

INITIALS
RESIDENT _____

MANAGER _____



LEASE AGREEMENT

NOTE: PLEASE RETURN ALL THREE COPIES FOR OWNER SIGNATURE

THIS LEASE SUMMARY:

NAME: _____ ("Tenant") SS#: _____ DATE: _____

PERMANENT ADDRESS: _____
And Clarion University Foundation, Inc. dba Diane L. Reinhard Villages at Clarion University (Referred to in this Lease as the "Owner" or "us," "we" or "our") represented by Allen & O'Hara Education Services Inc., the "Manager").

Starting Date of Lease Term: _____ Ending Date of Lease Term: _____

Your "Rent" for the Term is \$ _____ (plus incidental additional charges as identified in this Lease and applicable sales taxes). It is payable in one of the following payment options (please select one):

_____ Option A: Full term payment in the amount of \$ _____, due on or before July 15th, _____.

_____ Option B: _____, (_____) equal installments of \$ _____ payable as follows; the first installment due on, _____, with remaining installments due on or before the 1st day of each month beginning _____.

Diane L. Reinhard Villages at Clarion University located at 159 University Blvd., Clarion, PA 16214, the "Community."

LEASED PREMISES: This Lease entitles you to exclusively occupy one furnished bedroom (referred to herein as your "Bedroom") in a _____ bedroom apartment, and together with the other residents of the apartment, you have the joint right to use the common areas of the apartment, which are composed of those areas within the apartment to which you have access without going into another bedroom, including the bathroom, living room, kitchen, and where applicable, laundry facilities within the Apartment (the "Common Areas"). Your Bedroom, the other bedrooms in the apartment and the Common Areas are referred to collectively in this Lease as the "Apartment." In addition, you have the right to non-exclusive use of those areas of the Community to which all residents have general access.

1. **LEASE TERM.**

a. The Lease starts on the Starting Date, and ends at 12:00 NOON on the Ending Date (the "Lease Term"). You are liable under the terms of this Lease for the full Lease Term. You shall not be released from your liability under this Lease due to school withdrawal or transfer, business transfer, loss of job, marriage, divorce, loss of any of the residents in the Apartment, bad health, or for any other reason, except for involuntary military service. You may not occupy your Bedroom until the Lease and any required guaranty or other documents have been completely executed and delivered to us. If we determine, in our sole discretion, that your Bedroom is not available for occupancy on the starting date of the Lease Term, you are excused from paying Rent under the Lease for that period of time from the start date of the Lease Term until your Bedroom is available for your occupancy. Thereafter, if your Bedroom cannot be occupied, we will proceed as described in Paragraph 11 of this Lease. **Under no circumstances will we be liable to you for any damages, of any kind, caused by or related to the failure of your Bedroom to be ready for occupancy on the start date of the Lease Term or at any time thereafter.**

b. Reinhard Villages is solely intended for occupancy by students who are enrolled in good standing at Clarion University of Pennsylvania. You agree that you will immediately notify us in writing and submit the required documentation if you cease to be enrolled as a student in good standing at Clarion University of Pennsylvania. If that happens, you will owe us a termination fee equal to no less than three rent installments, but no more than the entire Lease amount as stated above. You will still be liable for any obligations that you have incurred prior to that termination.

c. If you are a first-time student to Clarion University, a newly admitted student, or a re-admitted student, as long as you have been officially accepted to Clarion University and have paid the necessary fees and/or deposits required and defined by Clarion University, you will be eligible to live at Reinhard Villages. If you decide not to attend Clarion University after this Agreement has been fully executed, you are still legally bound to the terms and obligations of this Lease Agreement. You agree that you will immediately notify us in writing and submit the required documentation if you cease to be enrolled as a student at Clarion University of Pennsylvania. If that happens, you will owe us a termination fee equal to no less than three rent installments, but no more than the entire Lease amount as stated above. You will still be liable for any obligations that you have incurred prior to that termination.

d. We may permit an early move-in date at a fee we establish from time to time. If we do permit you to move in early, you agree that you will abide by the terms of this Lease Agreement beginning with the date you move in.

e. If we agree to extend the Lease Term, all terms of this Lease will apply during the extension. That means you must continue to meet all of your obligations under this Lease Agreement, so long as you are a Tenant.

2. **DESCRIPTION.** This Lease is between you and us. We agree to lease to you and you agree to lease from us, the following:

- a. Your sole use of your Bedroom within the Apartment;
- b. Together with the other residents of the Apartment, your joint use of the Common Areas;
- c. Together with the other residents of the Community, your joint use of those areas of the Community to which all residents have general access;
- d. Your sole use of the furniture within your Bedroom; and your joint use of all appliances and furniture within the Common Areas of the Apartment; and
- e. Your joint use of the mail box that is assigned to you by us (the "Mailbox"). If the Postmaster serving the Community has instituted or begins during the Lease "single drop delivery," your mail will be placed in the Mailbox, but we assume no liability for loss or delays in delivery and/or failure of delivery.
- f. You will be JOINTLY AND SEVERALLY LIABLE with all of the residents of the Apartment for all damages to the Apartment and any furnishings or other items provided in the Apartment. In addition, you are JOINTLY AND SEVERALLY LIABLE with all of the residents of the Apartment for any damages of any kind or nature that result from your usage, the other residents' (of the Apartment) usage, or the usage of any guests of yours or the other residents of the Apartment to any amenities and any of the furnishings, systems, or components located in the apartment. Furthermore, you are responsible for any damages of any kind or nature that result from your usage or the usage of any guests of yours to any amenities and any furnishings, systems, or components located in the Community.

