

THE WHITBY
325 W 45th Street Owners Corp
325 W 45th Street
New York, NY 10036
Tele: 212-246-0430 Fax: 212-246-0449

Instructions for Sublet Applicants

One original and four copies of the application including supporting documentation must be submitted to the on-site office. When the credit check has been completed and the application reviewed, you will be contacted by the sublet committee to arrange for an interview. Usually you will be contacted within one week of submitting the application. The cost for the credit check and application review is \$200.

ALL CHECKS ARE ISSUED TO 325 W 45TH STREET OWNERS CORP.

Your sublet request will be processed faster if you provide the following items collected and copied into nine (9) individual packets for each board member:

- Copy of Coop Sublease Agreement
- Ryder to Sublease Agreement
- Proof of present employment (paystubs, W-2's, contracts, etc)
- Proof of other sources of income (if applicable)
- Copies of Tax Returns for the past two years
- Copy of three recent bank statements

\$200.00 Application Fee \$200.00 Move-In Fee \$250.00 Move-In Security Deposit

A **non-refundable move-in fee** of \$200 and a **refundable move-in deposit** of \$250 are required prior to scheduling a move-in date. If the move is completed without damage to the building, your move-in security deposit will be returned.

Moving in or out of the building must be scheduled with the front desk. Moving is only permitted Monday to Friday, from 9A.M. to 5P.M. and Saturday from 10A.M. to 5P.M.

Under no circumstances may keys be left in any mailboxes. We request that you provide the front desk with a key for emergency purposes. It is kept in a locked box which has to be broken to retrieve the key should an emergency occur. There is a fee of \$10.00 for breaking the locked box.

Once your telephone is installed, please notify the front desk of your phone number.

All subtenants must follow recycling procedures. If you need clarification, ask a staff member.

Please refer to the following phone numbers:

Time Warner (212) 358-0900
Con Edison (800) 752-6633
Verizon (212) 890-1550

***We at the Whitby feel it is a unique and wonderful place to live.
We hope you enjoy your new home.***

THE WHITBY
325 W 45th Street Owners Corp
325 W 45th Street
New York, NY 10036
Tele: 212-246-0430 Fax: 212-246-0449

SUBLET APPLICATION

APARTMENT TO BE SUBLET: _____

NAME(S) OF SHAREHOLDER(S): _____

SHAREHOLDER ADDRESS: _____

SHAREHOLDER PHONE #'S: _____

SUBLETTOR'S NAME: _____

SOCIAL SECURITY NUMBER: _____

PHONE NUMBERS: _____

CURRENT ADDRESS: _____

HOW LONG? _____

LANDLORD'S NAME AND PHONE #: _____

NUMBER OF PEOPLE LIVING IN/OR TO BE GIVEN ACCESS TO APT.: _____

NAME(S): _____

SOCIAL SECURITY #'S: _____

PETS: _____

PRESENT EMPLOYMENT:

EMPLOYER: _____

ADDRESS: _____

PERSON TO CONTACT: _____

PHONE #: _____

POSITION: _____

MONTHLY SALARY: _____

OTHER INCOME: _____

INCOME HISTORY: _____

2009

2010

2011

THE WHITBY
325 W 45th Street Owners Corp
325 W 45th Street
New York, NY 10036
Tele: 212-246-0430 Fax: 212-246-0449

Page 2

CHARACTER REFERENCES (LIST 3):

NAME	PHONE#
_____	_____
_____	_____
_____	_____

I HEREBY CERTIFY THAT ALL INFORMATION IN THIS APPLICATION IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND IS GIVEN FOR THE PURPOSE OF OBTAINING A SUB-LEASE. I EXPRESSLY AUTHORIZE ANY PERSON, ASSOCIATION, FIRM, CORPORATION OR PERSONNEL OFFICE REQUESTED BY ORSID REALTY, INC. AND 325 WEST 45TH ST. OWNERS CORP. TO FURNISH SUBLEASE INFORMATION CONCERNING ME OR MY AFFAIRS. FURTHER, THIS APPLICATION SHALL BE THE PROPERTY OF ORSID REALTY, INC. AND 325 WEST 45TH ST. OWNERS CORP. WHETHER OR NOT THE SUB-LEASE IS GRANTED, UNLESS RETURN IS SPECIFICALLY REQUESTED.

