stay will result in a SHORT STAY CHARGE equal to your SECURITY DEPOSIT. However if damages consume all your security deposit you will owe short stay charge.
29. Security Deposit is not last month rent. No interest is payed on security deposit.
30. If locks are changed a key must be given to landlord.
31. A signed INDEMNITY AGREEMENT needed for occupancy.
32. Low Use businesses only. No Garage Sales, or liquidation sales on site.
33. Any occupancy permits or fees are tenant responsibility.
32. Compliance with building rules is a requirement for continued occupancy.