3. **RENT AND ADDITIONAL CHARGES.** With the exception of the first installment, you will pay us the "Rent Installment," which is composed of the Base Rent and other incidental charges, on or before the 1st day of each month, without any demand from us for payment. The Rent Installment is payable at the business office (or such other place of which you are notified in writing). Except as provided by law, you have no right to withhold Rent for any purpose, even an Act of God, or to reduce or offset Rent payable under the Lease by any of your costs or damages against us. If you choose to make an electronic payment, transaction fees may apply.

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If your Rent is not paid by 9 AM on the third (3rd) day after the due date, then your Rent is late and you will be charged \$30.00, in addition to your Rent. In addition, beginning with the sixth (6th) day after the due date for payment of a Rent Installment, you will be charged an additional late charge of \$5.00 per day for each additional day that the Rent Installment or any part of it remains unpaid. Post-dated checks will not be accepted.

4. **APPLICATION OF PAYMENTS.** Payments under the Lease shall be applied to your account in the following manner: first to satisfy unpaid late charges, dishonored check service charges, interest, and other fees owed by you; second to maintenance and repair costs chargeable to you; third to outstanding legal fees and/or court costs legally chargeable to you; fourth to outstanding utility bills that are your responsibility; fifth to deposits or portions thereof due from you; and sixth to Rent.

5. **UTILITIES.** We will furnish the following utilities (through independent third party providers) if checked (X): X cable TV, X electricity, NA gas, X water, X sewer, X garbage removal, X internet. If the electric bill for the Apartment is in excess of \$_____ for a _____ bedroom apartment, the excess charges will be equally divided among the residents of the Apartment. Your portion of the excess of the utility bill will be due within five (5) days upon receipt of invoice. If we detect or suspect your abuse or waste of any utilities paid by us, or if there is an increase in a utility's rate, we have the right to notify you of an increase in the Base Rent and after the date of such notice, you are required to pay the higher charge. All utilities may be used only for normal household purposes and must not be wasted. You must comply with all the rules and regulations of the cable and internet service provider. We will not be liable for any interruptions, surge or failure of utility services in the Apartment or any damages directly or indirectly caused by the interruption, surge or failure. We are not liable for any damages and are not responsible to take any action if your service is interrupted or discontinued as a result of your violation any of the rules or regulations of the cable and/or internet service provider.

6. **RELOCATION.** It is understood that the Apartment contains other bedrooms in which other residents may reside. If the Apartment consists of more than one bedroom, we have the right, when any bedroom within the Apartment is unoccupied, to place a new resident in the unoccupied bedroom unless you and all other residents in the Apartment agree to pay us, as part of your respective Rent, the Rent due for such unoccupied bedroom. For purposes of operating efficiency, we reserve the right, in our sole discretion, upon five (5) days advance written notice to relocate you to another apartment unit in the Community. In the event of an emergency, as determined by us, we may relocate you upon less than five (5) days notice. The fact that you and the other residents of the Apartment may be in conflict with each other will not be grounds to terminate the Lease. We are not liable if another resident in the Apartment was untruthful on any written documentation. If you request to be relocated and we are able to accommodate your request, a fee of \$200 will be required to be paid in advance of any relocation. Our consent to one or more relocations will not be a waiver of any rights of consent to any future relocation.

7. **NON-REFUNDABLE SERVICE FEE.** In addition to the Rent you agree to pay, a one-time non-refundable service fee, if applicable, for the use of facilities and service-related functions associated with this Lease (the "Service Fee"). This fee in no way releases you from the obligation of leaving your Bedroom and the Apartment in a good and clean condition, reasonable use and wear excepted. The Service Fee is non-refundable and becomes our property whether or not you take possession of your Bedroom.

8. **FURNISHINGS.** You assume full responsibility for items furnished by us and agree to return them to us at the expiration of the Lease 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 prior to vacating your Bedroom and the Apartment. You will not remove our furniture, fixtures, and/or furnishings from the Apartment for any purpose. You shall be responsible for all loss, breakage or other damage to furnished items.

9. **RIGHT OF ENTRY.** We have the right, as do our agents, to enter the Apartment and your Bedroom at all reasonable times (or at any time in the event of an emergency), without notice to you and without your consent, to inspect, remodel, repair, maintain and protect the Apartment and your Bedroom as we see fit, in our sole discretion. Further, we have the right to enter the Apartment and your Bedroom at all reasonable times to show the Apartment or your Bedroom to prospective tenants, purchasers or representatives of insurance or lending institutions. **You may not change any locks.**