SIGNATURE: _____

DATE: _____

SIGNATURE: _____

DATE: _____

THE WHITBY
325 W 45th Street Owners Corp
325 W 45th Street
New York, NY 10036
Tele: 212-246-0430 Fax: 212-246-0449

AUTHORIZATION FOR CREDIT BUREAU REPORT

NAME: _____

ADDRESS: _____

CITY, STREET & ZIP: _____

SOCIAL SECURITY#: _____

DRIVER'S LICENSE: _____

DATE OF BIRTH: _____

I AUTHORIZE YOU OR YOUR AGENT TO CHECK MY CREDIT

Signature

Date

THE WHITBY
325 W 45th Street Owners Corp
325 W 45th Street
New York, NY 10036
Tele: 212-246-0430 Fax: 212-246-0449

Permitted Moving Schedule

For moving in and out or when bringing household items in or out of the building.

All moving must be scheduled with the front desk. The time slots are subject to availability. The luggage cart is not to be used for moving in, moving out, or bringing household items in or out of the building.

The service door must be used. The lobby doors may not be used.

There is a moving deposit of \$250.00 payable to:

325 West 45th Street Owners Corp.

This deposit will be returned providing no damage occurred to building property and the move was completed by 5 P.M.

MOVING IS NOT PERMITTED ON SUNDAYS AND HOLIDAYS

Moving is permitted: Monday through Friday between the hours of 9 A.M. and 5 P.M.; and on Saturday between the hours of 10 A.M. and 5 P.M.

ALL MOVING MUST BE COMPLETED BY 5 P.M.

If it seems unlikely that you will complete your move by 5 P.M. you will not be permitted to begin and must reschedule.

If you attempt to move during unauthorized hours, whether utilizing the freight or the passenger elevator, your move will be halted.

THE WHITBY
325 W 45th Street Owners Corp
325 W 45th Street
New York, NY 10036
Tele: 212-246-0430 Fax: 212-246-0449

Moving In and Out Form

Date: _____

- **Interviews will be scheduled only after the Sublet Application Fee, Move-in Fee and Move-in deposit are received.**
- **All Moving must be scheduled with the Front Desk.**
- **Moving is not permitted on Sundays or Holidays.**
- **Moving is permitted Monday through Friday between the hours of 9A.M. and 5 P.M.; and Saturday between the hours of 10 A.M. and 5 P.M.**
- **All moving must be completed by 5 P.M.**
- **If it seems unlikely that you will complete your move by 5 P.M., you will not be allowed to begin the move and must reschedule.**
- **If you attempt to move during unauthorized hours, whether utilizing the freight or the passenger elevator, your move will be halted.**

I HAVE READ AND UNDERSTOOD THE ABOVE.

APPLICANT

PLEASE PRINT NAME

I AM A REPRESENTATIVE OF THE MOVING COMPANY FOR THE ABOVE APPLICANT

I AM RESPONSIBLE FOR MOVING THE ABOVE APPLICANT

325 WEST 45TH STREET OWNERS CORP

Building Information

Utilities:

Contact numbers for cable and electric

Time Warner Cable 212 358 -0900

We have a special rate so mention 325 W 45th St Owners Corp when you call.

Con Edison 800 752 -6633

Once your telephone is installed, please give the telephone number to the front desk.

Repairs:

- **For small repairs**, (e.g. dripping faucet) (a) **Sublets** contact your landlord and (b) **Shareholders** contact front desk. [A building service fee may be charged to shareholder pursuant to the type of repair required.]
- **For larger repairs contact** (a) **Sublets** contact landlord and (b) **Shareholders** contact front desk. [An outside contractor may be utilized and the cost may be charged to shareholder pursuant to the type of repair required.]
- **If there is an emergency (water dripping from ceiling, smoke, etc.) call the front desk immediately.**

Recycling:

- There are three recycling areas on each floor: compactor chutes located on either end of the hallways and service elevator area. **Please refer to Section 24 of attached House Rules for details.**

Key Policy/Guests:

- Under no circumstances are keys to be left at the front desk.
- If you are expecting guests and you are not going to be home, you must arrange for the guest to have their own key **prior** to their arrival.
- The names of all guests must be listed, with the dates of their stay, at the front desk in the Guest List.
- At the time of entering the guest's name, the resident must complete a form confirming that permanent guests have their own keys.
- Guests who are not on the list will not be allowed past the front desk even if they have your keys.
- Emergency keys (the keys in the blue boxes) **are available only for the use of the shareholder, tenant, or staff.** The emergency keys are not for the use of guests. A ten dollar fee must be paid at the time the emergency key is taken.
- Please check with the owner to make sure that emergency keys are available at the front desk and that they are the **correct** keys.

