

**RESIDENTIAL LEASE**

Plain Language Lease

THIS IS A RESIDENTIAL LEASE, WRITTEN IN PLAIN LANGUAGE, THIS IS A LEGAL AGREEMENT BETWEEN THE TENANT AND THE LANDLORD. READ THIS LEASE CAREFULLY BECAUSE TENANT GIVES UP CONSUMER RIGHTS. IF TENANT DOES NOT UNDERSTAND ANY PARTS OF THIS AGREEMENT, SEEK THE HELP OF AN ATTORNEY BEFORE SIGNING.

**1. NAMES OF LANDLORD AND TENANT(S)**

- a. Name of Landlord: Maura Eugeni
  - i. Landlord Contact: Maura.Eugeni@gmail.com, (267) 255-5836
- b. Address to send rent payments: 83 Limekiln Pike, Glenside, PA 19038 (hand delivery only) No other method of rent payment is permissible.
- c. Name of Tenant(s): Nicole Rooney & ~~Daniel Bray~~

**2. LEASED PROPERTY**

- a. The leased property is the location Landlord agrees to rent to Tenant.
- b. It is a: \_\_\_\_\_ Single Home, \_\_\_\_\_ Townhouse, \_\_\_\_\_ Condominium,  
\_\_\_\_\_X\_\_\_\_\_ Apartment, \_\_\_\_\_ Other \_\_\_\_\_
- c. The words "leased property" or "Premises" refer to the type of residence above.
- d. The exact address is: 83 Limekiln Pike, Apartment A, Glenside, PA 19038
- e. The following items are part of the leased property and will remain part of the leased property upon conclusion of this lease:
  - i. \*\*Partially furnished as described by the list and photographs taken before tenant moved in to the Leased Property which are attached as Exhibits to this Residential Lease.
  - ii. Access to the washer and dryer located in the basement of the building.

**3. STARTING/ENDING DATES OF LEASE**

- a. This Lease begins on June 1, 2025 This lease ends on May 31, 2026.
- b. To end this lease Landlord or Tenant must give thirty (30) days' notice (described in more detail in Paragraph 22) before the ending date or any renewal period.

**4. RENT**

- a. The rental amount each month is \$1,200 and is due by the 1<sup>st</sup> day of each month.
- b. Rent should be hand delivered or left at Prince's Tailor Shop on the first floor by 3pm on a business is open.

**5. LATE RENT CHARGE**

- a. Rent is considered late if received after the 5<sup>th</sup> day of each month.
- b. The late charge for rent not paid by the due date is \$50.00.
- c. Rent not paid after the 10<sup>th</sup> day causes an additional late fee of \$10.00 per day.
- d. Late charges not paid when due become additional rent for the next month's rent.

**6. RENEWING LEASE**

This lease will automatically renew on a year-to-year basis if not ended by either Party according to Paragraph 3b.

**7. MONIES OWED**

- a. The following partial payments have been made:

May 20, 2025 \$3500.00

May 23, 2025 \$900.00

~~\*\*\*No security deposit for any animals received or allowed~~

*Security deposit \$500 for 2 cats & 1 small under 50 lbs.*

*DB Pay 1/2 July  
1/2 Aug.*

- b. First month (\$1,200.00), Last month (\$1,200.00), and Security Deposit (\$2,000.00) payments are received

**8. NUMBER OF OCCUPANTS**

The most people allowed to live in the leased property are:   3   Adult   0   Child

Names of all minor children are:                     N/A                    

If any unauthorized occupant(s) is found living in the leased property, Landlord may:

- a. Terminate this lease with thirty (30) days written notice.
- b. Require Tenant to pay \$50.00 per month for each unauthorized occupant(s).
- c. Require Tenant to pay for all damages caused by unauthorized occupant(s).

