

ILLINI TOWER LEASE CONTRACT

1. RESIDENT INFORMATION (* Required fields)

Last Name*		First Name*		M.I.	
Permanent Address*		City*	State*	Zip Code*	
Current Telephone Number*	Cell Phone Number	Email Address*			
Social Security Number*	Date of Birth*	UIN #	Circle Your Gender*:	Male	Female
Emergency Contact other than Guarantor*		Emergency Contact Telephone Number*			
Indicate university/college attending: University of Illinois Parkland College Other: _____					
Circle year in college (for 2011-2012 academic year) * : FR SO JR SR Graduate					
Faculty Staff/Intern OTHER: _____					

2. ROOMMATE INFORMATION

Roommate(s) requested: _____

Curriculum/major: _____

Illini Tower will require an additional form with roommate matching information to be filled out at a later date. Room assignments will be made based on the information provided on this additional form. Residents will be notified when this form is available online.

3. GUARANTOR INFORMATION

Last Name		First Name	
Address	City	State	Zip Code

4. UNIT STYLE AND PAYMENT PLAN

STEP 1: Please make your selection from the unit style you are willing to accept and rank order your preference by placing a number in the "Rank Order" box of that unit style. 1 = First Choice, 2 = Second Choice, 3 = Third Choice. **DO NOT place a "Rank Order" for any unit style you will not accept assignment.**

STEP 2: Please select the Meal Plan/Payment Option that best meets your needs by placing your initials in the box marked "Your Initials" for each unit style that you have given rank order (i.e. if you rank ordered two unit styles, then you must have a total of two initials, one next to each rank order.)

STEP 3: All applicants must be a student at a college or university and have a guarantor with a valid U.S. Social Security identification number. If you are over 23, or do not have a valid U.S. Social Security Identification Number, you may elect to make application for residency by meeting our approved credit history standards.

TERM Academic = August 15, 2011 – May 12, 2012

Rank Order	Your Initials	Meal Plan/Payment Option	Total Value	Rental Installment Payments and Due Dates										Director Initials		
				07/01/11	08/01/11	09/01/11	10/01/11	11/01/11	12/01/11	01/01/12	02/01/12	03/01/12	04/01/12			
<input type="checkbox"/>	One Bed in a Standard 2 Bed/1 Bath Suite (4 Residents)	Standard 2 Bed Suite - SEMESTER	\$ 11,990	\$5,995							\$5,995					
		Standard 2 Bed Suite - MONTHLY	\$ 12,290	\$1,499	\$1,199	\$1,199	\$1,199	\$1,199	\$1,199	\$1,199	\$1,199	\$1,199	\$1,199	\$1,199	\$1,199	

** Freshman are encouraged to lease the Standard 2 Bedroom Unit*

*** Included in all Contract Values listed above, is a Silver Meal Plan (200 Meals/Semester) valued at \$2820.00. ***

If you would like to upgrade to a larger meal plan, please initial below. The following charges will apply:

Gold Meal Plan (250 Meals/Semester) - \$1,300.00 additional charge (\$650 due on 7/1/11 and \$650 due on 12/1/11)

I have made the unit style and payment plan selections listed above and have indicated the ranked preferences for which I am willing to accept assignment. I understand that submission of this completed Lease Contract **DOES NOT** guarantee me a confirmed bed space. I will be notified of my confirmed bed space in writing upon receipt of a signed copy of this Lease Contract from the Director, confirming my unit style and payment plan. It is only at the time you receive this written confirmation that you are guaranteed a bedspace.

I agree to pay the total amount due (Rental Installment) for my Premises on or before due dates as outlined in the payment schedule determined by my payment plan option selected and as outlined in the Lease Contract.

The Lease Term is the length of time between the Starting Date and the Ending Date outlined in the preferences selected.

In the event the Starting Date and/or the Ending Date is different than those indicated in the Lease Contract, (different dates must be approved in writing by us) then the rental installment shall be prorated based upon a daily amount. If the date of move-in is on or before the 10th business day following the first day of classes at the University, there will be no prorated Starting Date and the Starting Date outlined in the Lease Contract will be used.

5. DESCRIPTION AND RELOCATION

This Lease is between you and us. We agree to lease to you and you agree to lease from us, the Premises. The "Premises" is defined as including each of the following:

- Your sole use of the bedspace assigned to you;
- Together with the other residents of the apartment unit in which your assigned bedspace is located ("Apartment"), your joint use of the Common Areas in the Apartment (for purposes of this Lease, "Common Areas in the Apartment" are those areas within the Apartment to which you have access without going into another bedspace);
- Together with the other residents at the Property, your joint use of the Common Areas at the Property (for purposes of this Lease, "Common Areas at the Property" are those areas within the Property to which all residents have general access); and
- If we provide furniture in the Apartment, your sole use of the furniture within the bedroom in which your bedspace is located, and your joint use of all appliances and furniture within the Common Areas of the Apartment.

However, following five (5) days after we provide written notice to you, we have the right to relocate you from one bedspace in the Apartment to another, or to another similar bedspace in an Apartment in any building at the Property. If we relocate you, we will pay the costs associated with changing your phone, cable TV and electric services only. If you request to be relocated, then you shall pay to us a Transfer Fee in the amount set forth in the Community Lease Addendum. In no event shall we be obligated to relocate you at your request.

6. OCCUPANTS

Only you can live in the Premises. It will be used only as a private residence and for no other purpose. We have the right, when any bedspace within the Apartment is unoccupied, to place a new resident in the unoccupied bedspace unless you and all other residents in the Apartment agree to pay us, as part of your respective Rental Installments, the total Rental Installments due for such unoccupied bedspace. The fact that you and your roommates may be in conflict with each other will not act as grounds to terminate this Lease. If your roommate or a potential roommate was not truthful on their lease application, we are not liable, but that person could be in default under their lease.

7. LEASE TERM

The Lease starts on the Starting Date, and ends at noon on the Ending Date, but you cannot occupy your Premises until we have complete and executed lease documents. If we do not provide your bedspace to you when we are supposed to, whether on the Starting Date or during the Term, we will not be liable to you for damages; however, you will not owe us Rent for that period (but that is the only remedy that you have).

8. HOLDOVER

If you still occupy the Premises past the Ending Date, the date contained in your move-out notice, or the date on which we notify you to leave the Premises, then you owe us Rent plus an additional amount as defined in the Community Lease Addendum for the extra time that you stay in the Premises (payable daily in advance without notice or demand) **plus**, all of our damages and damages of the person who could not move in because of your holdover.

9. MOVE-IN

A Move-In Inventory and/or a Unit Condition Report form will be provided to you at the time you move into the Premises. Within forty-eight (48) hours (or according to applicable law) after you move in, you need to tell us in writing of any defects or damages in your Premises; otherwise, the Premises, fixtures, appliances and furniture, if any, will be considered to be in a clean, safe and good working condition and you will be responsible for defects or damages that may have occurred before you moved in. You acknowledge that the condition of the Premises may not be the same as the condition of the model unit you may have previously toured. Except for what you tell us in writing, you accept the Premises, fixtures, appliances and furniture in their **"AS-IS" CONDITION, WITH ALL FAULTS AND IMPERFECTIONS AND ACKNOWLEDGES THAT THE PREMISES ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE LEASED. TO THE FULLEST EXTENT ALLOWED BY APPLICABLE LAW, WE MAKE NO EXPRESS, AND DISCLAIM ANY AND ALL IMPLIED, WARRANTIES WITH REGARD TO THE PREMISES, FIXTURES, APPLIANCES, EQUIPMENT OR FURNITURE, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, HABITABILITY, OR SUITABILITY.**

10. MOVE-OUT

a. The rest of this paragraph applies unless the Lease is terminated in accordance with the provisions of Section 23. If you intend to leave the Premises permanently, whether on or prior to the Ending Date, and you want us to return to you any remaining Security Deposit, you must provide the Manager with forty-five (45) days advance written notice of the specific date by which you will leave and you must pay all Rental Installments through the Ending Date by the time you move out. Verbal notice is not sufficient. We suggest that you use our form for a move-out notice. If you do not, you are responsible for obtaining the Manager's written acknowledgment that the move-out notice has been received. **If you do not give us the move-out notice as described above you will be charged \$150.00 as a Improper Notice Fee. Except to the extent that your Security Deposit is to be used to pay any of your other obligations under this Lease, we may elect to apply the remaining Security Deposit, if any, toward the Improper Notice Fee.**

b. When you leave, whether at or prior to the Ending Date, we shall note the condition of the Premises, including all appliances, furnishings and fixtures therein, and any damage done thereto which is deemed by us to have occurred during your occupancy and use of the Premises. You shall surrender possession of the Premises in the same condition as when received, in a good, clean and sanitary condition, reasonable wear and tear excepted, including removing all trash from the Premises and returning furniture (as applicable) to its original placement. If you fail to clean or if any appliances or furniture have been damaged or are missing, you will be liable for reasonable charges to complete such cleaning, repair or replacement. We recommend that you schedule a walk-through with our staff prior to your move out. If you do not, you agree to accept our assessment of damages and charges when we inspect. Also, the final determination of damages will be made by our maintenance staff who may not inspect your bedspace or Apartment until after you have moved out.

c. You shall pay all utility and service bills to the Premises for which you are responsible and cancel all utility accounts in the your name. You shall return to us all keys, access cards, and remote control devices, if applicable, issued to you by us. If all keys, cards, and devices issued to you are not returned to us, you shall pay all costs associated with re-keying and replacement of locks, keys, cards, and remote devices for the Premises. Your failure to follow the prescribed move-out procedures may result in the partial or full forfeiture of the Security Deposit, but in no event shall such forfeiture be construed as liquidated damages. If no Security Deposit exists, you will be charged for all damages, cleaning, repairs, re-keying, and replacement costs.

d. If you leave any of your property in the Premises after you leave or after the end of this Lease, that property is deemed to be abandoned by you and may be disposed of by us according to applicable law.

11. SECURITY DEPOSIT

In the event you have deposited with the Manager a deposit (the "Security Deposit"), such Security Deposit is meant to secure your full and faithful performance of all obligations under this Lease (the Security Deposit is not an advance payment of Rent and will not be our limit of damages if you violate the Lease). Upon termination of this Lease by reason of your default hereunder or the expiration of the Term, Landlord may deduct from the Security Deposit an amount sufficient to pay: (a) any damages as a result of your non-payment of any Rental Installment, portion of Rent or non-fulfillment of the Term of this Lease including your failure to enter into possession or abandonment of the Premises; (b) any reasonable charges for cleaning and damages to the Premises and Property beyond reasonable wear and tear for which you are responsible; (c) any unpaid bills which become due by virtue of your occupancy, or any utility expense that may be forwarded to us due to your non-payment; (d) any costs of re-renting the Premises after a default of this Lease by you; (e) any repair work or cleaning contracted for you with third parties; (f) any court costs incurred by us in connection with terminating the residency; and (g) any other damages which we may sustain which may then be a permitted use of the Security Deposit under the applicable laws of the State in which the Property is located. Application of the Security Deposit in order to satisfy all or part of your obligations shall not prevent us from claiming damages in excess of the Security Deposit. If the Security Deposit is reduced because we have had to apply all or part of it to your unpaid obligations, you agree that on our written demand, you will deposit with the Manager, within three (3) days, the funds necessary to restore the Security Deposit to its full amount. You cannot use the Security Deposit to offset or pay in advance any month's Rental Installment or any other charges under this Lease, but we can use, if we want to, all or any part of the Security Deposit, for any unpaid Rental Installments or other obligations. Upon a sale and conveyance of the Property, we may transfer the Security Deposit to the new owner and upon such transfer, all of our liability for such Security Deposit shall terminate and we shall have no further liability under this Lease for events occurring after such transfer. Upon termination of this Lease, you shall provide us in writing with a forwarding address or new address to which any amount due from us may be sent. If you fail to provide such forwarding address, then any amount due to you shall be sent to you last known address.