Move-In/Move-Out:

- The **Move-in/out Form** must be completed before a moving date and time will be scheduled. The form must be filled out by anyone doing the move as well as professional moving companies.
- There is a moving deposit of \$250.00 payable to 325 West 45th Street Owners Corp. This deposit will be returned providing no damage to building property occurred and move was completed by 5 P.M.
- Moving is not permitted on Sundays and Holidays.
- Simultaneous moves are not permitted.
- Scheduled moving hours are Monday - Friday, 9 A.M. to 5 P.M.; Saturday, 10 A.M. to 5 P.M.
- If it seems unlikely that you will complete your move by 5 P.M., you will not be allowed to begin and must reschedule.

Roof

- Roof access is prohibited at all times. The doors are alarmed. Violation will result in non-renewal of lease.

Laundry Room

- The Laundry Room is open twenty-four hours. The machines work on a smart card system. The cost of the card is \$5.00. Value is added to the card using ATM cards, debit cards, credit cards, or cash. The card vending machines are in the service entrance area off the lobby.

THE WHITBY
325 W 45th Street Owners Corp
325 W 45th Street
New York, NY 10036
Tele: 212-246-0430 Fax: 212-246-0449

SUBLEASE AGREEMENT

The parties agree as follows:

DATE
SUBLEASE _____

PARTIES TO THIS SUBLEASE:

Overtenant: _____

Address for notices: _____

You the Undertenant: _____

Address for notices: _____

If there are more than one Overtenant or Undertenant the words "Overtenant" and "Undertenant" used in this Sublease includes them.

INFORMATION FROM
OVER-LEASE:

Landlord: 325 W 45th Street Owners Corp
Address for notices: 325 W 45th Street
 New York, NY

Overtenant:
Address for Notices:

Date of Over-Lease:

Term: From: _____ To: December 31, 2060

A copy of the "House Rules" is attached as an important part of the Sublease

PREMISES RENTED

1. **325 West 45th Street Apartment** _____

TERM Length: _____

2. Beginning: _____ Ending: _____

USE OF PREMISES

3. The Premises may be used for **residential living**.

RENT,

4. The yearly rent is \$_____. You the Undertenant, will pay this monthly rent to the Over-tenant in twelve (12) equal monthly payments of \$_____. Payments shall be paid in advance on the first day of each month during the Term.

The rent payment for each month must be paid on the first day of that month at Landlord's address. If a check from the Tenant to the Overtenant bounces, Tenant shall be charged \$_____ for processing costs. If rent is not received within _____ days of the due date, Overtenant may charge the Tenant a late fee of \$_____ each month.

SECURITY

5. The security for the Undertenant's performance is \$_____. Overtenant states that Overtenant has received it. Security deposit shall not be used to pay the last month's rent. If Tenant does not pay rent on time, Overtenant may use the security to pay for rent. If tenant fails to timely perform any other term in this Lease, Overtenant may use the security for payment of money Overtenant may spend, or damages Landlord suffers because of Tenants, failure. If Overtenant uses security Tenant shall upon notice from Overtenant, send to Overtenant an equal to the sum used by Overtenant. The amount is due, when billed.

AGREEMENT TO LEASE AND PAY RENT:

6. Overtenant sublets the premises to you the Undertenant, for the Term. Overtenant states that it has the authority to do so. You, the Undertenant, agree to pay the Rent and to the charges as required in the Sublease. You the Undertenant, agree to do everything required of you in the Sublease.

NOTICES:

7. All notices in the Sublease shall be sent by certified mail, "return receipt requested".

SUBJECT TO:

8. The sublease is subject to the Over-Lease. It is also subject to any agreement to which the Over-Lease is subject. You, the Undertenant state that you have read and initialed the Over-Lease and will not violate it in any way.