**9. UTILITY SERVICES**

Landlord and Tenant agree to pay for the utilities and services listed below:

**TENANT PAYS**

Cable TV                      Cold /Hot Water  
Renter insurance for content **\*\***( copy required for property insurance )  
Heat / electric/ Gas                      snow removal on steps

**Landlord pays**

property taxes and building insurance  
Snow Removal from sidewalk and parking lot

## 10. SECURITY DEPOSITS

- a. Landlord can use money from the security deposit to pay for any unpaid rent, late charges, damages caused by Tenant or Tenant's guests, and utility bills not paid.
- b. *Dog deposit is NOT refundable* (M) Tenant agrees to give Landlord a written forwarding address and return all keys before moving from the leased property. Failure to do so will allow Landlord to keep Tenant's security deposit in full.
- c. Within thirty (30) days of Tenant moving, Landlord forwards the balance of the security deposit, plus any interest due. Landlord gives Tenant a list detailing the costs of all damages subtracted from the security deposit.
- d. If Tenant breaks any of the terms and conditions during this lease, the security deposit is not refundable.
- e. Tenant cannot use the security deposit as payment for any month's rent including the last month's rent without court permission.

## 11. TENANT FAILS TO MOVE IN AFTER GIVING DEPOSIT TO HOLD

If leased property is ready for move-in and Tenant cancels moving in, Landlord may keep all monies paid by Tenant in advance. Tenant is responsible for payment of reasonable advertising costs to re-rent the leased property. Tenant pays rent for days the leased property remains empty.

## 12. CARE AND USE OF THE LEASED PROPERTY

- a. **Primary Residence:** Tenant agrees to use the leased property as a private residence only for Tenant.
- b. **Use of Leased Property:** Tenant agrees not to use the leased property for any unlawful or hazardous purposes. Tenant needs written permission from Landlord before using the leased property for any business or profession.
- c. **Obey all laws:** Tenant agrees to obey government housing regulations, local and state laws, condominium and home owner association rules as they apply to Tenants.
- d. **Keep safe and clean:** Tenant agrees to keep the leased property safe against fire and water damage. Tenant agrees to remove trash, garbage, and other waste in a safe manner.

*DR*

*MR* Tenant

*MR*

Landlord

- e. **Heating sources:** Tenant agrees not to use any other heating source than the one provided in the leased property. Tenant will keep temperature at 55 degrees or above at all times.

### 13. INSPECTION

Tenant agrees to give Landlord a signed inspection sheet when within 2 days of moving on. When this lease ends, Tenant is responsible for all items needing repair not listed on the inspection sheet.

### 14. WATERBEDS

- a. Waterbeds are not allowed unless Landlord agrees in writing.
- b. If allowed, Tenant must sign a Waterbed Agreement and show proof of an insurance policy naming Landlord as an additional insured.

### 15. TENANT'S RESPONSIBILITIES

- a. **No Noise:** Tenant is responsible for the behavior and conduct of all people, either living with or visiting the Tenant. It is Tenant's responsibility to make sure these individuals behave in a manner that will not disturb neighbors. Tenant must be aware of and comply with Cheltenham Township noise ordinance.
- b. **Payment of Utilities:** Tenant agrees to pay on time all utility bills for which Tenant is responsible. These utility services are listed under Section 9, Utility Services.
- c. **Pests:** Tenant agrees that the leased property is free of insects, rodents, and pests at time of taking possession. Tenant agrees to pay for a pest control service if needed.
- d. **Locks:** Tenant agrees not to change locks or put additional locks on doors without written permission of Landlord.
- e. **Contact Information:** Tenant agrees to provide Landlord with current cell and work phone numbers and current email address and will tell Landlord of any change in these numbers.
- f. **Rules and Regulations:** Tenant shall comply with the Rules and Regulations attached hereto as Exhibit "A" and all federal, state and local laws, ordinances, rules and regulations applicable to Tenant and/or Tenant's use of the Premises.