10. **HOLD HARMLESS NOTICE AND ACKNOWLEDGMENT.** You agree that we do not promise, warrant or guarantee the safety and security of you, your guests or your personal property against the criminal actions of other residents or third parties. Furthermore, we shall not be liable for any damage or injury to you, your guests or your personal property or to any person entering the Apartment or the Community, for injury to person or property arising from theft, vandalism or casualty occurring in the Apartment or the Community. You agree to indemnify, defend, and hold us harmless from all claims, costs, and expenses arising from injury to person or property to you or any of your guests regardless of the cause, unless the injury is due to our negligent or intentional conduct. **You have the responsibility to protect yourself and to maintain appropriate insurance to protect you and your belongings. It is a fact that no security system, including video cameras, controlled access gates, courtesy patrol services or electronic intrusion safety devices, can guarantee protection against crime. We do not monitor any security video cameras or other photographic surveillance that may be installed at the community. As to any and all security measures taken at the community, you may not rely for your personal safety upon any measures we may take to secure the building(s). Even elaborate security systems are subject to mechanical malfunctions, tampering, human error or personnel absenteeism, and can be defeated or avoided by clever criminals. Further, repairs to such devices cannot always be completed immediately. Therefore, you should always proceed on the assumption no security systems exist. You acknowledge that you have read, understood and agree with the above notice. You have received no representations or warranties, either expressed or implied, as to the overall safety of the Apartment and Community and/or any security system at the Community. We have not in any way stated or implied to you that the security of person or property is provided, promised or guaranteed or that the Community was or will be free from crime.**

11. **DAMAGE OR DESTRUCTION OF PREMISES.** If, in our opinion, your Bedroom should become unavailable or unlivable during the Lease Term because of damage or destruction by fire or other casualty, we shall have the right to terminate this Lease, or move you to similar accommodations within the Community and repair and restore your Bedroom. In the event of such damage or destruction to your Bedroom your obligations to pay Rent will be waived only if we terminate this Lease, or do not furnish you with a bedroom within the Community or reasonably similar accommodation.

12. **WAIVER OF NOTICE TO QUIT.** Under subsection (b) of 68 P.S. § 250.501 (Notice to Quit), in case of the expiration of a term or of a forfeiture for breach of the conditions of the lease where the lease is for any term of one year or less or for an indeterminate time, a tenant shall receive notice that he or she shall vacate the premises within fifteen days from the date of service thereof, and when the lease is for more than one year, then a tenant shall receive notice that he or she shall vacate the premises within fifteen days from the date of service thereof. Additionally, in case of failure of the tenant, upon demand, to satisfy any rent reserved and due, the notice shall specify that the tenant shall remove within ten days from the date of the service thereof. Under subsection (e) of 68 P.S. § 250.501, the notice outlined above may be for a lesser time **or may be waived by the tenant if the lease so provides. Pursuant to subsection (e) of 68 P.S. § 250.501, you agree to waive your right to receive this notice.**

13. **DEFAULT.** You are in violation of this Lease if:

- You fail to pay Rent or any other amount owed as directed by this Lease;
- You, or any guest of the Apartment, violates this Lease or any addendum to it, the Rules and Regulations and any amendments thereto all of which are fully incorporated herein by reference, or any other rules, or fire, health or criminal laws while you or your guest is at the community. This applies regardless of whether arrest or conviction occurs;
- Any of the utilities which are payable by you or the other residents of the Apartment are disconnected or shut-off because of non-payment;
- You fail to move into your Bedroom after completion of all required documentation, or if you abandon or apparently abandon your Bedroom (that is, it appears that you have moved out before the end of the Lease Term because clothes and personal belongings have been substantially moved out of your Bedroom or appear to be unattended to);
- You or the Guarantor have made any false statement or misrepresentation on any information provided to us;
- You, or any guest of any resident of the Apartment is arrested for any criminal offense involving actual or potential physical harm to or harassment or stalking of a person, or any criminal offense involving possession, manufacture or delivery of a controlled substance, marijuana, or illegal drugs or drug paraphernalia, or theft, burglary, pornography, physical assault, indecent exposure, sexual molestation and/or any unlawful conduct involving a minor, regardless of whether such activity results in jail or prison time and/or accelerated rehabilitative disposition (ARD) or other deferred adjudication;

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- g. Any illegal drugs or illegal drug paraphernalia are found in your Bedroom or the Apartment (whether or not we can establish possession);
- h. You fail to pay any charge within 10 days after it is levied in accordance with this Lease, including but not limited to any charge levied by;
- i. Your inability or refusal to adjust to the concept and requirements of living in a multi-resident apartment environment as evidenced by repeated complaints about you made by the other residents or the staff in the Community;
- j. You, or any guest of any resident of the Apartment keeps or possesses on himself, herself or anywhere in the Community, including the bedroom and Apartment, as well as all areas and buildings within the Community, any handgun, air gun firearm or weapon of any type, or any explosive, flammable, or any extra-hazardous substance or device, or any article or thing of a dangerous nature not usually and customarily used for residential living purposes.
- k. Violation of any of the Clarion University of Pennsylvania rules, regulations, or policies governing students: Tenant being placed on academic or other probation by the University; withdrawal of Tenant from enrollment at the University or any other cessation of Tenant's enrollment at the University; expulsion of the Tenant from the University; suspension of the Tenant from the University; and any and all other acts or omissions by the Tenant deemed in the sole and absolute discretion of the University to be inconsistent with student enrollment or acceptable student behavior.
- l. You permit or allow any person who is not a current authorized resident of the Apartment to occupy the Apartment. Unless we have given prior written authorization, a person will be considered in occupancy at the apartment: (a) if the person stays overnight for more than three consecutive nights, or (b) if the circumstances, such as frequency of physical presence or the location of items of personal property evidence more than guest status.
- m. You directly, or indirectly deliver, transfer or provide your Apartment Key Card and/or Bedroom Key to another person.

