

7. In the event that loss or damage to Lessor's property exceeds the amount of Required Insurance, Lessee shall remain contractually liable to Lessor for such amount. In the event of liability to any other party for bodily injury or property damage, Lessee shall remain liable to such other party.

8. It shall be the Lessee's duty to notify Lessor of any subsequent purchase of Renters Insurance.

Scheduling of the premises under the LLIP is not mandatory and Lessee may purchase Required Insurance from an insurance agent or insurance company of Lessee's choice at any time and coverage under the LLIP will be terminated by the Lessor.

Keys

(1) key per lessee is provided at the time of move-in. (1) mailbox key is also provided to each apartment at move-in. Lock-out assistance will be handled in accordance with the terms of the lease. All lost keys will require a lock change at the resident's expense. If a door is found unlocked at any point by a Ramshaw Real Estate employee or by a contractor or vendor hired by Ramshaw Real Estate, the door will be locked at the conclusion of service.

Laundry Areas

In most buildings, coin-operated washers and dryers are provided. Please keep the laundry room door closed at all times; do not prop it open. For the convenience of other residents, please do not leave clothes in the appliances for extended periods of time. Hooking up washers and dryers is prohibited in units without proper hook ups provided by the building. If machines are not working, please notify maintenance at www.ramshaw.com or by calling 217-359-6400.

Neighbors

Community living is considerably different than living in a private home. Please remember that all tenants are living under the same roof. Be courteous with regard to noise; loud stereos, television sets, and appliances can be very irritating to other tenants, especially at night. Please keep noise to a minimum in stairwells. If a problem arises with a neighbor, please approach them first as they may be unaware of the problem. If the problem is not resolved, please do not hesitate to contact management during normal business hours or the local police anytime.

Parties

The following rules regarding parties are necessary and strictly enforced. Residents are responsible for all actions of their guests. Hall or building parties are not allowed. Parties must be confined to individual units with doors kept closed. Keep noise to a minimum so as to not disturb neighbors. Do not allow guests to park in the parking lot unless they park in your assigned space.

Pets

Pets are allowed at certain locations provided that prior written consent of management is obtained and pet rent is paid on a monthly basis (typically between \$30 and \$60 per month). If management finds an unauthorized pet in the unit and it is not removed within 24 hours, tenants will be fined \$50 for each day the pet still remains in the unit. Furthermore, legal action may be taken to nullify the lease. If you are uncertain about the pet policy for your unit or building, please confer with management to ensure you are not in violation.