### 16. LANDLORD'S RESPONSIBILITIES

- a. **Government Regulations:** Landlord agrees to keep the leased property and common areas as required by law or government regulation.
- b. **Good Repair/Inside:** Landlord agrees to keep in good repair and working order the electrical, plumbing, sanitary, heating, air conditioning, and all other services. Landlord is not responsible for damage caused by Tenant negligence or intentional acts.
- c. **Good Repair/Outside:** Landlord agrees to keep in good repair and working order the roof, windows, doors, locks, floors, steps, porches, and outside walls. This also includes ceilings, foundations, and the other structural parts of the Property.

**d. Extermination:** Landlord agrees to have adequate extermination services to keep the Property free of insects, rodents, and other pests. This only applies to multi-family housing. If a qualified expert can determine in which leased property the problem started, that Tenant will pay for Tenant's property extermination.

**17. SMOKE DETECTORS** — *check if functioning 1st floor kitchen ME*

- a. Landlord has supplied smoke detector(s) in the leased property and explained to Tenant how the smoke detector works. Tenant is responsible for smoke detector operation and agrees to replace batteries "as needed".
- b. Tenant agrees to tell Landlord immediately if any smoke detector(s) fail to work for any reason other than the battery.
- c. Tenant agrees not to disconnect a smoke detector or allow anyone else to disconnect it. Tenant is responsible for any injuries, damages, or loss suffered because of someone disconnecting a smoke detector for any reason.

**18. BAD CHECKS**

Tenant agrees to pay a fee of \$50.00 for any check that is not honored by the bank. Landlord reserves the right to require future rent payments in the form of cash, money order, or certified check.

**19. DAMAGE TO LEASED PROPERTY**

- a. If a fire or other mishaps damages the leased property. Tenant may continue to occupy the livable part if permitted by local codes and law. If Tenant decides to stay, the rent is paid according to the percentage of the amount of area that is livable until the damage is repaired.
- b. If Tenant decides not to stay or occupancy is not permitted, this lease will end immediately. Once the lease is ended, Landlord agrees to return security deposit plus rent paid in advance for the period after the fire or mishap. If the fire or mishap is due to Tenant's actions, security deposit will not be returned. Landlord is not responsible for finding replacement housing for Tenant after the lease has ended.
- c. Tenant agrees to allow Landlord or Landlord's representative to enter the leased property whenever necessary to repair damage caused by fire or other mishap.
- d. Any fire or other mishap caused by Tenant, or their guests, is Tenant's full responsibility. This includes the payment of rent and all other terms and conditions of this lease.
- e. Tenant is responsible for damage caused by windows being left open. Any windows and screens broken or doors damaged because of forced entry by anyone is Tenant's responsibility.

- f. Tenant agrees not to hold Landlord responsible for damage or injury caused by water, snow, or ice that comes on the Property.

**20. LANDLORD NOT RESPONSIBLE FOR TENANT'S PROPERTY AND TENANT'S GUESTS INJURY**

- a. Landlord is not responsible for loss, theft, or damage to Tenant or guests' property.
- b. Landlord is not responsible for any injury to any person which is caused by Tenant or Tenant's guests.

**21. ADDITIONAL SIGNERS TO THE LEASE**

- a. All signers of this lease are responsible for all financial obligations. This includes, but is not limited to: rent, late fees, and damages over the security deposit.
- b. Landlord will only place a money claim or lien on the real estate after receiving a Court judgment showing the amount of money owed.

**22. NOTICES**

- a. Landlord agrees to send all notices to Tenant in writing by email, or deliver in person. If Tenant is not home, Landlord or Landlord's representative will place the notice on the leased property in an easy to see location.
- b. Tenant agrees to send all notices to Landlord in writing by email or certified mail, return receipt requested. These are the only form of notice permitted in a Court hearing as evidence of notice given.

**23. INSURANCE**

- a. Landlord agrees to carry fire and liability insurance on the building. Tenant's personal property is not insured under Landlord's insurance policy.
- b. Landlord requires that Tenant carry fire and liability insurance to protect Tenant, Tenant's personal property, and his guests. Tenant must provide a copy of the certificate of insurance to Landlord in order that Landlord may provide it to Landlord's insurance carrier. Tenant agrees to list Landlord as additional insured on any policy Tenant purchases.
- c. If there is any loss of property by fire, theft, burglary, or any other means, Tenant agrees to relieve Landlord from all responsibility. Tenant agrees to pay for loss or claims filed.