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

- a. Collect any charge imposed by the Lease;
- b. Sue to collect past due Rent and any other damages incurred because of your violation of the Lease;
- c. Terminate the Lease and your right to occupy your Bedroom and institute an action for eviction;
- d. Terminate your right to occupy your Bedroom and institute an action for eviction, but not terminate any of your duties or responsibilities under the Lease, including, but not limited to: your monetary obligation to us for the Bedroom, which includes your obligation to pay us all fees, costs, charges, attorney's fees, court costs, collection fees, etc.
- e. Without waiting until the End Date of the Lease, immediately sue to collect any and all unpaid Rent through the Ending Date of the Lease, as well as any and all other sums that would not otherwise become due until the Ending Date of the Lease. In other words, we can immediately sue to collect all Rent due for the entire Term of the Lease (i.e. both past due rent and rent that would not yet be due but for your default);
- f. Report all violations to credit reporting agencies; and
- g. Do any combination of a, b, c, d, e or f.

The exercise of any remedy by us should not be taken to exclude or waive the right to exercise any other right or remedy which we might have. Even if we accept Rent or other sums due from you after you are given notice to vacate your Bedroom and leave the Apartment or an eviction suit is filed against you, such acceptance of Rent does not waive or diminish our continuing rights of eviction or any other contractual or statutory right unless we specifically agree to it in writing.

15. RULES AND REGULATIONS. You agree to comply with all Rules and Regulations attached to this Lease, as such Rules and Regulations may be amended from time to time by us ("**Rules and Regulations**"). These Rules and Regulations are incorporated in this Lease and are a part of the Lease just as if they were written on this page. You also agree that you will cooperate with Reinhard Villages' Staff and any agency authorized by Reinhard Villages' Management to enforce the Rules and Regulations of the Property and The Clarion University of Pennsylvania Student Rights Handbook, including, but not limited to Clarion University Police, and all other local, state and federal agencies. Any reasonable alterations, additions, and modifications to such Rules and Regulations that we may make from time to time shall likewise be considered a part of this Lease with the same force and effect as though written herein.

16. CONDITIONS OF PREMISES. An Apartment Condition Form will be provided to you at the time that you move into the Premises. Within 48 hours after you move-in, you are required to return the Apartment Condition Form and notify us in writing of any defects or damages in your Bedroom and in the Apartment; otherwise, your Bedroom, the Apartment, and the fixtures, appliances and furniture in your Bedroom and the Apartment 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. We encourage you to keep a copy of this Form for your records. **WITH THE EXCEPTION OF THE ITEMS SPECIFIED IN YOUR WRITTEN NOTICE, YOU ACCEPT YOUR BEDROOM, THE APARTMENT, AND THE FIXTURES, APPLIANCES AND FURNITURE IN YOUR BEDROOM AND THE APARTMENT IN THEIR "AS-IS" CONDITION, WITH ANY FAULTS. WE MAKE NO EXPRESS WARRANTIES AND DISCLAIM ANY AND ALL IMPLIED WARRANTIES (OTHER THAN THE WARRANTY OF HABITABILITY) WITH REGARD TO YOUR BEDROOM, THE APARTMENT, AND THE FIXTURES, APPLIANCES AND FURNITURE IN YOUR BEDROOM AND THE APARTMENT.** You are responsible for the cost of all repairs made necessary by you, your guest(s) or any other person's violation of this Lease or the negligent or careless use of your Bedroom, the Apartment or any part of the Community including, without limitation, damage from waste water stoppages caused by foreign or improper objects in lines serving the bathroom used by you, damages to furniture, appliances, doors, windows or screens, damage from windows or doors being 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 did it). You may be required to prepay for these repairs, or, if we decide to advance the funds for the repairs, you are responsible for repaying us within 10 days after we send you an invoice. Excepting only ordinary wear and tear from normal usage, you will be solely responsible to us for damages to your Bedroom and the furnishings provided in the Bedroom. In addition, you will be jointly and severally liable for all damages to other shared areas of the Apartment and any furnishings provided in those shared areas. In addition, you are responsible to us for any damages of any nature that result from your usage or the usage of your guests to any of the Community amenities and any of the furnishings, systems or components located in or on the Community. If the party responsible for damages is identified, we may determine, in our sole discretion, to release you and other potentially responsible parties. Your obligations to pay the charges described in this paragraph will continue after the ending of this Lease.

17. RIGHT OF REFUSAL. Until we have executed this Lease, we shall have the right to refuse to lease your Bedroom to you for any reason whatsoever; provided, however, such refusal shall not be based on your race, religion, sex, color, familial status, handicap or national origin. In the event of a refusal, you shall be refunded, if applicable, any prepaid Rent.

18. TERMINATION. No termination of this Lease prior to the Ending Date of the Lease Term will affect our right to collect the total amount of the Rent. You will not move out of your Bedroom or exercise any right of termination arising out of any breach by us of any provision of this Lease due to the condition or state of repair of your Bedroom or the Apartment, and you waive any right, statutory or otherwise, to do so. No surrender of your Bedroom by delivery of keys or otherwise will terminate this Lease unless and until expressly accepted in writing by us. If we decide to permit an early termination of this Lease Agreement, you will be responsible to pay us a termination fee of no less than three rent installments, but no more than the entire Lease Agreement amount (as defined in Page 1 of this Lease Agreement).