12. RENTAL INSTALLMENTS AND ADDITIONAL CHARGES

You will pay us the applicable Rental Installment on or before the 1st day of each month, in advance and without us having to make demand for payment. The Rental Installment is payable at our office (or at such other place of which we notified you in writing). **You have no right to withhold Rental Installments for any purpose, including an Act of God, unless we do not provide your bedspace to you. You may not withhold payment of Rental Installments in order to pay or reimburse the cost of repairs to the Premises. You may not reduce any Rental Installment payable to us by any of your costs or damages against us.** At our option, we can require that all money payable to us is to be paid in either certified or cashier's check, money order, or personal check. **Cash will not be accepted without our prior written permission.** If you give us a check that is unpaid by the financial institution for any reason, you must immediately replace such returned check with a money order, cashier's/certified check, or credit card. After two returned checks, you must make all future payments by money order, cashier's/certified check, or credit card. Your obligation to pay Rental Installments is a promise by you, which is independent from all of our promises, duties and obligations.

- a. Regardless of whether it is a holiday or weekend, if you have not paid the Rental Installment and other additional charges due to us by the 3rd of the month, then on the 4th of the month, if it remains unpaid, we can charge you a late charge of \$30.00. If you have not paid everything by the 9th day then on the 10th day you will be charged an additional \$50.00. You also agree to pay a \$30.00 charge for each returned check plus the above late charges until we receive acceptable payment. You acknowledge the returned check charges and late charges specified herein represent an agreed upon charge for the administrative expense suffered by us as a result of such late payment and not payment for the use of money.
- b. At our option and without notice to you, any money that we receive can be applied first to your non-rent obligations and then to Rental Installments (any past due Rental Installment(s) being paid first), regardless of whether or not you have made notations on checks or money orders and regardless of when the obligation came about.
- c. While we do not have to, we can accept partial payment of an applicable Rental Installment, but we do not waive our rights to collect and enforce the payment of the remainder.
- d. You are liable for all costs or charges associated with our having to provide special services to you or on your behalf (unless the special services are required to be paid by us pursuant to laws requiring us to provide reasonable accommodations to those with disabilities) and for all fees or fines as described in the Community Policies which are attached to this Lease.

13. UTILITIES

You and the other residents of the Apartment must separately pay and provide required deposits and all other applicable fees or expenses for all utilities or services not included in the Rental Installment, as set forth in the Community Lease Addendum, including, but not limited to, cable or additional cable service, gas service, trash removal, telephone service, internet service, water service, sewer service, alarm monitoring and permitting, pest control, and electricity service. Except for allocated or submetered utilities, you agree that all utilities and services paid for by you and the other residents of the Apartment, will be in your or one of the other residents of the Apartment names prior to, but not later than, the Starting Date. You acknowledge that all utilities will be used for normal household purposes only and shall not be disconnected at any time during the Term of this Lease. Resident shall be jointly and severally liable with all roommates in the Apartment for utility bills. Should we pay any utility charges on behalf of you, you shall be jointly and severally liable with your roommates to us for such charges which shall be considered Additional Rent. Any failure to pay such amounts shall be a default under this Lease.

To the extent allowed by law, you hereby agree that we may select the electricity service provider for the Property including the Premises. If the Property is in an area open to competition and the Apartment is separately metered, you may choose or change your retail electric provider at any time. If you qualify, your provider will be the same as our provider, unless you provide us with written notice of your intent to choose a different provider. You shall give us advance written notice of any change in providers and shall be responsible for paying all provider fees related to any change, including fees to change back to our provider when you move out of the Premises. Before moving out you shall notify your provider so electric service can be transferred back into Landlord's name and the meter can be timely read. You agree to execute such documents as may be necessary to authorize us to select the electricity service provider for the Property including the Premises, upon request, but not later than 10 days after such request is made.

We will not be liable for any interruption, surge or failure of any utility services provided to the Premises or any damage directly or indirectly caused by the interruption, surge or failure. We make no representation and hereby disclaim any and all warranties express or implied with respect to the utility services, including, but not limited to, those warranties concerning merchantability and fitness for a particular purpose or use, whether made allegedly by us, whether in writing or otherwise, except as otherwise explicitly included in this Lease, or in written documentation signed by the parties hereunder after the date hereof. We do not warrant or guarantee the protection of your privacy during operation of such services, that such services will satisfy your requirements, or that the operation of such services will be uninterrupted or error free. You acknowledge and agree that neither we nor our affiliates will be responsible to you for any non-economic, consequential, incidental, indirect or special damages, including lost profits, business interruption, or other incidental, economic or punitive damages arising from breach of warranty, breach of this Lease, negligence or any other legal ground of action, or by reason of the use, discontinuation or modification of any utility services or the termination of any utility services, whether arising from your use (or inability to use) of the aforementioned services, or otherwise.

14. FURNITURE

You assume full responsibility for items furnished by us, if any. You agree to return them to us at the expiration of the Term in as good condition as when you receive them, reasonable wear and tear excepted. You will be responsible for returning all furniture to its original position before vacating the Premises. You will not remove the furniture from the Apartment for any purpose without our written consent. You shall be responsible for any damages or cleaning charges incurred by us with respect to use or condition of any furniture in the Premises. In the event any of the furniture is not maintained, is damaged or is otherwise not returned to us at the expiration of the Term, or when your right to possession of the Premises is terminated, whichever is sooner, in a condition satisfactory to us, you shall pay us, upon demand, the cost to repair or replace, as determined by us. We shall have the right to deduct any amounts owed hereunder from the Security Deposit.

15. CONDUCT OF RESIDENT AND GUESTS

You and your guests must comply with all written rules and policies which we adopt for the Property. The current Community Policies are attached to this Lease. These rules and policies are considered to be a part of this Lease and we can revise, amend, expand or discontinue the rules and policies at any time at our sole discretion by posting a notice on a bulletin board or other area that we designate for notices to residents. If you violate any of these rules or policies you are in violation of this Lease. By your execution of this Lease, you agree to comply with all ordinances, laws and regulations of all governmental authorities applicable to, and as are required, for your occupancy of the Premises as such ordinances, laws and regulations are enforced by any governmental authority having jurisdiction with respect to the Property.

Various areas of the Property are designated and intended for the use and enjoyment in common by all residents, including but not limited to the walkways, breezeways, courtyards, recreational facilities, lounges, clubhouse, town hall, computer lab, fitness center, pool, hot tub, basketball, sand volleyball, tennis court, tanning device, game room, and other amenities (the "Amenities") made available by us. You and your guests must comply with all rules and regulations regarding these Amenities and should be considerate of others while using these Amenities. You acknowledge that we retain the right to alter, modify, or eliminate the Amenities should we so elect. The use of the Amenities by you shall be at your own risk. Your use may be regulated, denied, or restricted at any time by us.

You are responsible for the safety, negligence, and actions of your guest(s), invitees, family, and licensees. You must accompany and supervise your guest(s) at all times in the Premises, Amenities, and Property. Any violation of this Lease or the Community Policies by your guest shall be considered a violation by You. We have the right to exclude guests or others who, in our sole judgment, have been in violation of this Lease, the Community Policies, or for disturbing other residents, neighbors, visitors or our representatives. We can also exclude a person who refuses to or cannot identify himself or herself as your guest.

16. PARKING RULES AND REGULATIONS

If parking is available at the Property, all vehicles owned or operated by you may be required to have a Property parking sticker if we have so designated. Guests must park in the designated guest parking areas only. Unless otherwise designated, there are no assigned parking spaces and parking spaces are available on a first come, first served basis. Illegally parked or abandoned vehicles may be towed at the expense of the vehicle owner or operator.

Your vehicle may be towed immediately, without notice, for the following violations:

1. Parked in a fire zone, tow away zone, no parking zone
2. Parked in a handicapped zone without proper identification
3. Parked blocking another vehicle
4. Parked blocking dumpsters
5. Parked in the grass, on sidewalks, or on curbs
6. Parked blocking an entrance or exit
7. Parked on property and not displaying a valid parking permit (if required)

In addition, vehicles that incur any of the following violations listed below may be noticed with a warning and given 24 hours to correct the violation before the vehicle is towed unless other arrangements have been made with the Manager:

1. Vehicles with expired plates or inspection sticker
2. Vehicles inoperable (must drive to the office to prove operable)
3. Vehicles abandoned or not being driven (i.e. Using our property as a storage facility)
4. Vehicles on jacks or blocks (unless posing a public safety hazard in which cases, such vehicles may be removed immediately without notice).

17. MAINTENANCE, ALTERATION AND REPAIRS

a. You assume responsibility for the condition of the Premises during the term hereof. You are responsible for and will take good care of the Premises and Common Areas. You will not remove any of our property, and you will not perform any repairs, painting, wall papering, electrical changes or other alterations (other than for small nail holes in sheet rock for hanging pictures) of the Premises without our prior written consent. You shall not change or add any lock to the Apartment without prior written consent from us. We can require you to prepay or, if we elect, you agree to repay us, within 10 days after we send you an invoice, for the cost of all repairs made necessary by you or your guest's violation of this Lease or the negligent or careless use of the Premises or any part of the Property including without limitation damage from waste water stoppages caused by foreign or improper objects in lines serving your bathroom, damages to appliances, doors, windows or screens, damage from window or doors left open and repairs or replacements to security devices necessitated by misuse or damage by you or your guests (this includes damages that may have been caused to the Apartment by other residents of the Apartment if we cannot determine who is responsible). If you prepay, any over-payment will be applied against any amount that you owe us, and the remainder will be returned to you; if your prepayment was less than the cost incurred, you will pay us that amount within ten (10) days after we send you an invoice. Your obligations to pay the charges described in this paragraph will survive after the ending of this Lease.

b. **You must not disconnect or intentionally damage a smoke detector or remove the battery without immediately replacing it with a working one. If you do not comply with this, you may be subject to damages, civil penalties and attorneys' fees. AFTER YOU MOVE IN, YOU ALONE ARE RESPONSIBLE FOR KEEPING THE SMOKE DETECTOR IN WORKING ORDER. WE ARE NOT.**

c. On the Starting Date, we will provide lightbulbs for the light fixtures in the apartment. Thereafter, lightbulbs will be replaced at your expense.

d. We will act with customary diligence to maintain fixtures, hot water, heating and A/C equipment in the Premises as well as make all reasonable repairs to the Premises, subject to your obligation to pay for damages for which you are liable. In case of malfunction of air conditioning or other equipment, you must notify us in writing as soon as possible. Additionally, you are required to notify us in writing promptly of: water leaks, electrical problems, carpet holes, broken glass, broken locks or latches, and any other condition which you reasonably believe poses a material hazard to health and safety. Once we receive the notice we will act with reasonable diligence to make the repairs, but during that time you may not stop payment of or reduce the Rent.

e. With or without notice, we can temporarily turn off equipment and interrupt utilities to avoid property damage or to perform work requiring such interruption as determined in our sole judgment.

f. Neither the Manager nor we will be liable for any inconvenience, discomfort, disruptions or interference with your use of the Premises because the Manager or we are making repairs, alterations or improvements to the Premises, the Apartment, or the Property. If you request any repairs, they will be done during our usual working hours unless you request in writing that such repairs be done during other hours. If we approve such request, unless the repairs are required by an emergency, you will have to pay in advance any additional charges (such as overtime) resulting from such request.

g. In order to minimize the potential for any mold growth in the Premises, you are responsible to do the following:

- Keep the Premises clean - especially the kitchen, bathroom(s), carpets and floors. Immediately throw away moldy food.
- Remove visible moisture from windows, walls, ceilings, floors and other surfaces as soon as possible. Turn on any exhaust fans in the bathroom and kitchen before you start showering or cooking with open pots. When showering, be sure to keep the shower curtain inside the tub.
- Promptly notify us in writing about air conditioning, heating or plumbing problems you discover and about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and this Lease to repair or remedy the situation as necessary.
- Clean any small areas of mold which you discover on non-porous surfaces (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic). The federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide (which should be of the non-staining variety and whose label states that it will kill mold). Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye.
- DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on porous surfaces, such as sheetrock walls or ceilings or (2) large areas of visible mold on non-porous surfaces. Instead, notify us in writing, and we will take appropriate action in accordance with state law.

Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. There is conflicting scientific evidence as to what constitutes a sufficient accumulation of mold which could lead to adverse health effects. Nevertheless, appropriate precautions need to be taken. Compliance with these provisions will help prevent mold growth in the Premises and allow both you and us to respond appropriately to conditions that could result in mold growth. If you fail to comply with these provisions, you can be held responsible for property damage to the Premises or any health problems that may result. We can't fix problems in the Premises unless we know about them.

18. RESIDENT'S PROPERTY AND RENTER'S INSURANCE

You are responsible for acquiring and maintaining your own insurance on your personal property, including, but not limited to, furniture, electronic equipment, clothing, vehicles, and valuables kept by you in or about the Premises, Apartment, and Property. We shall not be liable to you, your roommates, or any of your respective guests for any damage, injury, or loss to person or property. We are not responsible for and will not provide fire or casualty insurance for your personal property.

19. LIABILITY

To the fullest extent permitted by law, neither we, the Manager, our representatives, nor our respective employees, officers, directors, agents, representatives and affiliates (collectively the "Released Parties"), will be liable to you or any of your guests for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes or your personal conflict with your roommates. The Released Parties have no duty to remove ice, sleet or snow, but the Released Parties may do so in whole or in part, with or without notice to you. **THE RELEASED PARTIES ARE NOT LIABLE TO YOU OR YOUR GUESTS FOR PERSONAL INJURY OR DAMAGE OR LOSS OF PERSONAL PROPERTY FROM BURGLARY, THEFT, VANDALISM, FIRE, SMOKE, RAIN, FLOOD, WATER LEAKS, HAIL, ICE, SNOW, LIGHTNING, WIND, EXPLOSION, OR SURGES OR INTERRUPTION OF UTILITIES; EXCEPT TO THE EXTENT THAT SUCH**

INJURY, DAMAGE OR LOSS IS CAUSED BY THEIR GROSS NEGLIGENCE. *We urge you to obtain your own insurance for losses due to such causes.* YOU, FOR YOURSELF AND FOR YOUR GUESTS, RELEASE THE RELEASED PARTIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FROM ANY AND ALL CLAIMS AND/OR DAMAGE (i) FOR LOSS OR THEFT OF YOUR OR YOUR GUEST'S PERSONAL PROPERTY, AND/OR (ii) WHICH MAY ARISE OUT OF ANY ACCIDENTS OR INJURIES TO YOU, MEMBERS OF YOUR FAMILY OR YOUR GUESTS, IN OR ABOUT THE PREMISES OR THE PROPERTY, EVEN IF SUCH CLAIMS AND/OR DAMAGE IS CAUSED BY, IN WHOLE OR IN PART, THE ORDINARY NEGLIGENCE OR FAULT OF THE RELEASED PARTIES AND REGARDLESS OF WHETHER SUCH NEGLIGENCE OR FAULT WAS SOLE, CONCURRENT OR JOINT. YOU ASSUME FOR YOURSELF AND ALL MEMBERS OF YOUR FAMILY AND YOUR GUESTS, ANY AND ALL RISKS FROM ANY ACCIDENTS IN CONNECTION WITH USE OF THE PREMISES, THE PROPERTY, OR THE PROPERTY'S RECREATIONAL FACILITIES OR AREAS, IT BEING UNDERSTOOD THAT ALL SUCH AREAS AND FACILITIES ARE GRATUITOUSLY SUPPLIED FOR YOUR USE, AND AT THE USER'S SOLE RISK.

20. CASUALTY LOSS

In the event of fire or other casualty, you must immediately notify us. If the Premises is partially destroyed by fire or other casualty not attributable to you or your guests, licensee, or invitee, the Premises, may be promptly restored and repaired by us and any Rental Installment(s) for the period that the Premises is not livable shall abate, unless we provide you with alternative living space, in which event Rental Installments will not be abated. However, if the Premises is substantially destroyed, then this Lease may be terminated by us, in which event the remaining unpaid Rental Installment due hereunder shall cease to accrue as of the date of such damage or destruction. Notwithstanding the foregoing, you expressly acknowledges that you shall not be excused from paying any Rental Installment if the damage or destruction to the Premises is the result of or attributable to you or your guests, licensees, or invitees, and you shall be charged as Additional Rent for the cost of any repairs or clean-up.

21. PETS

If pets are allowed a separate pet addendum and pet deposit will be required. If pets are not allowed, except as required by law, no pets are allowed (even temporarily) anywhere in the Apartment or the Property without our prior written approval. "Pets" include all mammals, reptiles, amphibians, birds, fish and insects. Feeding stray or unauthorized pets is prohibited. If you or your guests, with or without your knowledge or permission, violate the above you may be charged for damages, evicted, and/or subject to other remedies of this lease. We may remove your pet if we provide written notice of our intent to remove the pet. We may turn the pet over to a humane society or local authority. We will return the pet to you upon request if it has not already been turned over to a humane society or local authority. We have no lien on the pet for any purpose; but you agree to pay for reasonable care and kenneling charges for such pet. If you do not pick up the pet within two (2) days after removal, the pet shall be deemed abandoned.

22. RIGHT OF ENTRY

You agree that both we and the Manager, and our respective agents, employees, repairers, servicers and authorized representatives may enter the Premises at the Property at reasonable hours for any reasonable purpose, in accordance with applicable law, including but not limited to, responding to your maintenance requests; repairs; estimating repair or refurbishing costs; pest control; preventive maintenance, filter changes, testing or replacing smoke-detector batteries; retrieving unreturned tools or appliances; preventing waste of utilities; exercising contractual lien; leaving notices; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or security devices; removing or rekeying unauthorized security devices; removing unauthorized window coverings; stopping excessive noise; removing health or safety hazards (including hazardous materials) and items prohibited under our Community Policies; removing unauthorized pets; retrieving property owned or leased by former residents; inspections when immediate danger to person or property is reasonably suspected; entry by a law-enforcement officer with search or arrest warrant or in hot pursuit; showing apartment to prospective residents; or showing apartment to government inspectors, fire marshals, lenders, appraisers, prospective buyers, or insurance agents. The entry can be gained by use of a pass key or other means (to include disarming any intrusion alarm, if applicable, or by breaking a window or other means if locks have been changed in violation of this Lease, and you will be liable for any damage caused thereby). Both we and the Manager can also enter the Premises, upon giving you prior notice to show a bedspace or the Apartment to government inspectors, fire marshals, lenders, prospective buyers, prospective residents, other residents or insurance agents. By placing a work order for work to be performed, you authorize Owner to enter the Premises for the purposes of completing that work order in a timely manner. If you refuse to allow us the right of entry, you will be held responsible for any financial losses that are sustained by us.

23. LEASE TERMINATION

Unless otherwise provided below, or in the Community Lease Addendum, you may not cancel this Lease for any reason, including, but not limited to, voluntary or involuntary school withdrawal or transfer, marriage, divorce, pregnancy, loss of roommate, bad health, or any other reason other than death, unless agreed to in writing by us.

You may terminate this Lease if (i) you are a member of the U.S. Armed Forces or reserves on active duty, or (ii) a member of the National Guard called to active duty, for more than 30 days in response to a national emergency declared by the President of the United States of America; and you (a) receives orders for permanent change-of-station, (b) receives orders to deploy with a military unit or an individual in support of a military operation for 90 days or more, or (c) are relieved or released from active duty. You must provide us with written notice of your right to terminate, along with a copy of your military orders. In the event you provide valid notice of termination in accordance with this paragraph, this Lease will be terminated 30 days after the date on which your next Rental Installment is due. Military permission for base housing does not constitute a permanent change-of-station order. After you move out, we will return your Security Deposit if applicable, less lawful deductions. For the purposes of this Lease, military orders described above will only release a resident who qualifies for a termination as indicated above, and such resident's spouse or legal dependants living in the resident's household. A roommate who is not the resident's spouse or dependent cannot terminate under this military clause.

24. TRANSFER OF LEASE

While you cannot lease any part of your Premises to another person, you may be able to transfer your rights under this Lease to another person if we give our written consent, but the giving of our consent is at our sole discretion. We are not responsible for finding a person to whom you can transfer this Lease, nor are we obligated to assist you in finding a potential replacement or to fill your bedspace before filling other bedspaces at the Property. Even if we agree to the transfer, you will still be responsible for all of the obligations under this Lease unless we specifically agree, in writing, to release you. A \$200.00 re-letting fee must be paid to us by you, and the new resident must take possession of your bedspace, before the transfer will be considered complete. Our consent to one or more transfers will not be a waiver of our rights of consent to any future transfer.

25. DEFAULT

You are in violation of this Lease if:

- a. You fail to pay any Rental Installment, Additional Rent or any other amount owed under this Lease as directed by this Lease;
- b. You or your guest violates this Lease, the Community Lease Addendum, or any other addendum attached to this Lease, the Community Policies, any apartment rules, or fire, health, safety or criminal laws, regardless of whether arrest or conviction occurs;
- c. You fail to move into the Premises after completion of all required documentation, or, if you abandon the Premises (that is, you appear to have moved out before the end of the Term of this Lease, clothes and personal belongings have been substantially moved out and you have not been in the bedspace for 5 consecutive days);
- d. You or the Guarantor has made any false statement or misrepresentation on any information provided to us, which includes the application you submitted;

- e. You are arrested, charged, convicted, or given deferred adjudication or pretrial diversion for a felony or misdemeanor offense, or a sex-related crime, or offense involving possession, manufacture or delivery of a controlled substance, marijuana, or illegal drug paraphernalia as defined under applicable law;
- f. Any illegal drugs or illegal drug paraphernalia are found in the Premises (whether or not we can establish possession);
- g. You keep in your bedspace, the Apartment or any location at the Property, any (1) hand-gun, firearm, air gun, implement of martial arts, or weapon of any type, (2) any explosive, flammable, or any extra hazardous substance or device, or (3) any other article or thing of a dangerous nature, not usually and customarily used for individual residential living purposes.
- h. You fail to pay any fine, charge, or penalty within ten (10) days after it is levied in accordance with this Lease, the Community Lease Addendum or the Community Policies.
- i. Any of the utilities which are payable by your and/or the other residents of the Apartment are disconnected or shut-off because of non-payment.