**24. REPAIRS**

- a. Tenant agrees to pay the total cost of any repair caused by Tenant or Tenant's guests. Landlord is not responsible to repair damage intentionally caused by Tenant or Tenant's guests.
- b. Tenant agrees to immediately tell Landlord of all repairs needed and any dangerous or defective condition on the Property and in the leased property. If Tenant fails to do so, Tenant is responsible for all injury or mishap caused by dangerous or defective conditions.

- c. Tenant agrees to pay to open all clogged drains, toilets, sinks, and traps caused by Tenant's usage.
- d. Tenant is responsible for all damages to the leased property caused by Tenant or Tenant's guests. Tenant agrees to pay for these damages. If repairs are not completed within a reasonable time, Landlord will pay to have the repair completed. This cost is considered additional rent and due with the following month's payment.

## 25. LANDLORD'S RIGHT TO ENTER LEASED PROPERTY

- a. Tenant agrees to permit Landlord to place a sign for sale, rent, and informational sign on or near the Property.
- b. Landlord or a person chosen by Landlord has the right to inspect, make repairs, do maintenance, and show the leased property to others. Landlord agrees to give Tenant reasonable notice of the visit.
- c. Landlord has the right to enter the leased property without notice for an emergency. If Tenant is not present, Landlord agrees to tell Tenant promptly to explain the visit.

## 26. CHANGES TO THE LEASED PROPERTY

- a. Tenant agrees not to change or redecorate the leased property without Landlord's written permission. The following are not permitted without Landlord prior approval!
  - i. painting of walls a color other than the existing wall color when this lease is signed;
  - ii. installing any wall covering material;
  - iii. installation of ceiling tiles, or any other object which requires the drilling of holes in the floors, doors, or ceilings.
- b. Landlord approved changes made to the leased property belong to the Landlord, unless otherwise agreed to in writing.

## 27. ILLEGAL ACTIVITY

This lease automatically ends if Tenant or Tenant's guests are found by anyone storing, using, selling, manufacturing, or distributing illegal drugs. This also applies to any other illegal activity under State and Federal law.

## 28. VEHICLES

- a. Tenant agrees to park 1 (one) cars, trucks, or motorcycles in the parking area only. Tenant agrees to have current registration and license plates on all vehicles. Any Tenant vehicle found without these requirements causes a five (5) day written notice sent by Landlord asking Tenant to comply. After five (5) days, vehicle is removed and Tenant agrees to pay towing expenses.

2009 Saturn MHA899B gold  
 2017 Chevy Tahoe gold.

- b. Tenant agrees not to park or store a motor home, camper, trailer, boat, boat trailer, or other recreational vehicle without the written permission of Landlord.
- c. Repainting, repairing, or servicing of any vehicle is not permitted anywhere on the property.
- d. Landlord requests Tenant does not park on the street in front of building during business hours so that those spaces may be reserved for business customers.

## **29. PETS NOT ALLOWED**

- a. Tenant agrees not to have any pets or animals on the leased property without the written permission of Landlord. If Landlord discovers Tenant has an animal on the leased property, without Landlord's permission, Landlord may:
  - i. end the lease by giving thirty (30) days' notice to leave; or
  - ii. start a new lease with increases to the security deposit and rent beginning immediately; or
  - iii. remove any animal found on the leased property that is not approved by Landlord to an animal shelter or other such location at Tenant's expense;
- b. Tenant agrees to pay Landlord for damages caused by the animal.

## **30. SMOKING PROHIBITED INDOORS**

Tenant agrees that neither Tenant(s), guests, nor any other person shall be allowed to smoke in the Premises. Tenant also agrees to refrain from burning candles or incense. Any violation shall be deemed a material violation of the Rental/Lease Agreement. Tenant understands that any damage caused by smoking any substance will be considered damage. Damage includes but is not limited to: deodorizing carpet, wax removal, additional paint preparation, and replacement of drapes, repair or replacement of carpet, countertops, or any other surface damaged due to burn marks and/or smoke damage. Tenant agrees to pay fifty dollars (\$50.00) per day to ionize the Premises to remove any unwanted odors.