19. YOUR DUTIES UPON TERMINATION. When you leave, whether at or prior to the expiration of the Lease Term, your Bedroom and the Apartment, including but not limited to the carpets, walls, windows, blinds, bathrooms, kitchen, appliances and furniture in the Bedrooms and Apartment, must be clean and in good repair and condition. If they are not, you will be responsible for reasonable charges to complete such cleaning, repair or replacement. We recommend that you schedule a walk-through with our staff at least three days prior to the expiration of the Lease Term. If you leave any of your property in your Bedroom or in the Apartment after you leave or after the end of the Lease Term, that property is considered to be abandoned by you and we can take such action as we desire and charge you with costs incurred to keep, sell or dispose of such property without liability to us of any kind. Your proportionate share of reasonable charges for cleaning, repair or replacement will be determined in the same manner as the determination of your share of damages as stated in Paragraph 2 above.

20. CONSENT TO JURISDICTION. This Lease has been entered into in the **County of Clarion and the Commonwealth of Pennsylvania.** You consent to the jurisdiction of, and venue in, any local or state court otherwise having subject matter jurisdiction and located within **Clarion County and Commonwealth of Pennsylvania.**

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21. **GOVERNING LAW.** This Lease is governed by and construed according to the laws of the **Commonwealth of Pennsylvania**. If any of the terms or conditions conflict with any such law, then such terms or conditions shall be deemed modified and amended to conform to such law.
22. **SEVERABILITY.** The invalidity of any provision in this Lease or of its application to any person or circumstance as determined by any government agency or court shall in no way affect the validity of any other provision hereof and all other terms of this Lease shall be valid and enforceable to the fullest extent permitted by law.
23. **ATTORNEYS' FEES.** If legal action is required to enforce this Lease against you, and the court or other legal body rules in favor of us, you are liable for the costs and expenses of such action incurred by us, including our reasonable attorney's fees, in addition to any amounts awarded to us in such action.
24. **ENTIRE AGREEMENT.** It is understood and agreed that this Lease contains the entire agreement between you and us, there are no representations, agreements, or promises, oral or written, not contained in writing in this Lease. Your execution of this Lease confirms that no oral promises, representations or agreements have been made to you by us or any of our representatives. Our representatives (including management and leasing personnel, employees and other agents) do not have 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.
25. **GENDER AND PRONOUNS.** Words used in this Lease in the masculine gender include the feminine and neuter. Any reference to "we," "us" or "our" shall mean the Owner. Any reference to "you" shall mean the undersigned resident of the leased Bedroom and the Guarantor where applicable.
26. **HEADINGS.** The headings preceding each paragraph herein are inserted merely as a matter of convenience, and shall not be deemed to be a part of the Lease terms.
27. **ASSIGNMENT.** This Lease permits you, and only you, to live in your Bedroom and to use the Common Areas of the Apartment. You may occupy your Bedroom as your private residence and for no other purpose. While you cannot lease any part of your Bedroom or the Apartment to another person, you may be able to assign 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 assign the Lease and we are not obligated to assist you in finding a potential assignee or to fill your Bedroom before filling other bedrooms in the Community. It is your sole responsibility to find a person to whom you can assign this Lease. Even if you do assign this Lease, you will still be liable for all of the obligations under this Lease unless we specifically agree, in writing, to release you. It is recommended that you schedule an appointment with a manager to discuss the assignment of the lease. Your Reinhard Villages' account must be in good standing and a \$200 assignment fee must be paid by you prior to the assignment and the new resident must take possession of your Bedroom before the assignment will be considered complete.
28. **TIME OF ESSENCE.** Timing is very important in the performance of all matters under this Lease. All of the times, time periods and dates specified in this Lease shall be strictly enforced. Time is of the essence for each and every term and condition herein contained.
29. **SUBORDINATION AND RIGHT TO ENCUMBER.** The lien of any lender(s) of the Community will be superior to your rights under this Lease. Therefore, if we violate any loan that we may have in relation to the Community and a lender takes over ownership of the Community, the lender can terminate this Lease or the lender may elect to continue the Lease. Your rights under this Lease are therefore subject to the rights of the Community's lender(s). If any of the Community's lenders takes over ownership of the Community, you agree that you will then be Tenant of that lender and will accept and recognize any such lender as the "Owner" under this Lease, and in such case, every reference to "Owner" in this Lease shall apply with equal force to the lender.
30. **SALES.** Any sale of the Community will 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 Community will be responsible for the performance of the duties of "Owner" from and after the date of such sale.
31. **WAIVER.** Our failure to enforce any term or condition of this Lease will not be considered a waiver or relinquishment of any right or remedy that we may have and will not be considered a waiver of any future breach of such term or condition.
32. **HOLDING OVER.** If you still occupy your Bedroom past the Ending Date of the Lease Term or the date on which you are notified to vacate your Bedroom, then you will be required to pay holdover rent in the amount of \$150.00 per day, along with all other amounts that you owe. No such holding over shall constitute any form of tenancy, but will be considered unlawful possession, and we may exercise any right or remedy available under this Lease or the law to recover possession of your Bedroom and damages from you.
33. **NOTICES.** All notices and demands by you to us should be delivered in writing to the location where Rent is paid and will only be considered delivered upon actual receipt to us. All notices and demands by us to you may be sent by mail to you or by personal delivery to you by posting the notice or demand on the front door of the Apartment. When the notice applies to more than one resident of the Apartment, such notice shall be conclusively deemed to have been given to all residents when such notice is given to any one of the residents.
34. **PARKING.** Only one parking permit per lease term, per resident will be issued. Tenants and guests must comply with the Pennsylvania Motor Vehicle Code as well as all of our written or posted parking and driving rules and regulations. Failure to comply may result in vehicles being towed, ticketed, and/or booted either by the police or Reinhard Villages personnel or any personnel authorized by Reinhard Villages' Management. Tenant and tenants' guests agree that said personnel may take such action and waives claims or causes of action against us as a result of such action. We shall not be liable under any circumstances for any damage or loss to your motor vehicle or its contents. You are advised to obtain appropriate vehicular insurance coverage.
35. **PHOTOGRAPH RELEASE.** 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 **Diane L. Reinhard Villages** or any Community sponsored events in the Community or otherwise. You understand that your photograph or photographic image will be used for nothing other than legitimate business purposes. You hereby grant **Diane L. Reinhard Villages**, Allen O'Hara Education Services, Inc. and **Clarion University Foundation, Inc. dba Reinhard Villages at Clarion University** and assigns, those acting with its authority and permission, the irrevocable and unrestricted right and permission to copyright, in its own name or otherwise, and use, re-use, publish, and re-publish photographic or video portraits or pictures of you or in which you may be included, in whole or in part, or composite or distorted in character or form, without restriction as to changes or alterations, in conjunction with your own or a fictitious name, or reproductions thereof in color or otherwise, made through any medium, and in any and all media now or hereafter known for illustration, promotion, art, editorial, advertising, trade, or any other legal purpose whatsoever. You also consent to the use of any printed matter in conjunction therewith. You hereby waive any right that you 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 hereby release, discharge, and agree to hold harmless **Diane L. Reinhard Villages**, Allen O'Hara Education Services, Inc. and **Clarion University Foundation, Inc. dba Reinhard Villages at Clarion University** and assigns, and all persons acting under its permission or authority from any liability by virtue of any blurring, distortion, alteration, optical illusion, or use in composite form, whether intentional or otherwise, that may occur or be produced in taking said picture or in any subsequent processing thereof, as well as any publication forever discharge **Diane L. Reinhard Villages**, Allen O'Hara Education Services, Inc. and **Clarion University Foundation, Inc. dba Reinhard Villages at Clarion University**, its officers, employees, attorneys, representatives, insurers and assigns from any and all demands, cause of action and/or judgments of whatsoever nature of character, past or future, known or unknown, whether in contract or in tort, whether for personal injuries, property damage, payments, fees, expenses, accounts receivable, credit, refunds, or any other monies due or to become due, or damages of any kind or nature, and whether arising from common law or statute, arising out of, in any way, the use of your photograph or photographic image. This release contains the entire agreement on this subject matter between the parties and will be binding upon and inure to the benefit of the successors and assigns of the undersigned.