26. REMEDIES

If you are in violation of this Lease, we can, without demand or notice (other than as provided in this paragraph) in addition to other remedies allowed by law:

- a. Collect any fine imposed under the this Lease, the Community Lease Addendum or the Community Policies;
- b. Sue to collect past due Rental Installment(s) and any other damages we have incurred because of your violating the Lease;
- c. Terminate your right to occupy the Premises, institute an action for eviction, but not terminate the Lease or end your monetary obligation for the Premises by giving you written notice to vacate upon the date specified in such termination notice;
- d. Sue to collect all unpaid Rental Installments and other sums which would become due until the Ending Date of the Lease or until another person takes occupancy (and then, we can still recover from you the difference between the Rental Installment you were supposed to pay and the rent actually paid by the new resident);
- e. Terminate this Lease and your right to occupy the Premises and institute an action for eviction, by giving you written notice to vacate upon the date specified in such termination notice;
- f. Report all violations to credit reporting agencies;
- g. Draft your checking account any sums we say you owe that you have not disagreed with in writing;
- h. Accelerate the remainder of the Rental Installments due under this Lease through the Ending Date;
- i. Do any combination of a, b, c, d, e f, g or h; and
- j. Exercise any and all rights and remedies available to us in law or in equity.

All unpaid amounts will bear interest at 18% (or the maximum amount allowed by law) per year from the date originally due through the date of payment.

27. RESIDENT'S PROPERTY LEFT IN PREMISES

We shall have the right to determine when the Premises is abandoned in accordance with applicable law. You agree abandonment of the Premises shall include, but is not limited to, any one of the following: (i) the removal of personal property from the Premises other than in the usual course of continuing occupancy, (ii) discontinuance of any utility service, and (iii) continued failure to respond to any notices, phone calls, or correspondence from us. In the event the Premises is abandoned, we shall have the right, without notice, to secure the Premises with new locks, store and dispose of any property or personal possessions left in the Premises by Resident or Resident's guests, licensees, or invitees in accordance with applicable law, and to re-rent the Premises for new occupancy. In the event applicable law permits, any such abandoned property or personal possessions shall be considered our property and title shall vest in Landlord. You may redeem your personal property in accordance with and if applicable law permits. Any personal property remaining in the Premises at the end of the Term shall be deemed abandoned by you and may be disposed of by us in accordance with applicable law.

28. CUMULATIVE REMEDIES

The exercise of any remedy by us shall not be taken to exclude or waive the right to exercise any other right or remedy which we might have. After we give you notice to leave the Premises or if we file an eviction suit, even if we accept Rental Installments or other sums due, such acceptance does not waive or diminish our continuing rights of eviction or any other contractual or statutory right unless we specifically agree to it.

29. COSTS AND FEES

To the extent allowed by applicable law, in the event we bring an action against you because of your violation of this Lease, we can recover all costs or fees involved, including reasonable attorneys' fees, as part of any judgment.

30. SUBORDINATION AND RIGHT TO ENCUMBER

The lien of any lender(s) on the Property will be superior to your rights as a tenant. Therefore, if we violate the loan and a lender takes over ownership, it can end this Lease or it may elect to continue the Lease. It is at the discretion of the holder of the mortgage documents. Your rights under this Lease are therefore subject to the rights of the lender(s) on the Property. If we request, you agree to sign any document confirming the subordinate status of this Lease and you appoint us as your attorney-in-fact to execute any such document for and in your name.

31. SALE OF THE PROPERTY

Any sale of the Property shall not affect this Lease or any of your obligations, but upon such sale we will be released from all of our obligations under this Lease and the new owner of the Property will be responsible for the performance of the duties of "Landlord" from and after the date of such sale.

32. GOVERNING LAW

This Lease is governed by the laws of the State in which the Property is located. If any of the terms or conditions conflict with any such laws, then those terms or conditions shall be deemed modified and amended to conform to such laws.

33. RESIDENT INFORMATION

You represent that all information supplied by you or the Guarantor to us by means of a rental application or similar instrument is true and correct and was given by you and Guarantor voluntarily and knowingly. If someone requests information on you or your rental history for law enforcement, governmental or business purposes, we can provide it without notice to you or any further consent.

34. PHOTOGRAPHS

You give your permission to us to use any photograph or photographic image including video or video stills taken of you while you are in any public spaces, grounds, offices at the Property or any sponsored events at the Property. You grant us and the Manager and our designees, the irrevocable and unrestricted right and permission to copyright, in its own name or otherwise, and to use, re-use, publish and re-publish photographic or video portraits or pictures of you or in which you may be included, without restriction as to changes or alterations. This usage may be in conjunction with your own name or a fictitious name. It may involve reproductions in color or otherwise that may be made through any medium, and in any and all media now or hereafter known. Usage may include illustration, promotion, art, editorial, advertising, trade, or any other legal purpose. You also consent to the use of any printed matter in conjunction with that usage. You waive any right that you may have to inspect or approve the finished product, the advertising copy or other matter that may be used in that regard. I hereby waive any right that I may have to inspect or approve the finished product and the advertising copy or other matter that may be used in connection therewith or the use to which it may be applied. You agree that we, the Manager and our designees will have no liability due to any blurring, distortion, alteration, optical illusion, or use in composite form that may occur in taking or usage of any picture or in the subsequent processing or publication of the picture. You release us, the Manager and our designees from all claims of any nature arising in any way from the use of your photograph or photographic image. This release contains the entire agreement on this subject matter.

35. MULTIPLE RESIDENTS

Each resident of an Apartment is jointly and severally liable with the other residents of the Apartment for all lease obligations relating to Common Areas and utilities; however, only you are liable for the lease obligations relating to your bedspace and the payment of your Rental Installments. You are not liable for any of your fellow residents' obligations as to their bedspace and their rental installments payable to us.

36. GENERAL

Timing is very important in the performance of all matters under this Lease. Your execution of this Lease confirms that no oral promises, representations or agreements have been made by us or any of our representatives. This Lease is the entire agreement between the parties. Our representatives (including management and leasing personnel, employees, and other agents) have no authority to waive, amend or terminate this Lease or any part of it and no authority to make promises, representations or agreements which impose duties of security or other obligations on us unless done in writing and signed by us. You may not make any changes to this Lease Contract. Handwritten changes, additions or deletions to this Lease Contract shall not be binding on us unless approved in writing by us. All Lease obligations are to be performed in the county or parish where the Property is located. Unless this Lease states otherwise, all sums owed by you are due upon demand. Our delay or non-enforcement of our rights shall not be a waiver under any circumstances of our future right to enforce such rights. Omission of initials as indicated throughout the Lease does not invalidate this Lease. If any part of this Lease is not valid or enforceable, it shall not invalidate the remainder of this Lease.

37. SAFETY

YOU MUST EXERCISE DUE CARE FOR YOUR AND OTHER'S SAFETY AND SECURITY. PLEASE READ THE SECURITY GUIDELINES INCLUDED IN THE COMMUNITY POLICIES ATTACHED TO THIS LEASE. None of our safety measures are an express or implied warranty of security or are a guarantee against crime or of a reduced risk of crime. We are not liable to you or any of your guests for injury, damage, or loss to person or property caused by criminal conduct of other persons. We are not obligated to furnish security personnel, security lighting, security gates or fences, or other forms of security and we can discontinue any of such items provided at any time without notice.

38. GUARANTY

We may require you to submit an executed Lease Guaranty ("Guaranty"). The person who signs must attach a copy of their driver's license or other governmental photo identification. If we require a Guaranty, we shall have the right (but not the obligation) to cancel this Lease in the event an executed Guaranty is not fully executed and returned to us within seven (7) days from the execution date of this Lease by you, or if such Guaranty is not fully executed and returned to the us prior to your occupancy, whichever time period is shorter. We reserve all rights, both civil and criminal, for any false execution or forgery of such Guaranty. The Guaranty shall be an additional assurance to us of the performance of the covenants of this Lease and not substitution of your responsibilities and obligations hereunder. In the event you submit an executed Lease but do not submit an executed Guaranty as and when required by us, we shall have the right to require you to honor your obligations under and comply with all obligations of this Lease.

39. SPECIAL PROVISIONS

The following special provisions have been added to and are a part of this Lease: Community Lease Addendum, Lease Guaranty and Community Policies.

40. PRIVACY POLICY

An individual's right to keep personal information private is highly important. Manager is committed to protecting and maintaining the privacy, accuracy and security of your personal information. This Privacy Policy sets forth the privacy practices of the Manager with respect to protecting the confidential nature of personal information, including you and your guarantor's social security number and/or driver's license number which may have been submitted with this Lease. We will only collect information which is relevant to your leasing of a bedspace at the Premises. The disclosure of your or your guarantor's social security number and/or driver's license number may be required so that we may (i) verify your eligibility to rent a bed space or apartment, (ii) verify the eligibility of your guarantor, and, (iii) if applicable, to secure credit and criminal background reports. In addition, if you default on your Lease, we may use this information to report your default to credit agencies. If we do not obtain this personal information, we may be unable to provide you with accommodation at the Premises. All personnel of Manager, including part-time administrative help, may have access to your personal information. Your information may be stored in hardcopy or electronically in our systems. We maintain physical security over our paper and electronic data storage and premises and computer and network security which meet current industry standards to ensure that your personal information is kept secure and confidential. Hardcopy information is either under supervision or secured in a locked filing cabinet or in a locked area. Electronic hardware is either under supervision or secured in a locked area. In addition, passwords are used on computers. Our staff is trained to collect, use, and disclose personal information only as necessary to fulfill their duties and in accordance with this privacy policy. We destroy paper files containing personal information by shredding. We destroy electronic information by deleting it and, when the hardware is discarded, we ensure that the hard drive is physically destroyed.

41. ACKNOWLEDGEMENT AND ACCEPTANCE

By signing this Lease Contract, I am acknowledging that I have received, read and understand and agree to the terms contained in the Lease Contract, Community Lease Addendum and Community Policies. I acknowledge that I am entering into a legal and binding contract which has financial penalties if cancelled for personal reasons. I agree to be bound by the contract provisions contained in Lease Contract Addendum and accept accommodations to which I may be assigned. New students' units are assigned after returning residents have been assigned to their units.

I hereby authorize a signature by me, by facsimile or other electronic transmission, to be as valid and binding as my original signature.

Signing this acknowledgement indicates that you have had the opportunity to review landlord's tenant selection criteria. The tenant selection criteria may include factors such as a criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your Lease Contract may be rejected and your Lease Contract processing fee will not be refunded.

YOUR SIGNATURE: _____

DATE: _____

42. CONFIRMATION AND OUR ACCEPTANCE ** FOR OFFICE USE ONLY **

The OWNER has confirmed the Unit Type assigned to you by their initials adjacent to the confirmed accommodations in the Unit Style and Payment Plan section of this Lease Contract and their signature below.