## **31. TENANT BREAKS LEASE**

- a. Tenant loses the protection provided in this lease if:
  - i. rent or other charges are not paid when due;
  - ii. the leased property is emptied or abandoned before the end of the lease without written notice to the Landlord;
  - iii. all the terms and conditions of this lease are not followed; or
  - iv. Tenant does not leave at the end of the lease period.
- b. If Tenant breaks this lease, Tenant agrees to give up her right of a "Notice to Quit". This means Tenant allows Landlord to go to Court without giving the required notice. Tenant has the right to challenge the Landlord's charges in Court.

**32. REPORTING OF PAST RENT OWED**

Tenant is aware that Landlord may report any past rent owed to a credit reporting agency. Tenant understands this reporting could affect Tenant's ability to obtain credit for future housing.

**33. ORDER IN WHICH RENT PAYMENT IS APPLIED**

Rent received is first applied to monies due from the past in the following order:

- |                              |                        |
|------------------------------|------------------------|
| 1) Late Charges              | 4) Other Fees Not Paid |
| 2) Tenant Owed Utility Bills | 5) Current Rent        |
| 3) Legal and Court Costs     |                        |

**34. LEAD BASE PAINT NOTICE**

a) The Federal Environmental Protection Agency requires all Landlords who wish to rent property constructed before 1978 to supply to Tenant the "Lead Base Paint Hazard Act" brochure. The law further requires Tenant to prove receipt of the brochure.

b) \*\* Tenant acknowledges receipt of this brochure before signing this lease: \_\_\_\_\_.

**35. LANDLORD'S RIGHTS IF LEASE IS BROKEN**

a. If Tenant breaks this lease agreement, Landlord has the right to sue each Tenant to:

- i. end this lease agreement after giving Tenant no day's written notice;
- ii. go to Court to get back (recover possession) the leased property;
- iii. go to Court to recover rent due until the end of the lease.

b. If Landlord wins in Court, Landlord may use the Court process to take Tenant's personal goods, motor vehicles, and money in banks.

**36. WHAT TENANT OWES LANDLORD IF LEASE IS BROKEN**

If lease is broken by Tenant, the Tenant owes to Landlord:

- a. all rent and other charges allowed by this lease;
- b. all legal fees, Court costs, collection agency fees, sheriff's or constable's fees, moving and storing costs, and other expenses that Landlord has to pay;
- c. the cost of repairing and replacing any damage to the leased property caused by the Tenant.

**37. NOTICE TO END LEASE**

a. If either Tenant or Landlord wishes to end this lease, each agrees to give the other sixty (60) days written notice before the lease ending date.

- b. If Tenant is on a one year lease renewal in one year terms
- c. Tenant or Landlord must give each other thirty (30) days written notice. If notice is received after the first of the month, notice does not begin until the first day of the next month.
- d. Pennsylvania law requires a shorter notice period when the rules of the lease are not followed or rent is not paid when due.

### **38. CHANGING TERMS AND CONDITIONS OF LEASE**

- a. Landlord must give Tenant at least sixty (30) days notice before the lease ends if any terms and conditions are changed. Tenant has fifteen (15) days from the date of receiving the notice to decide to accept or not accept the changes.
- b. If Tenant does not respond or give the required notice, the lease renews under the new terms and conditions given by Landlord.

### **39. NO TRANSFER OR SUBLEASE BY TENANT**

A sublease is a separate lease between Tenant and another person who agrees to lease all or part of the leased property. Tenant agrees not to transfer, sublease, or allow anyone else to occupy the leased property without Landlord's written permission.

### **40. TAKING BY THE GOVERNMENT**

The government has the right to take private land for public use. If all or part of the Property is taken by the government, this lease ends. Both Landlord and Tenant agree to end lease as of the date of the transfer.