INITIALS
RESIDENT _____

MANAGER _____

RULES AND REGULATIONS

This document is incorporated by reference into the Lease Agreement between you and us. You agree to these “Rules and Regulations” for the purpose of preserving the welfare, safety, and convenience of tenants in **Diane L. Reinhard Villages**, for the purpose of making a fair distribution of services and facilities for all tenants and for the purpose of preserving our property from abusive treatment. A violation of these Rules and Regulations may be deemed a default by you, and may result in termination of the Lease Agreement. Additional rules and regulations can be found in the Resident Handbook.

We reserve the right to pursue our rights and remedies under the Lease for any single violation of these Rules and Regulations, if, in our sole discretion we deem the violation to be of sufficient severity to warrant action under the Lease. Complaints for violations of these Rules and Regulations will be addressed generally in accordance with the following procedures, but may be amended at our discretion:

- First: If there is an initial complaint we will investigate and if we conclude that the complaint is of merit, but not of sufficient severity to warrant us taking action under the Lease, we will issue a written warning to you outlining the violation.
- Second: If there is a second complaint we will investigate and if we find that the complaint is of merit, but not of sufficient severity to warrant us taking action under the Lease, you will be assessed an administrative fee not to exceed \$100.00 to cover our time and expense in investigating the complaint. You agree that this administrative fee is reasonable and that you will pay it immediately upon our request for payment. You will also receive a second written warning outlining the violation.
- Third and subsequent complaint: If there is a third or subsequent complaint we will investigate and if we conclude that the complaint is of merit, you will be assessed an administrative fee for each complaint in an amount not to exceed \$100.00 to cover our additional time and expense in investigating the complaint. You agree that this administrative fee is reasonable and that you will pay it immediately upon our request for payment. For each violation of these Rules and Regulations for which we do not take action under the Lease, you will be given additional warning letters. Further, your Guarantor may be notified for each violation, should we deem it necessary. Failure to pay an administrative fee assessed under the above procedure will be a violation of the Lease for which we can pursue any right or remedy that we have under the Lease and under applicable law.
1. Solicitation and/or canvassing of any kind, without our prior written consent, is not permitted in the Community. You are required to obtain permission from us for any such activity.
 2. You will not use any part of the Community for any commercial business or purpose. You will use and occupy your Bedroom, the Apartment and the Community in compliance with all applicable local, state, and federal laws and any rules and regulations of any governmental board having jurisdiction.
 3. You will not erect any exterior wires, aerials, signs, satellite dishes, etc., in your Bedroom or the Apartment or anywhere in the Community. Room entrance doors, ceilings, windows, drapery rods and trim should remain free of nails. All decorations should be of a temporary nature and not permanently deface or damage your Bedroom or the Apartment. No posters, sheets, parachutes, fishnets, stickers or materials of any kind are allowed on ceilings or in the windows. Adhesive materials may not be attached to any surface of the Apartment. No additional furniture may be placed anywhere in the Apartment without the written approval of Reinhard Villages Management.
 4. Pets and animals are not permitted in or about the Apartment, except for animals assisting disabled or handicapped persons, and fish (fish only) in an aquarium that can be no larger than 10 gallons (limit of one 10 gallon aquarium per Bedroom and one 10 gallon aquarium in the Common Area of the Apartment). If a pet is found in the Apartment, the following will apply:

