

**ITALIAN CANADIAN BENEVOLENT SENIORS APARTMENT CORPORATION  
CASA ABRUZZO BENEVOLENT CORPORATION**

**RULES AND REGULATIONS OF THE RENTED PREMISES**

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| <b>Water Apparatus</b>         | 1. The water closets and other water apparatus shall not be used for any purpose other than those for which they are constructed and no sweepings, garbage, rubbish, rags, ashes or other substance shall be thrown therein. The Tenant will be responsible for any damage resulting therefrom.   |
| <b>Windows Heating</b>         | 2. Tenants must observe strict care not to allow windows and doors to remain open so as to admit rain or snow or so as to risk the freezing of plumbing, heating or other facilities. The Tenant will be responsible for the cost of repairing or replacing such damaged radiators and pipes together with any other damage to the premises or property of others resulting therefrom.  |
| <b>Locks</b>                   | 3. Tenants shall be responsible for keeping locks and trimmings whole in or upon the doors and windows of the rented premises; wherever any part thereof shall become lost or broken the same shall be immediately replaced or repaired under the direction and to the satisfaction of the Landlord and shall be paid for by the Tenant. No additional locks shall be placed upon or on any door without the prior written consent of the Landlord. |
| <b>Garbage</b>                 | 4. All garbage to be securely wrapped and placed or deposited, as directed from time to time by the Landlord.   |
| <b>Caution</b>                 | 5. No goods, chattels, fixtures or other items that might overload the floors of the rented premises shall be brought into the said premises nor shall items be moved on, in or over floors, sidewalks, steps, stairways, lawns or other property of the Landlord so as to damage same; Tenants will be held responsible for any damage caused by movements of their items in, out of or about the rented premises.                                 |
| <b>Personal Property</b>       | 6. Nothing shall be thrown by Tenants, their families, guests, visitors, or servants out of the windows or doors or down stairwells or other areas of the premises.   |
| <b>Personal Property</b>       | 7. The Tenant shall not place or allow to be placed bicycles, baby carriages or other personal property in public areas or on sidewalks, neither shall articles be permitted to remain outside in such areas overnight or when not in use. Personal property left in public areas may be removed and disposed of by the Landlord.   |
| <b>Antenna</b>                 | 8. No telegraphic or telephone connections shall be made without the prior written consent of the Landlord except to facilities provided by the Landlord within the rented premises and no electric wiring shall be installed and no electric fixtures shall be installed except where provisions therefor have been made by the Landlord without the prior written consent of the Landlord.  |
| <b>Soliciting</b>              | 9. No sale or auction of any kind shall be held in or about the rented premises without the prior written consent of the Landlord.  |
| <b>Water</b>                   | 10. The water shall not be left running unless in actual use in the rented premises.  |
| <b>Cooking</b>                 | 11. No cooking shall be done in or about any demised premises except in kitchen areas provided therefor.  |
| <b>Entrance Doors</b>          | 12. Entrance doors of residential suites shall remain closed except during ingress or egress.   |
| <b>Daycare</b>                 | 13. The providing of day care for children or "babysitting" on a regular basis is deemed by the Landlord as a business and is thus prohibited under the terms of this agreement.  |
| <b>Light Bulbs &amp; Fuses</b> | 14. The supply and replacement of electric light bulbs and fuses within the rented premises is the responsibility of the Tenant.  |
| <b>Keys</b>                    | 15. The Tenant shall deliver keys of the rented premises, and the premises of the Landlord, on termination of tenancy.  |
| <b>Signs</b>                   | 16. No signs, advertisements or notices will be posted or inscribed on any part of the building by any Tenant.  |
| <b>Projections</b>             | 17. Awnings, shades, flower boxes, arials, or other items or projections shall not be installed or placed outside of the rented premises without the written approval of the Landlord.  |

- Delivery** 18 The Landlord shall have the right to limit access to the building by delivery services where such services in the opinion of the Landlord are not in the best interests of the building or its occupants.
- Cleanliness** 19 The Tenant shall not allow any ashes, refuse, garbage or other loose or objectionable material to accumulate in or about the rented premises, yards or passages of such premises and will at all times keep the said premises in clean conditions, and shall immediately before the termination of the term hereby created, clean the floors, windows and woodwork of the premises hereby rented.
- Pets** 20 **For reasons that include concerns for our tenants and the maintenance of our building, we generally discourage the keeping of pets. However, we do recognize that some pets do provide companionship and other sociological benefits and will permit you to keep a pet dependant on proper notice and type of pet you wish to keep.**
- Laundry** 21 Laundry facilities are available on the main floor, no washing machines or dishwashers are allowed in the apartment.
- Smoking** 22 **Smoking is prohibited in all common areas: hallways, elevators and laundry room.**
- Decorating** 23 Tenants shall not paint, paper or decorate any part of their leased premises without the written consent of the management.
- Damage** 24 Tenants will be held responsible for any damage to the leased premises.
- Public Area** 25 Tenants are not to move furniture from any public areas.
- Moving** 26 The elevator wall pads are to be used whenever the elevator is used for the movement of boxes, crates, furniture, etc. The tenant must book in advance with the building superintendent to schedule the use of the elevator, as it is his responsibility to have the pads in place prior to the movement of goods or furniture.
- Heating** 27 The building is electrically heated with each apartment individually controlled. No additional portable electric heaters are permitted.
- Parking** 28 Residents owning automobiles may park in reserved spaces in the parking lot and/or underground parking at an extra charge. No overnight parking is permitted for visitors in the parking lot.