OVERTENANT'S DUTIES:

9. The Over-Lease describes the Landlord's duties. The Overtenant is not obligated to perform the landlord's duties. If the Landlord fails to perform, you the Undertenant must send the Overtenant a notice. Upon receipt of the notice, the Overtenant shall then promptly notify the Landlord and demand that the Over-Lease agreements be carried out. The Overtenant shall continue the demands until the Landlord performs.

CONSENT:

10. If the Landlord's consent to the Sublease is required, this consent must be received within ten days from the date of the Sublease. If the Landlord's consent is not received within this time, the sublease will be void. In such event, all parties are automatically released and all payments shall be refunded to you, the Undertenant.

NO AUTHORITY:

11. You, the Undertenant, have no authority to contact or make any agreement with the landlord about the premises or the Over-Lease. You, the Undertenant, may not pay rent or other charges to the Landlord, but only to the Overtenant except as described in the attached rider.

SUCCESSORS:

12. Unless otherwise stated, the Sublease is binding on all parties who lawfully succeed to the rights or take the place of the Overtenant or you, the Undertenant. Examples are an assign, heir, or a legal representative such as an executor of your will or administrator of your estate.

Assignment and Sublease

13. Tenant must not assign all or part of this Lease or Sublet all or part of the Apartment. If Tenant does, landlord may cancel the Lease.

SPACE "AS IS"

14. Tenant has inspected the Apartment and Building. Tenant states they are in good order and repair and takes the Apartment as is except for latent defects.

END OF TERM

15. At the end of the Term, Tenant must: leave the apartment clean and in good condition, subject to ordinary wear and tear; remove all of the Tenant's property and all Tenant's installations and decorations; repair all damage to the apartment caused by moving; and restore the Apartment to its condition at the beginning of the Term.

ENTRY BY LANDLORD OR OVERTENANT

16. Landlord or Overtenant or its Agent may be entering the Apartment at reasonable hours to repair, inspect, exterminate, or perform other work that Landlords deems necessary or desirable. At reasonable hours Overtenant or Landlord may show the

apartment to possible or new tenants during the last 4 months of the Term. Entry by Landlord must be on reasonable notice except in emergency.

CHANGES:

17. This sublease can be changed only by an agreement in writing signed by the parties to the Sublease.

SIGNATURES:

OVERTENANT:

Print Name: _____

YOU, THE UNDERTENANT:

Print Name: _____

Print Name: _____

Witness:

Print Name: _____

Print Name: _____

THE WHITBY
325 W 45th Street Owners Corp
325 W 45th Street
New York, NY 10036
Tele: 212-246-0430 Fax: 212-246-0449

GUARANTEE OF PAYMENT WHICH IS PART OF THE SUBLEASE

Apartment _____ at 325 West 45th Street, New York, NY 10036

Date of Guarantee: _____

Name(s) of Undertenant(s):

Name of Guarantor:

Guarantor's Address:

Telephone #: _____

Reason for Guarantee:

1. I know that the Overtenant would not rent the premises to the Undertenant unless I guarantee undertenant's performance. I have also requested the Overtenant to enter into the Sublease with the Undertenant. I have a substantial interest in making sure that the Overtenant rents the premises to the Undertenant.

Guaranty:

2. The following is my Guaranty:

I guarantee the full performance of the Sublease by the Undertenant. This Guaranty is absolute and without any condition. It includes, but is not limited to the payment of rent and other money charges.

Changes in Sublease have no effect:

In addition I agree to these other terms:

3. This Guaranty will not be affected by any change in the Sublease, whatsoever. This includes, but is not limited to any extension of time or renewals. The Guaranty will be binding even if I am not a party to these changes.

Waiver of notice:

4. I do not have to be informed about any failure of performance by Undertenant. I waive notice of nonpayment or nonperformance.

Performance:

5. If the Undertenant fails to perform under the Sublease, the Overtenant may require me to perform without first demanding that the Undertenant perform.

Waiver of jury trial:

6. I give up my right to trial by jury in any claim related to the Sublease or this Guaranty.

Changes:

7. This Guaranty of payment and performance can be changed only by written agreement signed by all parties to the Sublease and Guaranty.