First: A written warning will be issued to you specifying the complaint and a \$100.00 charge will be assessed against you. **The pet and/or animal must be removed from the Property immediately.** You will also be responsible for cleaning and/or replacement of carpet or other items and materials due to any damage by the pet(s) and/or animal(s) and for charges incurred for pest control treatment.

Second: Upon a second violation, a \$200.00 charge will be assessed against you, and we may declare the Lease Agreement to be in default.
 5. Fire warning devices and safety equipment are to be used only in case of emergency. The sounding of a fire alarm should be taken seriously and you must proceed according to the instructions posted in and about the Community. **The intentional sounding of an alarm, or tampering with any other safety equipment, outside of an emergency situation will be considered a criminal offense and the person or persons responsible will be treated accordingly.**
 6. Multiple electric outlet plugs are not permitted. Surge protected power strips with circuit breakers are permitted. All extension cords must be of the grounded, three-prong type and be UL approved.
 7. Live decorations such as trees/wreaths are prohibited.
 8. Hot plates, candles, halogen lamps, incense, space heaters, cooking grills, lighter fluid, or anything with an open heating element or flame are not allowed within the Apartment. Grilling and the usage or storage of outdoor grills is not allowed on balconies or breezeways, in or around the apartments, either with charcoal or gas. Grills are available for use in the Recreation area, designated by Management.
 9. Possession and consumption of alcoholic beverages must be in full compliance with local, state and federal laws and regulations and in accordance with these Rules and Regulations. Conduct which infringes upon the rights of others to a quiet, orderly living environment is not acceptable under any circumstances and is expressly prohibited. Open containers of alcohol are not permitted in the hallways, breezeways, or other public areas of the Community. Common source alcoholic containers in excess of three (3) gallons are prohibited and the sale of alcohol is prohibited. We reserve the right to confiscate any alcohol that is present in the Community in a manner that violates these Rules and Regulations and/or local and federal laws.
 10. Due to the multi-tenant and residential nature of the Community, offensive or disruptive noises or odors of any kind are prohibited in the Community. You and your guests should, at all times, maintain order in the Apartment and in all of your and their conduct in the Community. Loud, offensive or boisterous activities or odors or other conduct that unreasonably disturbs the comfort, sleep or enjoyment of other residents and their guests in the Community (including unreasonable uses of televisions, radios, guitars, pianos, keyboards, stereo systems and computers) are not permitted in the Community. Band instruments of any kind may not be played in the Community without our prior written consent.
 11. Smoking is not permitted in any of the apartments. Smoking in the clubhouse/community building or other recreational areas is not allowed. Smoking is allowed in designated areas only and all cigarette butts must be disposed of properly.
 12. Parking is by permit decal and only in specified areas. Charges may apply for replacement of lost permits. Only one permit per resident, per lease term will be issued. Parking decals are nontransferable. Cars parked in unauthorized areas are subject to being towed, ticketed and/or booted at the vehicle owner's expense. Permits must be visible and displayed in the designated area as indicated on the Parking Permit application. Vehicles including bikes and motorcycles must be kept in operating repair and must have current license plates if required by law. We may, at our discretion, remove any non-operating vehicles (including those with flat tires), and charge the expense to you.
 13. Keys and key cards belong to us and must be returned to us by the end of the Lease Term. Charges of \$25.00 per key will be made for each key lost or not returned. Locks are changed at a cost of \$45.00 per lock. A fee will be assessed for lock-outs.
 14. You must comply with posted Rules and Regulations.
 15. A returned check charge of \$30.00 will be assessed for any check returned unpaid.
 16. No furniture/appliance is to be removed from public areas or from the Apartment.
 17. Trash containers are located at various places in the Community and are for household trash only. No furniture, boxes, or construction debris is permitted. These containers are provided for your convenience. However, do not place trash on the ground if the closest container is full. Take your trash to an empty container.
 18. No trash or garbage accumulation is allowed in or around the Apartment. Discarded trash, garbage, and household personal items(s) are not allowed in hallways, common areas, or anywhere in the Community. These items must be placed in the trash containers provided in the Community. It is your responsibility to properly dispose of these items. If we must remove any discarded items or personal property at any time, the total cost will be charged back to you. We may inspect the premises at any time and assess fines up to \$50 for each item that we must remove.
 19. You will not remove any of our property, and you will not perform any repairs, painting, wall papering, electrical changes or other alterations of the Apartment without our prior written consent.
 20. As a convenience, we may accept mail/UPS/FedEx Packages on your behalf. However, we will not be held responsible for accepting the packages/mail in the event of theft, damage, or other loss. You must show your valid picture ID to retrieve packages.

