

and to make no alterations or additions thereon without the written consent of the Landlord, or the Landlord's agent. It is especially understood that the Tenant will maintain the following items at their own expense: keep the sinks, lavatories and commodes open, report any malfunction within five days of occupancy, replace all broken windows, repair any damage to interior or exterior walls, equipment, electrical or plumbing fixtures, screens, doors, and other furnishings, keep lawn and shrubbery trimmed, gutters cleaned, outside grounds free from unsightly objects and other debris, pay for any service to heating system caused by Tenant's misuse or reimburse Landlord for any service calls made necessary by misuse of heating system, or Tenant's inadequate supply of fuel, repay the Landlord for the cost of all repairs made necessary by negligent or careless use of said premises. Tenant is responsible for the acts of vandals or burglars until their keys have been returned to the office of C. Dan Joyner & Co., Inc., Realtor. The Tenant agrees to promptly report any repairs which need to be made to the property. No Tenant incurred expenses shall be deducted from the monthly rent under any circumstances whatsoever. The Tenant agrees to pay for all utilities used while occupying the said premises. Indiscriminate hanging of pictures, decorative plates, pennants, plaques, stick on posters and emblems or other items of a similar nature shall be treated as damages and the security deposit referred to in Section 3 shall be forfeited to the extent of the damages. Tenant is also responsible for acts of their children, pets and visitors. Landlord agrees that Tenant may keep a poodle on the premises, but otherwise no pets may be brought on the premises without prior written consent of the Landlord.