Signature:

GUARANTOR:

X _____
Signature

Print Name: _____

WITNESS:

THIS RIDER MUST BE A PART OF ANY SUBLEASE SUBMITTED FOR APPROVAL TO
325 WEST 45TH STREET OWNERS CORP

DATED: _____

Rider to Sublease

Apt. _____ 325 West 45th Street New York, N.Y. 10036

The unit is located in a building which is owned and operated by 325 West 45th Street Owners Corp. as a residential cooperative. Undertenant's subtenancy from a proprietary tenant is not subject to the protections of the Rent Stabilization Law or Code or to Rent Control.

Undertenant agrees to be bound by the House Rules of 325 West 45th Street Owners Corp., a copy of which is annexed hereto. A breach of a House Rule will be a breach of this Sublease.

The proprietary lease between 325 W. 45th Street Owners Corp. and Overtenant provides at paragraph 32(b):

Collection of Rent from Subtenants:

32(b) If the Lessee (Proprietary Tenant) shall at any time sublet the Apartment and shall default in the payment of any rent or additional rent, the Lessor (325 W.45th Street Owners Corp.) may, at its option, so long as such default shall continue, demand and receive from the subtenant (Undertenant) the rent due or becoming due from such tenant to the Lessee, and apply the amount to pay sums due and to become due from the Lessee to the Lessor. Any payment by a subtenant to the Lessor shall constitute a discharge of the obligation of such subtenant to the Lessee, to the extent of the amount so paid, the acceptance of rent from any subtenant shall not be deemed a consent to or approval of any subletting or assignment by the Lessee, or a release or discharge of any of the obligations of the Lessee hereunder.

Undertenant agrees that should 325 W.45th Street Owners Corp. demand of Undertenant that he/she/they pay their rent to 325 W. 45th Street owners Corp. pursuant to this paragraph, Undertenant will comply with that demand.

During the term of this Sublease, Undertenant agrees, if given reasonable notice, to provide reasonable access to the unit to the staff, and any contractors, of 325 W. 45th Street Owners Corp. to repair or replace any equipment or system in the unit or the walls or floors of the unit, as 325 W. 45th Street Owners Corp. may, in its sole discretion, determine to be necessary.

WINDOW GUARD NOTICE: Local Law 33/86 requires each lease for each dwelling unit in the City of New York to contain the attached Notice regarding Window Guards. This Notice must be completed by the proposed subtenant as a part of the Sublease.

Overtenant

Undertenant

Overtenant

Undertenant

Guarantor

325 W 45th Street Owners Corp
HOUSE RULES
AMENDED MARCH 2007

1. The public halls and stairways of the Building shall not be obstructed or used for any purpose other than ingress to and egress from the Apartments in the Building, and the fire stairways shall not be obstructed in any way.
2. No patient of any doctor who has offices in the Building or client of any person who has a home based business operating out of an apartment shall be permitted to wait in the lobby or public hallways.
3. Children may not play in the public halls, lobby, courts, stairways, fire stairways, elevators or laundry room.
4. No public hall of the Building shall be decorated or furnished by any Lessee in any manner.
5. No Lessee shall make or permit any disturbing noises in the Building or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of the Lessees. No Lessee shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph or a radio or a television loudspeaker in such Lessee's Apartment between the hours of 11:00 p.m. and the following 9:00 a.m. if the same shall disturb or annoy other occupants of the Building. No construction or repair work or other installation involving noise shall be conducted in any Apartment except Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m. and Saturday between the hours of 10:00 a.m. and 5:00 p.m. (not including the following legal Holidays: New Years Day, Martin Luther King Day, Memorial Day, July 4th, Labor Day, Yom Kippur, Thanksgiving and Christmas.)
6. No article shall be placed in the halls, on the staircase landings or fire stairways, nor shall anything be hung or shaken from the doors, windows, terraces, fire escapes and balconies or placed upon the windowsills or fire escapes of the Building.
7. No awnings, window air-conditioning units or ventilators shall be used in or about the Building except such as shall have been expressly approved by the Lessor or the managing agent, nor shall anything be projected out of any window of the Building without similar approval. The superintendent is either to install all air conditioners or must approve any such installations.
8. No sign, notice, advertisement or illumination shall be inscribed or exposed on or in the elevator, laundry room, windows or any other part of the Building unless approved in writing by the Lessor or its managing agent.
9. No bicycles, scooters, baby carriages or similar vehicles shall be allowed to stand in the public halls, lobby, fire stairways, passageways, areas or courts of the Building.
10. Messengers, delivery persons and trades people shall use such means of ingress and egress as shall be designated by the managing agent.
11. Trunks and heavy baggage shall be taken in or out of the Building through the service elevator and the service entrance.
12. Bathroom and kitchen fixtures in the Building shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rags or any other article be thrown into any plumbing fixtures. The cost of repairing any damage resulting from misuse of any bathroom or kitchen plumbing shall be paid for by the Lessee in whose Apartment it shall have been caused.
13. No Lessee shall send any employee of the Building on any private business or errand.
14. Ordinary household pets may be kept in the Building only with written permission from the Board of Directors effective January 1, 2000. Under no circumstances are any dogs or other household pets allowed in the laundry room. In no event shall dogs be permitted in the elevators or in any of the public portions of the Building unless leashed. No pigeons or other birds or animals shall be harbored or fed from the windowsills, terraces, fire escapes,