INITIALS
RESIDENT _____

MANAGER _____

Student Financial Aid Release

I authorize Clarion University of Pennsylvania to apply any student financial aid funds (including loans, scholarships, state and federal grants, etc.) in excess of my University charges for tuition and fees toward the payment of my Reinhard Villages' charges for the 2012-2013 Academic Year. Any financial aid in excess of the amount owed to Reinhard Villages will be refunded to me in accordance with the University's standard refund procedures.

I also authorize Reinhard Villages to access my student account information on the University's Student Information System to determine if there are excess financial aid funds available and to post a 'Reinhard Lease Payment' on my account for the amount due (including all charges and fees) for the above stated lease term.

I understand that Reinhard Villages will only be permitted to access my University Account during one specified timeframe each semester, dictated by Clarion University. I understand that should my Financial Aid funds not be available at that time, a 'Reinhard Lease Payment' posting cannot be made and I will be responsible for the payment of all charges due to Reinhard Villages.

I understand that if my financial aid is cancelled or reduced for any reason after payment has been made to Reinhard Villages, I will be responsible for paying any resulting amount due to the University and Reinhard Villages. I also understand that if my aid is cancelled or reduced for any reason at any time, I will be responsible for all outstanding Reinhard Villages' charges.

I reserve the right to rescind this authorization with a thirty day written notice to Reinhard Villages Management and their acknowledgement of the notice. I will be held liable for all charges and fees associated with my Reinhard Villages' account.

Yes, I agree to the above conditions and authorize Reinhard Villages Management to access my student account at the University.

No, I do not agree to the above conditions, and do not wish to have any excess financial aid allocated to Reinhard Villages.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the undersigned have executed this Lease.

YOU: _____
Printed Name

OWNER: **Clarion University Foundation, Inc.**

BY: _____
Your Signature

BY: _____
Authorized Signature

DATE: _____

DATE: _____

INITIALS
RESIDENT _____

MANAGER _____



PARENTAL OR SPONSOR GUARANTY

In consideration for, and as an inducement to us in making the foregoing Lease, and for other good and valuable consideration, the receipt and sufficiency of which you understand, Guarantor guarantees absolutely and unconditionally, jointly and severally, to us the full performance and observance of all the agreements and conditions and of any amended, revised or continued lease, to be performed and observed by you, including, but not limited to, the payment of Rent and other amounts payable by you to us, and expressly waives demand, notice of protest, and notice of any changes, renewals, modifications, or default by you. Guarantor waives each and every notice to which Guarantor might be entitled to under the Lease, or otherwise, including, without limitation, notice of any breach or default by you. This is a guaranty of payment and not of collection and Guarantor's liability is primary and not secondary. This Guaranty shall apply to the term granted by the Lease, any extension or renewal thereof and to any holdover term following the term granted by the Lease or any extension or renewal thereof. As used in this Guaranty, the term "You" shall also include (i) any party or parties named or defined as such in the Lease, (ii) any and all successors, assigns, and (iii) all other persons and entities claiming by, through or under you. When the term "Guarantor" includes more than one person, each such person shall be jointly and severally liable for all of the obligations of Guarantor under this Guaranty. Each such person waives any right to require us to enforce this Guaranty against any other person(s). The liability of each person under this Guaranty shall continue in full force and effect notwithstanding the death, incapacity, disability or bankruptcy of any other person(s) or the release or discharge (whether by agreement, operation of law, or otherwise) of any other person(s). Each person signing this Guaranty waives any rights that he/she might otherwise have under any law of the **Commonwealth of Pennsylvania** or corresponding future statute or rule of law by reason of any release of fewer than all persons that signed this Guaranty. If we institute any legal proceedings against Guarantor to enforce this Guaranty and prevail in such action, Guarantor shall be liable for the costs and expenses of such action incurred by us, including, but not limited to, our reasonable attorney's fees, in addition to any amounts awarded to us in such action. Guarantor consents to the jurisdiction of, and venue in, any local or state court otherwise having subject matter jurisdiction and located within Clarion County in the **Commonwealth of Pennsylvania**.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the undersigned has executed this Guaranty.

GUARANTOR: _____
SIGNATURE OF GUARANTOR DATE

PRINTED NAME OF GUARANTOR

RELATIONSHIP TO TENANT: (i.e. Mother, Father, Grandfather, Grandmother, Etc.): _____

BILLING ADDRESS CITY/ STATE/ZIP CODE TELEPHONE

SOCIAL SECURITY NUMBER CELL PHONE NUMBER E-MAIL ADDRESS

DATE OF BIRTH

NOTARY SECTION:

COMMONWEALTH / STATE OF _____, _____ COUNTY

I, the undersigned, a notary public in and for said county in said state / commonwealth, hereby certify that before me personally appeared, _____, whose name(s) is signed to the foregoing instrument, and who is/are known to me, to be satisfactorily proven to be the person(s) who executed the foregoing guaranty and acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, _____.

Notary Public
My commission expires:

[NOTARIAL SEAL]

STAFF WITNESS SECTION ONLY:

To be completed when guarantor signs in the presence of a designated Reinhard Villages staff member.

STAFF NAME SIGNATURE DATE