### **41. MEDIATION/ARBITRATION**

Tenant or Landlord may agree to submit any dispute concerning this lease to final and binding mediation/arbitration. The mediator is chosen by both the Tenant and Landlord and any award is enforceable in the appropriate Court.

### **42. NO JURY TRIAL**

Landlord and Tenant agree to give up their right to a trial by jury. This is for any civil action or any other action brought by either Landlord or Tenant against the other.

### **43. LANDLORD'S RIGHT TO MORTGAGE THE PROPERTY**

If Landlord has a mortgage on the property, the mortgage company rights are stronger than the Tenant's rights against the Landlord. If Landlord fails to make monthly mortgage payments, the mortgage company has the right to sell the property. This may end Tenant's lease or require Tenant to make payments to the mortgage holder and not the Landlord.

### **44. TOGETHER AND INDIVIDUAL LIABILITY**

If more than one Tenant signs this lease, each is responsible individually or together for making full rent payments. This means that if one Tenant moves out, Landlord can make both Tenants or just one

Tenant responsible to pay the full rent. It also means that Landlord can sue one Tenant or all Tenants for breaking the lease.

**45. SALE OF PROPERTY**

If Landlord sells the Property, all security deposits and any interest due are transferred to the new Landlord. Landlord agrees to notify Tenant about the sale and to provide the name and address of the new Landlord.

**46. LANDLORD NOT RESPONSIBLE AFTER SALE**

After the sale of the Property, Landlord is no longer responsible to the Tenant for his security deposit or any portion of interest due. The new Landlord becomes responsible to the Tenant for the return of the security deposit and any interest due.

**47. TRUTHFUL APPLICATION**

If Landlord learns that Tenant is not truthful on the rental application, Landlord may end this lease immediately.

**48. DEATH DURING LEASE**

If Tenant dies during the term of this lease and:

- a. Tenant is a single person, Tenant's heirs have the right to end this lease three (3) months after the death of Tenant.
- b. The lease is signed by more than one person, the surviving individual(s) who are named in the lease are responsible to complete the lease.

**49. ADDITIONAL CHARGES FOR BREAKING THIS LEASE**

If Tenant breaks this lease for any reason:

- a. Landlord may hire an attorney to start a Court eviction action. Tenant agrees to pay Landlord all attorney's fees and Court costs;
- b. Landlord may start eviction action without an attorney. Tenant agrees to pay Landlord the reasonable legal costs and Court costs.
- c. Landlord has the right to seek additional funds from Tenant for actual damages caused or suffered as a result of Tenant breaking the lease.

**50. RETURN OF SECURITY DEPOSIT**

The return of Tenant's security deposit is subject to the following conditions:

- a. Full term of lease has ended;

- b. Landlord has received a written forwarding address of Tenant **before** moving;
- c. All rent is paid in full. Using the security deposit to cover the last month's rent, or any month's rent, is not allowed;
- d. All keys and other items Landlord provided are returned;
- e. No damage to the property has occurred beyond normal wear and tear;
- f. All personal property has been removed;
- g. The entire leased property has been thoroughly cleaned including all appliances;
- h. Holes in walls, scratches in woodwork, holes or damage to flooring whether carpeting, tile or wood, have been repaired according to standard practices;
- i. There are no unpaid late charges or rent remaining due;
- j. All utility bills have been paid in full.

**51. RELEASE OF SECURITY DEPOSIT IF INSTRUCTIONS NOT FOLLOWED**

- a. If the claims listed in Return of Security Deposit are not completed, Landlord will deduct the cost of repairing and cleaning from the security deposit.
- b. All rent owed is deducted from the security deposit.
- c. All belongings left by Tenant become Landlord's property to dispose of or keep as abandoned property. The cost of disposal is charged to Tenant.