BY: UI-IT, LLC, OWNER

OUR ACCEPTANCE: _____, Owner's Representative

DATE: _____

ILLINI TOWER COMMUNITY LEASE ADDENDUM

This Community Lease Addendum (this "Addendum") is made and entered into as of the same date as the Lease Contract (the "Lease") to which this Addendum is attached by and between Owner and Resident named therein. The terms of this Addendum shall be in addition to the terms of the Lease as if the terms of this Addendum were written into the Lease. In the event of any conflict between the terms of the Lease and this Addendum, the terms of this Addendum shall prevail.

DEFINITIONS

Resident (Tenant): The Resident named in the Lease Contract ("you" or "your")

Landlord (Owner): UI-IT, LLC ("us," "we" or "our").

University (UIIC): University of Illinois at Urbana-Champaign

Manager: Century Campus Housing Management, L.P. dba Campus Living Villages

Property: A 207-unit housing project located at 409 E. Chalmers Street in Champaign, Illinois.

INITIAL FEES. Your initial Fees are **\$175.00** (a **\$150.00** Service Fee, that may or may not be refundable plus a non-refundable Lease Contract Processing Fee of **\$25.00**.) The **\$25.00** non-refundable Lease Contract processing fee is to cover our administrative expenses. The **\$150.00** Service Fee shall be refundable up to 90 days before the beginning of the Start Date if the Lease Contract is cancelled in writing. After this deadline, the **\$150.00** Service Fee is non-refundable.

RENTAL INSTALLMENTS & ADDITIONAL CHARGES. All checks and money orders must be payable to "UI-IT, LLC" or "Illini Tower."

UTILITIES. We will pay for the following utilities, which shall be furnished through independent third party providers, if checked (x):

- Electricity
- Water & Sewer
- Gas
- Garbage Collection
- Internet
- Basic Cable TV
- Local Telephone

All utilities may be used only for normal household purposes and must not be wasted.

COMMUNITY POLICIES. You and your guests must comply with all written rules and policies, which the University (Code of Student Conduct Rules 1-302) and may be obtained directly from the University of Illinois at the Dean of Students Office, 200 Turner Student Service Building, or the University of Illinois Undergraduate Library, or at the following web site: http://www.uiuc.edu/admin_manual/code/) or we adopt for the Property. The current Community Policies are attached as Exhibit A. These rules and policies are considered to be a part of this Lease and either the University or we can revise, amend, expand or discontinue the rules and policies at any time at our sole discretion by posting a notice on a bulletin board or other area that we designate for notices to residents. If you violate any of these rules or policies you are in violation of this Lease.

By your execution of this Lease, you agree to comply with all ordinances, laws and regulations of all governmental authorities applicable to, and as required, for your occupancy of the Apartment as such ordinances, laws and regulations are enforced by any governmental authority having jurisdiction with respect to the Property including, without limitation, the Rules and Regulations of the Board of Trustees and the institutional rules and policies of the University (collectively, "Governmental Regulations"). The Board of Trustees of the University of Illinois and the University may enforce and apply Governmental Regulations on the premises of the Property, including the Apartment covered by this Lease and to any person in or on the premises of the Property, and may authorize the University officers and commissioned peace officers to provide such enforcement, subject to the jurisdictional limitations provided by law.

FINANCIAL AID. If you are paying with financial aid (which must be approved by us) you must sign an addendum to the Lease labeled Financial Aid Deferment and you agree to pay the Rent and a \$300.00 non-refundable service fee set forth in that addendum.

FITNESS FACILITY. You understand that the use of the Fitness Facility at the Premises and its equipment is solely at your own risk. To the extent permitted by law, neither Owner, nor Manager, or any of its/their employees (collectively the "Owner parties") assumes any liability for injuries you, or your guests may sustain from use of the Facility or the equipment. You expressly acknowledge that there are certain dangers and risks inherent in use of exercise facilities, which may result from accidents, negligence, the use of any equipment, exercise or other activities, or due to your physical condition. You expressly acknowledge that you voluntarily assume the sole risk for any and all dangers, illnesses, damages, personal injuries and death that may result while using the Fitness Facility and/or while participating in exercises with or without instruction. You represent that you understand the potential risk to one's health while exercising and/or using the Fitness Facility, which may include severe injury or even death.

HOLDOVER. If you still occupy the Premises past the Ending Date, the date contained in your move-out notice, or the date on which we notify you to leave the Premises, then you owe us Rent plus an additional twenty-five percent (25%) for the extra time that you stay in the Premises (payable daily in advance without notice or demand) plus, all of our damages and damages of the person who could not move in because of your holdover.

LEASE RENEWAL. If you do not give us written notice of your intention to renew your lease by October 1 during your current lease term, we will assume you are moving out, and we will attempt to lease your space to another resident, in which case you will be required to move from your space by the Ending Date.

LEASE TERM. The Lease starts on the Starting Date, and ends at noon on the Ending Date, exclusive of undergraduate academic recess for Thanksgiving, Winter, and Spring vacations, as determined by the University.

If Tenant graduates from the University and is not enrolling in a graduate program at the University prior to the end of the Term of the Lease, Tenant shall vacate the Premises and Landlord shall refund to Tenant any previously paid rent to the extent such rent is for a period during which Tenant will not be occupying the Premises.

First priority is to students of the University and if there is a need for space in August, the Landlord reserves the right to terminate, prior to the Starting Date the Lease of any non-University student in order to accommodate them. Landlord will refund any previously paid service fees or Rent for the Lease Term.

LEASE TERMINATION.

- a. **Termination Due to Failure to Maintain Certified Housing Designation.** Landlord and Resident specifically agree that the "Certified Housing" designation by the University of the Premises shall be deemed a material element of this Lease and a mutually dependent covenant with the Resident's obligation to pay Rent hereunder. If at any time during the Lease Term, such certification is withdrawn, this Lease and Tenant's obligations hereunder shall be voidable at the Tenant's option. In this event, Tenant shall give written notice to Landlord to exercise said option to void the Lease.
- b. **Termination Pursuant to Reciprocal Housing Agreement with the University.** Pursuant to the terms of the Reciprocal Housing Agreement with the University, new, first-time attending undergraduate students of the University who first arrive on campus for Fall 2011 or Spring 2012 semester who have signed a Lease Contract with Illini Tower may cancel their Lease without penalty to contract with University of Illinois Residence Halls any time through August 18, 2011, for the Fall semester 2011, and through November 15, 2011, for the Spring semester 2012, providing they meet the University's established criteria for release.

In addition, returning undergraduate students at the University who were on campus before Fall 2011 may cancel their 2011-2012 Lease Contract with Illini Tower without penalty through May 15, 2011, for Fall semester 2011, or November 15, 2011, for Spring semester 2012, and move to the University of Illinois Residence Halls, providing they meet the University's established criteria for release.

The cancellation dates outlined above are subject to change by the University. Proper and adequate documentation must accompany any request for transfer pursuant to this Section (a). Any Resident interested in obtaining further information concerning the content of this paragraph should inquire with Landlord.

- c. **Termination Prior to the Beginning of the Academic Year at the University or College.** You may terminate this Lease prior to the beginning of the Academic Year at the University or College if you have received official written denial of admission to enroll for academic reasons, or have withdrawn (except due to discipline reasons) to the University or Parkland College ("College"), or you have not enrolled at the University or College, provided you (i) notify us in writing on or before May 31st, (ii) notify us in writing on or after June 1st but before July 1st, and pay to us a Termination Fee in the amount of \$250.00, (iii) notify us in writing on or after July 1st but prior to August 15th, and pay to us a Termination Fee in the amount of \$500.00, or (iv) notify us in writing on or after August 15th, and pay to us a Termination Fee in the amount of twenty-five percent (25%) of the total Rent attributable to the Fall 2011 Semester as outlined in the Lease. In the event Resident has terminated the Lease as provided in this paragraph, Landlord will refund to Resident any prepaid Rent for the period following the effective date of the termination paid in advance by the Resident; provided, however, that we may elect to apply any prepaid Rent paid by Resident, if any, toward the Termination Fee as calculated above. In addition, the Service Fee and any non-refundable fees associated with this Lease will not be refunded to Resident. Proper and adequate documentation from the University or College must accompany any request for Termination as provided in this paragraph.
- d. **Termination Prior to the End of the Fall Semester at the University or College.** You may terminate this Lease prior to the end of the Fall Semester at the University or College if you have received official written denial of admission to enroll for academic reasons, or have withdrawn (except due to discipline reasons) for the Spring Semester at the University or College, or pursuant to the terms set forth in the Reciprocal Housing Agreement with the University, provided you (i) notify us in writing on or before November 1, 2011, or (ii) notify us in writing after November 1st but prior to the end of the Fall Semester at the University or College, and pay to us a Termination Fee in the amount of \$250.00. If the Resident terminates in accordance with this paragraph, Landlord will refund to Resident any prepaid Rent for the period following the effective date of the termination paid in advance by the Resident; provided, however, that we may elect to apply any prepaid Rent paid by Resident, if any, toward the Termination Fee as calculated above. Proper and adequate documentation from the University or College must accompany any request for termination as provided in this paragraph.

MEAL PLAN SERVICES. CLV Dining Auxiliary Services, LLC ("Operator"), an affiliate of Landlord, has agreed to perform all duties and obligations under the Lease with respect to the provisions of meal plan services. A portion of your Rent paid hereunder attributed to meal plan services is being collected by Landlord as agent for Operator.

Operation of the Meal Plan Program: Meal memberships will be put on hold if payments are not made by due dates. The hours of operation of the Meal Plan facilities shall be designated by Operator. Operator shall have no obligation to allow special dining arrangements for Residents due to conflicts with the meal plan hours due to Resident's work or school schedule. Special meals, including medical and religious related diets, are not available. Unused meals from the Fall semester do not carry forward to the Spring semester. Resident shall not be entitled to a refund of, or any credit against, fees paid hereunder for meals not consumed by Resident. Operator reserves the right to alter services or hours of operation. Notice will be given with modified schedules posted in all dining locations and online. Meal Plans can be upgraded during the year, but may not be decreased for any reason. Resident may upgrade a meal membership at any time in the semester. Any additional money owed is due at the time of upgrade. Meal memberships will be put on hold if payments are not made by due dates. Meal Plan cards are absolutely non-transferable. Please notify us immediately if your card is lost or stolen. There will be a \$15.00 replacement fee for replacement of a card.

Dining Policies. All residents must abide by the rules and regulations published by Operator with respect to the dining facilities, including, but not limited to:

1. **Appropriate Dress.** In accordance with state law, the following minimum standards of dress must be maintained at all times while in the dining facilities: Shoes and shirts must be worn at all times. Sleep wear and swimsuits are not acceptable.
2. **Behavior.** Residents and their guests are expected to display appropriate behavior while in the dining facility. Disruptive, destructive, excessively noisy, or injurious behavior will lead to disciplinary action.
3. **Removal of Food.** The removal of food, dishes, utensils, glasses, trays, equipment, décor or supplies from the dining facilities is strictly prohibited. All meals provided are to be consumed only in the dining room facilities during established dining hours. Residents shall not allow any other person to use his or her identification card. Residents are responsible for bussing their trays after meals. We allow an Illini Tower mug to be purchased and food contained within this mug may be removed from the dining facility.
4. **Alcohol.** Alcoholic beverages are not permitted in the dining facilities.