balconies, yard, court spaces or public portions of the Building, nor on the sidewalk or the street adjacent to the Building.

15. No radio or television aerial, or satellite dish shall be attached to or hung from the exterior of the Building.

16. No vehicle belonging to a Lessee or to a member of the family or guest, subtenant or employee of a Lessee, shall be parked in such a manner as to impede or prevent ready access to any entrance of the Building by another vehicle.

17. The Lessee shall use the available laundry facilities only upon such days and during such hours as may be designated by the Lessor or its managing agent.

18. The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.

19. Unless expressly authorized by the Board of Directors in each case, the floors of each Apartment must be covered with padded rugs or carpeting or equally effective noise reducing material, to the extent of at least 80% of the floor area of each room excepting only kitchens, pantries, bathrooms, maid's rooms, closets and foyers.

20. No group tour, open house, commercial filming or exhibition of any Apartment or its contents shall be conducted, nor shall any auction sale be held in any Apartment without the written consent of the Lessor or its managing agent.

21. The service elevator shall be operated only by the employees of the Lessor, and there shall be no interference whatsoever with the same by Lessors or members of their families, their guests, employees or subtenants.

22. Complaints regarding the services of the Building shall be made in writing to the managing agent of the Lessor.

23. Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.

24. New York City recycling regulations, as detailed inside every compactor room, must be strictly adhered to. In addition, the following rules shall be observed with respect to incinerator equipment and compactor room:

a) All non-recyclable debris is to be completely drip-free before it leaves the Apartment and is to be securely wrapped or bagged in small packages sized to fit easily into the compactor chute so as not to block it.

b) No bottles or cans shall be dropped down the chute, but shall be placed in the appropriate recycling bin in the service elevator or compactor room area.

c) Cartons, boxes, crates, sticks of wood or other solid matter shall not be stuffed into the compactor chute. Small items of this nature may be left in a neat manner on the compactor room floor. Bulky items should be left at the service elevator area.

d) Under no circumstances should carpet sweepings containing naphthalene, camphor balls or flakes, floor scrapings, plastic wrappings or covers, oil soaked rags, empty paint or aerosol cans or any other flammable, explosive, highly combustible substances or lighted cigarettes or cigar stubs be thrown into the compactor chute.

e) Vacuum cleaner bags must never be emptied into the chute. Such dust, dirt, etc. should be wrapped in a securely tied bag or package and then be placed into the compactor chute.

f) Notify building staff of any dripping or moist refuse appearing on hallway or compactor room floor.

25. No plants, hibachis, barbecues, chairs, or other objects shall be placed on any part of the windowsills, fire escapes or balconies. Any objects found on these areas will be disposed of.

26. The wearing of rollerblades, roller-skates or use of skateboard in the hallways, laundry room, elevators, or other public areas of the Building is not permitted. Changing from shoes to skates is permitted in the lobby.

27. The agents of the Lessor, and any contractor or workman authorized by the Lessor, may enter any Apartment at any reasonable hour of the day for the purpose of inspecting such Apartment to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insect or other pests. If the

Lessor is compelled to take measures to control vermin or other pests, the costs thereof shall be payable by the Lessee as additional rent.

28. No Lessee shall install any dishwashing or laundry machines or garbage disposals in the Apartment.

29. Access to the roof is strictly prohibited.

30. All residents must maintain an emergency key in the lockbox located at the front desk.

31. These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors.