

1800 John St. Cincinnati, Ohio. These **rules and regulations** are to secure your comfort and safety while maintaining a quality art space environment.

1. Rent payments, whether whole or partial, which are five (5) days delinquent cause administrative expenses to the Landlord. A LATE PAYMENT FEE WILL THEREFORE BE CHARGED ON ALL RENT UNPAID AS OF THE 6TH DAY OF THE MONTH OF DELINQUENCY. CHECKS RETURNED BY YOUR BANK AS "NOT PAID" FOR ANY REASON WILL BE SUBJECT TO A CHARGE. THE RENT SHALL BE DECLARED OWING FROM THE DATE FIRST DUE AND ALL LATE CHARGES SHALL BE ENFORCED. **NO EXCEPTIONS WILL BE MADE TO THIS RULE**
2. Tenants shall perform no redecoration, maintenance repairs, or replace equipment without the written approval of the Landlord. Aaron Etzler 513.310.2364
3. Profane, obscene, or loud language is absolutely prohibited on the Premises. Tenant obligates himself and those under him, not to do or permit to be done anything that will annoy, harass, embarrass, discommode or inconvenience any of the other tenants or occupants in adjoining premises.
4. The volume of the use of musical instruments, radios, televisions, stereos, and tape recordings shall not be operated so as to harass, annoy, or inconvenience any other tenant.
5. Tenants shall have no dogs, cats, or other animals on the premises without the written permission of the Landlord.
6. No Tenant or Tenant's guests shall consume alcoholic beverages on the streets or common areas.
7. Tenants shall not throw or sweep any items or debris from any window or door.
8. No barbecues or open fires are permitted on any wooden porch or area.
9. The rented premises shall be used and occupied only as a private art studio.
10. ONLY OCCUPANTS LISTED ON THE APPLICATION FOR TENANCY SHALL OCCUPY THE STUDIOS. ANY DEVIATION FROM THIS SHALL AUTOMATICALLY TERMINATE THIS RENTAL AGREEMENT. OR PROVIDING COPIES OF THE KEYS TO NONE OCCUPANTS.
11. Tenant shall not store any combustible, flammable, or explosive substance on or about the premises.
12. Tenant shall not make any changes in electrical wiring nor overload the electrical systems nor run any exposed wires for electrical appliances or fixtures in violation of the building code or any ordinance where said premise is located.
13. No additional or replacement locks of any type will be installed on any door without the written permission of the Landlord.
14. Tenants shall keep all common areas free of personal items, only inside your space.. All items shall be kept clear of hot water heaters, furnaces, electrical panels, and plumbing systems.

15. No garbage or other refuse shall be stored on the premises for extended periods of time. All garbage and refuse shall be disposed of in a timely manner in places provided by the City of Cincinnati, or other jurisdiction.

16. All goods, articles, merchandise, provisions, furniture, trunks, boxes, barbecue pits, bicycles, bay carts, and wheeling chairs shall not be permitted to remain in the general halls, landing, entrance, courtyards or porches.

17. The following items shall not be considered as natural wear and tear to the premises, but shall be considered as damage to the premises, and subsequently, the cost of repair will be deducted from any security deposit.

- Spray painting or marking on interior/exterior walls.
- Damage to carpeting, utility pipes, wiring, plumbing, light fixtures, or any other fixture or appurtenances, walls floors or ceilings.
- The damage was done to seeded area and shrubs around the studio such as digging, uprooting, trampling, etc...
- Water damage caused by the overflow of kitchen/bathroom sinks, bathtubs, wash machines, or by failure to close windows or doors during inclement weather, thereby exposing the interior of the apartment to elements.
- Broken windows/glass: windows, storm windows, storm doors, etc...
- Failure of the tenant to leave the studios and appliances clean upon the termination of this rental agreement.

18. INVOLVEMENT IN ANY ILLEGAL DRUG ACTIVITY WILL BE AUTOMATIC GROUNDS FOR TERMINATION OF THIS RENTAL AGREEMENT. **THIS RULE WILL BE STRICTLY ENFORCED, WITH NO EXCEPTIONS.**

19. Tenant shall keep the window glass clean at all times and shall not cover any window in any manner which, in the opinion of Landlord, detracts from the appearance of the building. Tenants shall observe all rules and regulations, which may be hereafter set forth by the landlord in reference to the use of the premises rented here, in addition to these rules and regulations set forth herein. Landlord reserves the right, at their sole option, to amend or revoke any of these rules or regulations, in and all such amendments, revocations, or new rules and regulations shall become a part of this rental agreement as of their effective date. Violation of these rules or regulations, or any part of them, by the tenant, will just cause the landlord to invoke the remedies enumerated in the rental agreement in regards to these rules and regulations or to declare a forfeiture of the rental agreement as in any case of forfeiture. Any notice as to amending or revoking any of these rules or regulations in whole or in part, or to adopt new ones, shall be effective upon notice of same being sent to the tenant by the landlord in the form as set forth in this rental agreement for serving of notices by the landlord on the tenant, or some may in addition thereto, become effective, upon the date same are posted at or near the place set up for the mailboxes in the apartment building in which the demised premises are a part. This rental agreement is on a month to month bases.

20. All friends, guests, clients, and or visitors must be accompanied to and from the front door, The front door is to remain closed and locked at all times, with no exceptions.

21. No loitering around the front doors, cars, hallways or common areas.

22. Video cameras with audio recording capabilities are installed in the building.

Aaron Etzler