**52. ADDITIONAL CONDITIONS BETWEEN LANDLORD AND TENANT**

- a. Tenant gives up the right to notice to leave the apartment in case of a breach of any of the conditions of the Lease during the original term of the Lease or any renewals of it.
- b. Carpets in the apartment must be professionally cleaned annually.
- c. Tenant agrees not to enter any office, room, closet, etc. in the building except tenant's designated space on the top two floors.
- d. Landlord must access the Premises at the beginning of winter to bleed the radiators and in the Spring to maintain the window air conditioning units.
- e. Tenant understands that the Fire Marshall requires the property to include a key box in the front of the building which contains an original key to each point of ingress on the property, including the Premises leased to Tenant.

- f. Tenant is prohibited from having any gas grill, charcoal grill, pellet grill, fire pit, or any other flame source of heat on the Porch or Stairs area. Tenant may cook with such devices outside only if it is done on the ground level in the rear of the building at least five feet away from building.
- g. Tenant is responsible for moving trash and recycling bins to the curb the night before Township trash collection. The current day for Trash collection is Monday, meaning tenant is responsible for moving trash and recycling cans to the curb Sunday night.

TENANT AGREES LANDLORD GAVE TENANT TIME TO REVIEW THIS LEASE. IF LEASE TERMS ARE NOT UNDERSTOOD TENANT IS ENCOURAGED TO SEEK THE ADVICE OF AN ATTORNEY BEFORE SIGNING.

BY SIGNING THIS LEASE, EACH TENANT AGREES THAT HE OR SHE HAS READ AND UNDERSTANDS ALL OF THE TERMS AND CONDITIONS.

THIS LEASE WITH ANY ADDED CLAUSES, OR HOUSE RULES, IS THE FINAL AND COMPLETE AGREEMENT BETWEEN LANDLORD AND TENANT. ANY ORAL OR WRITTEN AGREEMENTS MADE BEFORE SIGNING THIS LEASE WHICH ARE NOT INCLUDED IN THE LEASE ARE NOT PART OF THIS LEASE.

June 1, 2025  
Date

Maura Eugeni  
Maura Eugeni, Landlord

Date June 1, 2025

Nicole Rooney, Tenant

Nicole Rooney

Date.

Daniel Bray,

Daniel Bray

Abner Tenant

Ms Landlord

**EXHIBIT "A"**  
**RULES AND REGULATIONS**

1. The sidewalks, entrances, of the Building and Property shall not be obstructed or used as a waiting or lounging place by Tenants, and their agents, servants, employees, invitees, licensees and visitors. Landlord shall not be liable to Tenants for any damages or loss arising from the admission, exclusion or ejection of any person to or from the Premises and the Building.
2. All damage done to the Building by the delivery or removal of any personal property, equipment, trade fixtures, merchandise, and other similar items, or by reason of their presence in the Building, shall be repaired by Tenants, immediately upon demand, upon expiration or termination of this Lease, or if by Landlord, then Tenants agree to reimburse Landlord for the cost of such repairs.
3. The toilet rooms, toilets, urinals, wash bowl and water apparatus shall not be used for any purpose other than for those for which they were constructed or installed, and ensure that no sweepings, rubbish, chemicals, or other unsuitable substances shall be thrown or placed therein. The expense of any breakage, stoppage or damage resulting from violation(s) of this rule shall be borne by the Tenants, or by whose agents, servants, employees, invitees, licensees or visitors, such breakage, stoppage or damage shall have been caused.
4. No sign, insignia, advertisement, object, notice or other lettering shall be exhibited, inscribed, painted or affixed by any Tenant on any part of the exterior of the Premises, Building and Property without the prior written approval of Landlord, which approval shall not be unreasonably withheld, conditioned or delayed. Provided, however, that upon Tenant's obtaining a proper permit from the appropriate governmental authorities and providing a copy of such Permit to Landlord, Landlord shall promptly provide its written consent to Tenant's installation and affixing of Tenant's exterior business signage to the Building. In the event of any violation of this requirement, Landlord may, upon notice to Tenants and opportunity to cure as provided in the Lease, remove the same without any liability, and charge the expense incurred in such removal to the Tenants.
5. No telephonic instruments or devices, or other wires, instruments or devices, shall be installed in connection with the Premises without the prior written approval of the Landlord which shall not be unreasonably withheld, conditioned or delayed. Such installations, and the boring or cutting for wires, shall be made at the sole cost and expense of Tenants and under the control and direction of the Landlord. Landlord retains in all cases the right to require (i) the installation and use of such electrical protecting devices that prevent the transmission of excessive currents of electricity into or through the Building; (ii) the changing of wires and of their installation and arrangement under ground or otherwise as Landlord may direct, and (iii) compliance on the part of all using or seeking access to such wires with such rules as Landlord may establish relating thereto. All such wires used by Tenants must be clearly tagged at the distribution boards and junction boxes and elsewhere in the Building, with (i) the number of the Premises to which said wires lead; (ii) the purpose for which said wires are used, and (iii) the name of the company operating same.
6. Tenants, their agents, servants or employees, shall not (a) make any improper noises or disturbances of any kind in the Building, (b) defile any part of the Building or Property, (c) interfere in any way with the management and operation of the Building by Landlord, its agents, servants or employees, (d) go upon