METHOD OF NOTICE. All "notices" to us must be in writing and either hand delivered or sent by U.S. certified mail, return receipt requested, postage prepaid, to Century Campus Housing Management, L.P., dba Campus Living Villages, Attention: General Manager, 409 E. Chalmers Street, Champaign, Illinois 61820.

PARKING. Upon the payment of a nonrefundable fee and completion of a separate Parking Addendum, Tenant may obtain, if available, one of a limited number of parking permits on a first-come first-served basis.

PETS. You are not permitted to have pets of any kind. We will assess a fine of \$100.00 (which will include the required fumigation charge, if appropriate) if you violate this policy. If you are found with a pet, you must remove the pet within 24 hours. If you violate this pet policy more than once, there will be additional fines and other disciplinary action.

REMEDIES. Lease violations, including failure to pay any sums due, may also subject you to University sanctions, which may prevent you from enrolling at the University and from obtaining grades, transcripts or diplomas.

SECURITY DEPOSIT. No security deposit is required.

SPECIAL PROVISIONS.

Conditions Precedent: It is understood and agreed between the parties hereto that complete and timely payment by Tenant to Landlord of each installment rental payment due prior to the beginning of the term of the lease, as set forth above, is and shall be a condition precedent to Tenant's rights, including right of use and occupancy at the beginning of the term, under the Lease Agreement, and that Tenant's failure to make said payments in a complete and timely manner shall constitute a breach of said condition precedent which entitles Landlord, at its election, to cancel Tenant's rights under the Lease Agreement, including right of use and occupancy, and to lease the space reserved for Tenant to other persons.

Consent to Jurisdiction and Venue: Tenant and Guarantor consent to the jurisdiction and venue of the Circuit Court of the Sixth Judicial Circuit, Champaign county, Illinois, for purposes of venue and enforcement of the Lease Contract

TEXT MESSAGING. You agree to provide your mobile phone number to Owner for the purpose of being notified via text message (SMS) of emergency situations that may arise at the Property. This service is powered by IRIO Mobile Marketing (IRIO), a third party. Emergency situations include, but are not limited to, inclement weather, fire, emergency repairs, and dangerous conditions or situations which may arise on or near the community. You also agree to receive non-emergency notifications. You may opt out of non-emergency notifications at any point by replying "STOP" to 47464. Non-emergency notifications include, but are not limited to, rent reminders, community events notifications, leasing promotions and contests. You agree you are solely responsible for any text messaging rates or fees incurred by this service, and that neither Owner nor IRIO shall be responsible for any text messaging rates or fees incurred by such notices. Standard rates apply. Owner agrees to not provide or disclose your mobile phone number to any third party, besides IRIO, without prior written permission. Your acceptance of this Lease shall stand as permission to provide necessary contact information to IRIO. IRIO and Owner do not guaranty delivery of mobile telephone transmissions.

You agree that Owner and/or IRIO shall not be liable for service failure, delay, message content, or any other aspect of the service, and agree that IRIO's provision of text message alerts does not impose a duty upon Owner and/or IRIO to notify you of one or more emergency situations. You accept IRIO's services "AS IS," and acknowledge that Owner and/or IRIO have made no representation or warranty of any kind, express or implied, statutory or otherwise, including, but not limited to, implied warranties of merchantability or fitness for a particular purpose. IRIO's text alert services may be unavailable, delayed, limited, or interrupted due to causes beyond its reasonable control, including, among other things: electronic or mechanical equipment failure; data storage or transfer limitations; Carrier or third-party problems; telephone or computer interconnect problems; network speed or access; coverage or geographic limitations; hardware, software, or network problems or availability; damage caused by weather, accident, fire, water, natural disaster, war, riot, acts of God, or terrorism; strikes or other labor stoppage; or other cause beyond IRIO's control. In such instances, IRIO may be unable to perform the text messaging alert services.

TRANSFER FEE. If you request to be relocated, then you shall pay to us a Transfer Fee in the amount of \$50.00. In no event shall we be obligated to relocate you at your request.

The terms of this Addendum are agreed to and accepted by:

RESIDENT:

Signature: _____

Name Printed: _____

Date: _____

OWNER:

Signature: _____

Name Printed: _____

Date: _____

ILLINI TOWER

Community Policies

Students electing to live at Illini Tower should make a strong commitment to caring for the community in which they live. The cleanliness, beauty, and enjoyment of the Property will be enhanced if you will speak up whenever you observe a thoughtless act, unsafe condition, or questionable person on the grounds.

All residents are expected to obey federal, state and local laws, and Code of Student Conduct (Rules 1-302 in the Code of Policies and Regulations applying to all University of Illinois students), and directives issued by an administrative official of management in the course of his/her duties, regardless of university or college they are attending.

SAFETY

S1. SECURITY - It is not possible for any apartment/suite/loft owner or manager to insure "security" or "safety." For your convenience, features such as deadbolt locks may be provided. Features such as card access or code operated locks may be provided at certain communities. The University of Illinois Urbana-Champaign Police may patrol from time to time at their sole discretion. You should not assume their presence. We believe in the effectiveness of neighbors looking out for each other and we encourage residents to get to know their neighbors. You must promptly report any incident of theft, vandalism, or unsafe conditions to University of Illinois Urbana-Champaign Police and our office. Whenever possible, please furnish a detailed description of the offender, date and time of day, make and color of car, license plate number, etc. Please call 911, to report any criminal activity, fire or ambulance need. We will support your vigilance and will, where appropriate, prosecute acts of vandalism, trespassing, and theft.

ACCESS TO THE PROJECT. Your acceptance and use of the access code, key and/or card is subject to your compliance with the following guidelines:

- A. Immediately report lost or stolen key and/or card to us in order to possibly prevent unauthorized use. Lost, stolen or damaged bedroom, suite or mailbox keys will be replaced for a \$5.00 charge. This charge offsets the cost of the key and/or card. Replacement meal cards and laundry cards will cost \$15.00 for each lost card.
- B. Your right to use the access code, key and/or card ends when your lease ends or is terminated. You must return all keys/cards at that time. If you fail to return the access key/card when your lease ends or is terminated, you will be charged \$50.00.
- C. Do not let other people use your key or card and do not give out access codes if any exist. Do not duplicate any keys.
- D. Mere possession of a code, key or card does not necessarily confirm right of entry. Therefore, please do not assist someone who appears to be having difficulty gaining entry. Please do not let someone whose access privileges have been revoked, or guests of others, enter the property with your code, key or card.
- E. For key card policies, please refer to Illini Tower's Student Handbook.

Your guest must contact you via personal telephone. You may then arrange to meet your guest at the entrance. Guests are required to have a resident escort them at all times while on-site.

PERSONAL SECURITY – WHILE INSIDE YOUR APARTMENT

- Lock your doors and windows, even while you are inside.
- Use deadbolt locks on the doors while you are inside.
- When answering the door, see who is there by looking through a window or peephole. If you do not know the person, first talk with him or her without opening the door. *Do not open the door if you have any doubt.*
- Do not put your name, address or phone number on your key ring.
- If you are concerned because you have lost your key or because someone you distrust has a key, ask us to rekey the locks. You have a statutory right to have that done. You will pay for the rekeying.
- Dial 911 for emergencies. If an emergency arises call the appropriate governmental authorities first, and then call us.
- Check your smoke detector monthly for dead batteries or malfunctions.
- Check your door locks, window latches, and other security devices regularly to be sure they are working properly.
- Immediately report the following to us in writing, dated and signed:
 - Any need of repairs of locks, latches, doors, windows and smoke detectors
 - Any malfunction of other safety devices outside your dwelling, such as broken gate locks, burned-out lights in stairwells and parking lots, blocked passages, broken railings, etc.
- Close curtains, blinds and window shades at night.
- Mark or engrave identification on valuable personal property.

PERSONAL SECURITY - WHILE OUTSIDE YOUR APARTMENT

- Lock your doors while you are gone.
- Leave a radio or TV playing softly while you are gone.
- Close and latch your windows while you are gone, particularly when you are gone for an extended period.
- Tell your roommate where you are going and when you will be back.
- Do not walk alone at night.
- Do not hide a key under the doormat or a nearby flowerpot. These are the first places a burglar will look.
- Do not give entry codes or electronic gate cards to anyone.
- Use lamp timers when you go out in the evening or go away for an extended period. They can be purchased at most hardware stores.
- Let us and your friends know if you will be gone for an extended time. Ask your neighbors to watch your apartment since we cannot assume that responsibility.
- While away for an extended period, have your newspaper delivery stopped, or have a friend pick up your newspaper daily.
- Carry your door key in your hand, whether it is daylight or dark, when walking to your entry door. You are more vulnerable when looking for your keys at the door.

PERSONAL SECURITY - WHILE USING YOUR CAR

- Do not leave exposed items in your car, such as electronics, wrapped packages, briefcases or purses.
- Do not leave your keys in the car.
- Carry your key ring in your hand while walking to your car, whether it is daylight or dark and whether you are at home, school, work or elsewhere.

- Try to park your car in an off-street parking area rather than on the street. If you park on the street, park near a streetlight.
- Check the backseat before getting into your car.
- Do not stop at gas stations or automatic teller machines at night, or anytime when you suspect danger.

PERSONAL SECURITY AWARENESS

No security system is failsafe. Even the best system can't prevent crime. Always proceed as if security systems don't exist since they are subject to malfunction, tampering and human error. We disclaim any express or implied warranties of security. The best safety measures are the ones you perform as a matter of common sense and habit.

COMMUNITY LIVING

L1. FIREARMS/WEAPONS – We do not allow firearms and other weapons on the property. You must comply with all federal, state, and local laws pertaining to all weapons including, without limitation, explosives, bows and arrows, illegal knives, martial arts weapons, air rifles, BB guns, or any other object that can be construed as a weapon.

L2. ALCOHOL - Possession or consumption of alcoholic beverages by you and your guests must be in compliance with local, state and federal laws. If you are under 21 years of age, you may not consume or possess alcohol. Alcohol may not be consumed or displayed in public areas, including balconies, patios and walkways. Kegs of any type and other common source alcohol containers are not allowed. We will dispose of any alcohol remaining in containers of this type found on the property. Alcohol-related conduct that ignores the rights of others to a quiet, orderly living environment is not acceptable.

L3. DRUGS AND ILLEGAL SUBSTANCES - Use, possession and/or distribution of drugs and/or illegal substances, including marijuana, is strictly prohibited and will result in eviction. This includes possession of any drug paraphernalia. In accordance with lawful procedures, University of Illinois Urbana-Champaign Police may confiscate and retain for evidence any such drugs found in possession of a student, in his/her apartment, or vehicle. This however does not mean that all citizens of our community make the best choices and some may choose to violate this policy and jeopardize their residency with us. We cannot guarantee the personal choices any resident or guest makes regarding this policy.

L4. VERBAL AND/OR PHYSICAL ABUSE – Residents and guests are to treat all neighbors, apartment/suite/loft mates, visitors, the management staff, and other officials with courtesy and respect. Verbal abuse will not be allowed including swearing, name-calling or any other language offensive or demeaning to another person. Physical violence of any type will not be tolerated.

L5. FAILURE TO COMPLY – You must comply with all written and verbal requests and instructions from management and officials. This includes requests to produce valid identification.

L6. NOISE - You and your guests must respect the rights of others at all times by behaving in a manner that is conducive to sleeping and studying. High volume sounds from home and car stereos, televisions, electrical instruments, and such are not permitted. Quiet hours may be established. However, you are expected to show consideration and courtesy to other residents 24 hours a day, seven days a week. If another person can hear your stereo, voices, or any other form of sound from outside your door, windows or through the walls, you are being too loud. Please pay special attention to the level of bass you play on radios and stereos.

L7. BARBECUE GRILLS/FLAMMABLES The fire code prohibits the storage or use of barbecue grills on the sidewalks in front of the building and on breezeways/balconies/patios. After you use the community grills if provided, please leave the equipment, grills, and area clean for the next person.

Flammable liquids may not be stored in your apartment. This includes, but not limited to illumination devices, flammable oils or fluids such as gasoline, kerosene, naphtha, benzene, explosives, or any other material deemed hazardous. Fireworks are prohibited.

L8. FIRE ALARMS & ELEVATORS - We may have installed building fire alarms in the building. If you are in a building when its fire alarm rings, you and your guests are required to immediately leave the building (this includes real alarms, false alarms and fire drills). If you, and/or your guests, fail to leave as required, you may be required to pay a fine. **EXCEPTION:** You are not required, to leave the building while we are conducting a test of the fire alarm system and we have notified residents in advance of the test. If you, and / or your guests, intentionally cause a false alarm, you will be subject to a fine and/or eviction. You may not tamper with any component of the building life safety equipment. Tampering with such equipment may result in criminal prosecution and you will be liable for all damages caused from such tampering.

Tampering with elevators, including falsely sounding the alarm bell, misuse of emergency phones, forcing the doors or otherwise hindering or threatening elevator operation is extremely dangerous. Any persons engaging in such activity will be treated accordingly and could be subject to prosecutions and or eviction

L9. SMOKE DETECTORS - At the beginning of your lease we will test the smoke detector(s), if provided, in your apartment/suite/loft for proper operation and working batteries. Thereafter, it is your responsibility to replace the batteries. Do not render the smoke detector(s) inoperable or fail to keep working batteries installed. Report any malfunctioning or inoperable smoke detector(s) to us immediately.

L10. COMMON AREAS - You are expected to use common sense and consideration for others when using these facilities. Your use of the common areas is a privilege that we can withdraw. Do not make loud noise or play music in the clubroom or other common areas. You and your guests are required to follow the posted rules and regulations.

L11. SMOKING PROHIBITED – OUR COMMUNITY IS SMOKE-FREE and SMOKING IS PROHIBITED IN ALL AREAS OF THE FACILITY INCLUDING APARTMENT BREEZEWAYS AND ON PATIOS. Smoking is ONLY permitted in the designated area outside the building on street level. Properly dispose of cigarette butts in containers.

L12. VISITORS - You are responsible for your guests' compliance with all of these Community Policies and parking regulations. If you allow someone access to our community or if they are in your apartment/suite/loft, they are considered your guest. During limited periods of the day/night you may need to sign your visitor in at the front desk if one is provided. Your visitor may need to leave identification. The total number of visitors a resident may host may be limited if good citizenship and neighborly behavior is not maintained.

Overnight guests are allowed only with the approval of all roommates. Guests who stay after 2:00 AM will be considered overnight guests. Guests staying more than 48 hours without our permission will be considered unauthorized occupants and you will be in violation of the lease. A guest may not stay more than 3 consecutive nights and no more than 12 nights in any given semester. There is a maximum of 1 guest per resident per night.

L13. SOLICITATION - Solicitation is prohibited in our community.

L14. MINOR CHILDREN - An adult must supervise any children, and the children of any guests, when outside the apartment units. Breezeways and Patios are considered "outside."

L15. APARTMENT/UNITS - We recognize the importance of personalizing your apartment. However, in order to comply with fire codes (which exist for your protection and safety), to reduce the risk of accidents, and to prevent other damage to the apartment/suite/loft, we have established the policies that follow. If you fail to follow these policies, we may sanction you and/or charge you fines and costs.

- A. We do not allow hot plates in your apartment.
- B. We do not allow multiple-outlet, "octopus," plugs in your apartment unless they have a self-contained circuit breaker. All extension cords must be U.L. approved.
- C. You may not use halogen lamps, candles, incense or any open flame in your apartment. If the power goes out, use flashlights only for light. Do not store flammable liquids in or around your apartment/suite/loft.
- D. You may not hang, stick, or erect anything in, on, or about any windows if it can be seen from the outside. The blinds provided should be the only thing visible on the outside windows.
- E. All decorations should be temporary in nature so as to not permanently deface or damage any of your apartment/suite/loft's finishes. You can hang posters and other wall decorations with thumbtacks, or any other method that will not damage painted wall surfaces. No wall papering or painting is permitted in your apartment. Holiday decorations may only be attached on the exterior of the apartment door and does not protrude more than 5 inches from the door into the walkway.
- F. Do not use nails, stickers or tape on the apartment/suite/loft entrance, bedroom and closet doors, or kitchen cabinet surfaces.
- G. We do not allow waterbeds.
- H. Do not hang anything from sprinkler heads (if installed). Damage to these may result in flood damage for which you will be responsible.
- I. Aluminum foil may not be placed in windows as insulation or decoration.
- J. No awning, Venetian blinds, window guards, radio television antenna, or planters shall be attached to or hung from the exterior of the building or protrude through the walls, windows, roof thereof, and no notice, advertisement, bill, poster, nameplates, illumination or other signs shall be inscribed or posted on or about the property.
- K. No additional air-conditioning units shall be installed in any apartment.
- L. No live Christmas or holiday trees.

L16. ROOMMATE AND NEIGHBOR COUNSELING - Conflicts occur due to a lack of communication between people and resistance to compromise. All residents agree to follow the ROOMMATE/NEIGHBOR CONFLICT RESOLUTION process:

- A. The complaining resident discusses the problem with our staff; staff will give tips on how to talk with the roommate/neighbor; the complaining resident addresses the concern directly with the roommate/neighbor.
- B. Our staff will follow up with the complaining resident. If the problem remains, a resolution meeting is held among apartment/neighbors and our staff. A roommate/neighbor contract may be formulated to help negotiate a compromise.
- C. Our staff will follow-up and revise the roommate/neighbor contract if needed.
- D. Only after our staff feels that the roommate/neighbor resolution process has been given a chance will changes in apartment assignments be considered. Failure to get along with roommates/neighbors is not grounds for lease termination.
- E. Roommates/neighbors electing not to work through this prescribed resolution process will be assessed a \$50.00 transfer fee to change apartment, if apartment availability allows.

L17. SATELLITE TELEVISION DISHES - You may not install a satellite television dish without our written approval.

L18. LOITERING - No one shall be permitted to loiter in any of the common or parking areas. Horseplay, running, screaming or other boisterous conduct is not permitted.

L19. IMPLIED CONSENT - All residents in an apartment/room/area will be held responsible of their behavior/objects in that apartment, room or area. In addition, residents who are not observed participating in misbehavior or in possession of inappropriate items/objects, but are in the presence of a policy violation, can be held responsible. This is called implied consent. If a resident is not present, he/she will be held responsible unless it can be clearly demonstrated that he/she had no knowledge of the violation.

L20. CHRONIC MISBEHAVIOR - A resident establishes an unacceptable pattern of misconduct when he or she is frequently in trouble, though individual offenses might be minor. A pattern of recalcitrance, irresponsible conduct, or manifest immaturity may be interpreted as a significant disciplinary problem. Generally, the third violation of policy will result in a referral for eviction, but single violations, depending on the nature, may be cause for eviction at our discretion.

L21. MAIL/DELIVERIES— The mailbox receptacle may have a designated outgoing mail slot that is regularly checked by US Postal Personnel. Nothing will be affixed to the outside of the mailbox receptacles.

Due to the liability involved, Illiini Tower, will accept packages from commercial delivery services (UPS, Federal Express, etc.) only with written consent. By signing these Community Policies, you give us your written consent to accept such packages. This service is offered as a convenience to you, and you hereby release us from all liability of any kind in connection therewith.

Management is not responsible for personal property, packages or other deliveries left in walkways, at doors of units or any other undesignated place.

L22. VIDEO SURVEILLANCE - The community may be equipped with a Closed Circuit TV camera. This camera may be installed for the purpose of recording events for later viewing. If a camera is provided, the camera is NOT monitored and is NOT installed for the purpose of stopping an event in progress. You should always protect yourself by always being aware of your surroundings and by being alert for dangerous circumstances. Further, since the camera and recording equipment is mechanical and requires the involvement of humans, they may not always be working properly due to mechanical or operator problems. Do NOT rely upon this camera in any way for any purpose.

OFFICE & MAINTENANCE SERVICES

01. OFFICE HOURS AND SERVICE PROCEDURES - Our business hours may vary during the course of the year. Please check the office hours posted at the office entrance. When the office is not open, for emergencies call the after-hours number (217) 344-0400. The number is posted at the front office and is distributed to you throughout the year in various newsletters and notices.

02. MAINTENANCE MANAGEMENT SYSTEM - We take pride in providing you a well-maintained home. We demand high standards of service from our suppliers, subcontractors, and service personnel. Except during emergencies, a written work order must be issued from our office for all service requests. Verbal requests are not allowed. Your cooperation with this policy will help us provide you better service. If you make a second request for service and do not receive service within a reasonable amount of time, please address a letter to Campus Living Villages, to the attention of Assistant Vice President, Illiini

Tower, 1001 Fannin, Suite 1350, Houston, Texas 77002. Only written correspondence will be acknowledged. Emergency maintenance such as, power failures, losses of heat (if the outside temperature is below 40°F), losses of air conditioning (if the outside temperature is above 90°F), and rising water may be reported by calling the after-hours number. Promptly report water leaks and equipment malfunctions to minimize your inconvenience and property damage.

03. CARPET CARE - To reduce damage and preserve the appearance of your carpet if any is installed, you must vacuum frequently (at least weekly). Please call us immediately for special instructions and assistance in handling carpet stains or damage. Annually, upon renewal of your contract, we will shampoo your carpet at no cost, per your request.

COMMUNITY CLEANLINESS

C1. APARTMENT CLEANLINESS You must maintain your apartment in a clean, orderly and sanitary condition at all times. Unclean conditions may create an unhealthy environment for your roommates and/or your neighbors.

- A. If we must clean your apartment to assure sanitary conditions, you must reimburse us for all costs incurred.
- B. If one apartment-mate of an apartment moves out, all apartment-mates must satisfactorily clean the apartment. If the apartment is not cleaned, a \$150.00 cleaning charge will be assessed among all apartment-mates.
- C. Housekeeping is provided as a service to Illini Tower residents, and for the health and safety of our residents and guests. Routine housekeeping service and inspection cannot be denied.

C2. TRASH - Put all trash in tightly closed plastic bags and deposit them in the dumpsters provided. Do not put trash in hallways, balconies, patios or in stairwells. Do not put your trash in the trash cans in the courtyards or common areas. We do not provide door-to-door trash pick-up. You will be charged a \$30.00 service charge if you place any trash outside your Apartment or anywhere else on the property (other than inside the dumpsters).