Tenant



Landlord

the roof of the Building, (e) use any additional method of heating or air-conditioning the Premises (including the use of the fireplaces), (g) bring in or keep in or about the Premises any animals, birds, or fish of any kind, (h) install any radio or television antennae or any other device or item on the roof, exterior walls, windows or window sills of the Building.

7. Tenants shall not (i) fasten articles to, drill or make holes in, or drive nails or screws into the floors, ceilings, or doors of the Premises, and (ii) mark, break, paint, paper or otherwise cover the floors, walls, ceilings, doors and partitions, of the Premises, without the prior written consent of Landlord, which shall not be unreasonably withheld, conditioned or delayed and except as otherwise provided in the Lease. The expense of repairing any damage resulting from a violation of this rule shall be borne by the Tenants, or by whose agents, servants, employees, invitees, licensees or visitors, such damage shall have been caused. Tenants shall have the right to hang pictures and artwork on the walls, subject to the terms of the Lease.
8. Landlord reserves the right to make reasonable amendments, modifications, deletions and additions to the rules and regulations, and to make additional reasonable rules and regulations, as in Landlord's sole judgment may from time to time be needed for the safety, care, cleanliness, reputation, appearance and preservation of good order of the Building, provided that such amendments, modifications or additions do not interfere with Tenant's reasonable use and enjoyment of the Premises.
9. Tenants shall not do or permit anything to be done in said Premises, or bring or keep anything therein, which will in any way increase the rate of fire insurance on said building, or on property kept therein, or obstruct or interfere with the rights of other Tenants, or in any other way injure or annoy them, or conflict with the laws relating to fire, or with the regulations of the Fire Department, or with any insurance policy upon said building or any part thereof, or conflict with any of the rules and ordinances of the Board of Health and any other constituted authorities.
10. No smoking will be permitted in the Building or the Premises.
11. Township trash collection currently occurs on Mondays. Tenants are responsible for providing their own trash container or dumpster, which container or dumpster may be stored alongside the building. All trash must be kept only *inside of* said container or dumpster. Tenants may also request a recycling bin from the township to be stored at the same location.
12. Tenants may install an alarm system at their own expense upon written notice to Landlord. In the event they opt to install an alarm system, they must comply with all applicable laws and regulations including, but not limited to, annual permit from Cheltenham Township. Further, should Tenants opt to install an alarm they must provide Landlord with a code to disarm the alarm.
13. Landlord will supply a single use fire extinguisher for the premises. Tenants are responsible for providing and mounting (visible from the front) additional fire extinguishers.
14. List of items to remain with rental property:

All Major appliances :

refrigerator, wall oven, dishwasher, 3 (three) window air conditioners, 2 (two) ceiling fans.

Washer and dryer located in basement

Small appliances: microwave, ~~coffee maker~~

Cherry Curio cabinet with 2 keys for locks

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