C3. BREEZEWAYS / STAIRWAYS- In abiding with the Fire Code, the common breezeways/stairways must not be obstructed or used for any purpose other than ingress (entering) and egress (leaving). No footwear, chairs, bikes, boxes, tires, recyclables, broken furniture, beach/surf items, trash bags or other items shall be left in the walkways or stairways. Personal items of any kind will be removed and disposed of at your risk and expense.

AMENITIES

A1. TANNING FACILITY— This section is intentionally left blank.

A2. COMMON AREA USE - We will utilize the community's common areas for a variety of educational, recreational, and social programs. These rooms and areas are also available for your use (i.e., study groups, organization meetings, etc). For further information on utilization of these facilities, please contact our office and/or your Resident Assistant.

A3. FITNESS FACILITY - Rules may be posted at the fitness center and you agree to follow any additional rules posted. You should consult a physician before using any fitness equipment. We urge you to be considerate of others and wipe down equipment after its use. You agree to report any damaged or broken equipment to the management office immediately, so that the equipment may be placed "Out Of Service" until repairs have been made. You will not attempt to make any repairs to the equipment myself. You understand that the use of these facilities is a privilege that may be revoked if I abuse the equipment or the guidelines.

A4. POSTING - All signs and posters must be pre-approved by us before being posted. If approved, posters, signs, and other items can only be posted in designated areas.

A5. PARKING AREAS & PERMITS - All vehicles that you operate on the property must be registered at the office. All vehicles that have not been properly registered may be towed at the owner's expense. You may have one vehicle registered in your or your parent's name parked on-site at any time. Parking is by said permit decal only in specified areas. Loss of permit decal results in loss of parking privileges. Properly and permanently affixing decals to rear window is required to minimize chance of loss. Parking decals are nontransferable. Cars parked in unauthorized areas will be towed at owner's expense. Tenant agrees that the designated vehicle will be parked between the lines in such manner as to not encroach on any adjacent space or occupy more than one parking space at a time. Tenant specifically understands and agrees that he or she will not be permitted to perform mechanical repairs (i.e., oil changes) of any kind in any part of the Premises. Parking regulations are enforced 24 hours a day. Tenant specifically understands and agrees Additional parking regulations may be distributed at move-in for which you may be responsible.

- All vehicles must be properly registered and licensed as required by the law. Abandoned and inoperable vehicles are not permitted.
- You may not store items including but not limited to, commercial vehicles, boats, campers, trailers, recreational vehicles, or personal items such as furniture, lumber, tools, sporting equipment, etc. in stalls or in any parking area, even temporarily.
- With exception of minor emergency repairs to start the vehicle (i.e. replace/jump start battery, or change a flat tire), there shall be NO mechanical repairs, maintenance, body and fender, painting, sanding (hand or machine); and car washing of any vehicle while parked at the community. Grease or oil buildup is the responsibility of the resident to clean.
- Excessive use of horns and car stereos shall not be permitted. Racing car engines are not allowed.
- No vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance or exit of other vehicles. Vehicles shall be entered in the parking stall (not on lines or protruding beyond the stall lines) so as not to obstruct the exit or entrance of other vehicles. Owners of vehicles constituting a hazard will be immediately requested to remove said vehicle from the property.
- GUEST stalls are not available, guest are to park off property.
- The loading zone area, if any exists, shall be used for loading and unloading only. The maximum time limit shall be no longer than 15 minutes.

Failure to comply with any of the Parking Rules and Regulations listed above may result in you or the owner's vehicle being towed and removed from the community at your expense. Any expenses for damages to the Property caused by any vehicle operated or owned by you or your guest, shall be paid for by the resident.

MOTORCYCLES - Motorcycles and all other motorized two or three-wheeled vehicles must be licensed for operation on public roadways. We may not allow you to use these types of vehicles on the property. However if we do so allow, the vehicle must be parked in parking space. All additional parking regulations listed above apply.

BICYCLES - Ride bicycles on the streets only. Do not chain bicycles to trees, fences or railings. Bikes should not be kept or stored on breezeways or in stairwells.

A6. POOL & SPA - This section is intentionally left blank.

A7. NETWORK ACCEPTABLE USE POLICY - Access to some network resources at the Property require that each user have a unique identity. A computer identity represents the user in various system activities, to provide access to software and data, and to associate the user's own software and data with the identity. As such, any computer identity is an instrument of identification, and its misuse constitutes forgery or misrepresentation and is subject to disciplinary action.

In particular:

- Network resources shall not be used for any illegal or criminal purpose.
- Unauthorized attempts to gain root access or access to any account not belonging to the user on the Property network system are prohibited.
- Unauthorized access to restricted databases is prohibited.
- Any user who finds a possible security hole on any Property system is obliged to report it to the system administrators.

Password sharing is prohibited. Users shall be held responsible for choosing safe passwords, ensuring file protections are set correctly, and for all use of accounts and user-ids assigned to them.

We are not responsible for unofficial uses of computer resources. In particular, e-mail and personal Web pages often express private opinions that do not reflect the Property's positions.

Computing and information resources are made available to individuals to assist in the pursuit of educational and other academic goals. It is expected that users will cooperate with each other and respect the ownership of work and information even though it is in electronic--rather than more immediately tangible--form. Rules prohibiting theft and vandalism apply to software and data as well as to physical equipment.

In particular:

- No computer system is to be used as a staging ground to crack other systems.
- No one shall alter or delete software, hardware, communications, or data belonging to someone else without authorization.
- Users may not browse, access, copy, or change private files without authorization. Users may not attempt to modify the computer system or software in any unauthorized manner.
- Use of the system for commercial purposes, either for-profit or not for profit, is strictly prohibited.
- Users ought to adhere to posted system policies, procedures, or protocols, such as time or storage limits, where those policies, procedures, or protocols are consistent with this policy. Refusal may constitute failure to comply as defined in the Community Policies.
- The use of invasive software, such as "worms" and "viruses" destructive to computer systems, is unethical and illegal.
- Copyrighted software must only be used in accordance with its license or purchase agreement. Users do not have the right to receive or use unauthorized copies of software, nor to make unauthorized copies for themselves or others.
- Attempting to damage or disrupt operation of computer equipment, data communications equipment, or data communications lines is prohibited.
- Gratuitous consumption of system resources (disk space, CPU time, bandwidth) will not be tolerated.

LEASE GUARANTY AGREEMENT

**** GUARANTOR MUST PROVIDE A VALID SOCIAL SECURITY IDENTIFICATION NUMBER AND A COPY OF VALID GOVERNMENT PICTURE ID ****

Each Guarantor (identified below) jointly and severally with all other Guarantors, if any, identified, below, or (as applicable) as tenants by entirety if married, hereby guarantees the observance and performance when due of all agreements and obligations of Resident under the Housing Contract, as same may be amended, renewed or extended from time to time by Owner and Resident, including without limitation, payment of all Rent when due; provided, however, that (i) this Guaranty will renew only if both the Resident and Owner renew the Housing Contract, and (ii) unless Guarantor executes a new Guaranty, Guarantor shall not be liable for any rent increase above the rates of the original Housing Contract.

Guarantor's obligation hereunder is that of a surety, and in the event of a default by Resident, Owner may proceed against Guarantor without first proceeding against Resident. This guaranty is irrevocable, absolute and unconditional guaranty of payment and of performance, and shall be enforceable against Guarantor without the necessity of any suit or proceedings of any kind or nature whatsoever by Owner against Resident and without the necessity of any resorting to any security under the Housing Contract or any need to give notice of nonpayment, nonperformance or nonobservance or any notice of acceptance of this Guaranty, all of which Guarantor hereby expressly waives (except any non-waivable notices required by law). Guarantor hereby expressly agrees to the validity of this Guaranty and the obligations of Guarantor hereunder shall in no way be terminated, affected, diminished or reserved to Owner pursuant to the provisions of the Housing Contract or available by law. Guarantor shall be primarily obligated under the Housing Contract as if it had executed the Housing Contract as Resident.

Guarantor waives receipt of all notice from Owner hereunder and under the Housing Contract (except any non-waivable notices required by applicable law), including without limitation notice of default by Resident and notice of any amendment of this Housing Contract by Resident. This Guaranty and/or any of the provisions hereof, cannot be modified, waived or terminated unless such modification, waiver or termination is in writing signed by Owner. Guarantor waives trial by Jury in any litigation involving the Housing Contract or this Guaranty, Notwithstanding any contrary provision of the Housing Contract, this Guaranty or of non-waivable law, no Owner Party (as defined in the Housing Contract) shall be responsible to any Resident Party (as defined in the Housing Contract), and Guarantor, for itself and all other Resident Parties, hereby releases all Owner Parties from, covenants not to sue any Owner Party with respect to, and shall indemnify and hold harmless all Owner parties against, all claims, losses, damages, suits actions, costs and expenses (including without limitation legal fees and expenses) relating to: (i) any fire, accident, injury, death, or property damage or theft occurring in or with respect to the Unit or the Facility to the extent caused by or affecting Resident or any guest of Resident at the Premises, (ii) any crime or tortuous act occurring or committed in the Unit or the Facility, to the extent cause by or affecting Resident or any guest of the Resident at the Premises, (iii) any personal conflict between Resident and any other person at the Facility, (iv) any interruption or failure of heat, electrical, water, sewer, telephone, cable TV, telephone or any other service at , or the malfunction of any machinery or appliances serving the, Premises, and (v) any defect in the heating, gas, electrical, water, or sewer systems serving the Premises, except and solely to the extent that any of the foregoing directly results from the gross negligence or willful misconduct of the Owner or Agent. Guarantor acknowledges that neither the Owner nor Agent has made any representations to Guarantor concerning the safety of the Facility or the Premises or the effectiveness or operability of any security devices or security measures at the Facility or the Premises. Guarantor acknowledges that Owner and Agent neither warrant nor guarantee the safety or security of Resident or its guests against any criminal, tortuous or wrongful acts of any person and hereby releases all, and covenants not to sue any, Owner Parties, with respect to all personal injury, claims, liability, suits, actions, and causes of actions against any Owner Party, with respect to all personal injury, death or property damage suffered by Resident as a result of any criminal, tortuous or wrongful act by any person, including without limitation another Resident at the Facility, but excluding Owner and Agent.

This Guaranty shall be enforced and construed in accordance with the laws of the state in which the Facility is located (without regard to principles of conflict of law) and shall be binding upon Guarantor, his/her/their heirs, executors, administrators, legal representatives, successors and assigns and shall inure to the benefit of all Owner Parties and their respective heirs, executors, administrators, successors and assigns. By your Execution of this agreement, you represent that although the Resident may not have yet reached the age of 18, the Guarantor Agreement is valid notwithstanding any attempt by Resident to invalidate the Resident contractual obligations because of the Resident's age.

I hereby give Campus Living Villages / Century Campus Housing Management, L.P. (CCHM) consent to check an investigative consumer report to be prepared to determine my eligibility for tenancy. I also attest that the supplied information was given voluntarily and I understand that it is to be used for the purposes of verifying my identity in acquiring public information and for no other purpose.

RESIDENT INFORMATION

Last Name

First Name

Middle Initial

GUARANTOR INFORMATION

Last Name

First Name

Middle Initial

Address

City

State

Zipcode

Email Address

Social Security Number

Date of Birth

Telephone Number

Guarantor Name Printed: _____

Date: _____

Guarantor Signature: _____