

ADDENDUM A

STUDIOS

RENTAL PROPERTY RULES

This Addendum is a part of your Lease.

NOISE AND DISRUPTIONS

Tenant shall not cause any substantial interference with the rights, comfort, enjoyment or safety of other tenants of the Building. Tenants shall not make (nor permit any guest or invitee to make) any disruptive or disturbing noise in their units, the Building or outside the Building that interferes with the rights, comfort or convenience of other tenants. The noise level in the Building should be kept low to allow other tenants the opportunity to sleep and study in comfort. Tenants shall not play musical instruments, television, audio/stereo equipment, computer games or other like devices in a manner that disturbs other tenants, and all such sounds should not be audible outside a tenant's unit between the hours of 9:00 p.m. and the 8:00 a.m.

Landlord reserves the right to cover the units' floors with carpets or mats to minimize noise to adjacent units.

NO FIREARMS OR OTHER HAZARDOUS MATERIALS PERMITTED

No firearms (including air guns or paintball guns), ammunition, fireworks or explosives, or hazardous materials (other than cleaning materials and other household items) shall be kept in any units or anywhere in the Building.

FIRE SAFETY

Tenants must comply with the Fire Safety and Protection Information Addendum to the Lease.

Tenants shall not tamper with or take any action that would interfere with any fire safety or suppression equipment in the Building, including fire extinguishers, fire alarms, or sprinkler heads. Tenant must not make contact with or hang anything on the sprinkler heads in their units. The sprinkler system is fully charged with high pressure water and must be treated with extreme caution.

No receptacles, bicycles, boxes or other items shall be placed in the halls, passageways or other Common Areas.

NO HARASSMENT

It is a violation of law for any tenant to harass any other tenant or guest or invitee of a tenant on the basis of race, color, creed, sex, marital status, national origin or the presence of any sensory, mental or physical disability or any other protected class enacted in the City of Seattle.

ENTRY SYSTEM

Tenants shall make sure the door closes behind him/her at all times before walking or driving away, to prevent any unauthorized person from gaining access to the Building.

Tenants shall not loan their keys or keyfobs to anyone.

Tenants shall not allow access through the electronic access system (telephone or buzzer) to anyone whose identity is not known.

Tenants shall not prop open or block any exterior doors.

CLEANLINESS

Tenants shall not create or permit any condition that is unduly attractive to insects, rodents or other pests, such as improper storage of food or failure to dispose properly of food waste.

Tenants should sweep, mop and dust their units regularly. Sinks, counterparts and appliances should be cleaned regularly. Condensation on windows should be wiped dry. Tenant shall not use abrasive products like Comet on the bathroom fixtures, nor use Liquid Plumber, Drano or similar products in drains.

Tenants shall not sweep, throw or dispose of anything from any doors or windows of their units or other parts of the Building.

Tenants shall properly dispose of rubbish, garbage and waste in a clean and sanitary manner at least once a week. All trash and garbage shall be placed in proper receptacles. Wet garbage shall be wrapped in plastic bags, and all plastic garbage sacks must be tied shut.

Tenants will utilize the Building dumpsters solely for trash generated by the tenants and will not allow third parties to dispose of garbage or other materials at the Property.

Tenants shall segregate and recycle those materials that can be recycled.

COMMON AREAS

Common Areas shall be cleaned by tenants promptly after each use.

The use of the hallways, stairwells, laundry room, and all Common Areas is to be quiet, clean and considerate with respect for the comfort of other tenants.

Each tenant shall maintain the entryway and hallway in front of his/her unit in a clean and sanitary condition.

Tenants shall clean all spills they create in the Common Areas, and clean the kitchen area after each use. Tenants shall remove their cooking utensils after using the shared kitchen.

NO ALTERATIONS

Tenants shall not paint, wallpaper, dye or stain, put nails or screws in walls, rewire, or otherwise alter or change their units or any Common Areas. Tenants shall not temporarily or permanently alter, remove, modify or relocate fixtures, window coverings, cable jackets, wiring or locks. If nails, hooks, screws, tacks, etc. are used to affix items to the walls, the tenant may be charged for damages resulting therefrom.

Tenants shall not install contact paper in drawers or in cabinets, or use decals on appliances, cabinets, mirrors or doors, nor paste any posters to the walls.

Tenant shall not alter or remove the window treatments. Only supplied window treatments may be used.

No articles shall be hung from the windows or doors of the units or the Building.

APPLIANCES

Tenants shall use and operate all appliances in their units and the Common Areas properly.

No tenant shall install or operate a dishwasher, washing machine, clothes dryer, air conditioning unit, hot plate, rice cooker, space heater, disposal, toaster oven or other cooking or heating appliances (other than a landlord supplied microwave) in his/her unit.

USE OF UTILITIES AND SYSTEMS

Tenants shall not use the toilets, waste pipes, drains or other plumbing fixtures in their units or the Building for any purpose other than those for which they were intended. Tenants shall not put any improper articles into the toilets or drains. For example, Tenants shall not put the following items into the toilets or drains: excessive toilet paper, sweepings, rubbish, rags, food, cooking oil, paper towels, feminine hygiene products, cotton balls, Q-tips, bandaids, adhesive pads, paint, etc.

Tenants shall not block or otherwise interfere with the operation of any heating, ventilating or air conditioning equipment.

Tenants shall not permit water, heat or other utilities to be wasted.

Tenants shall not overload the electrical system and no extension cords shall be placed under rugs or carpeting.

Tenants shall comply with the "How to Be Green" Addendum.

LAUNDRY FACILITIES

Tenants shall use the laundry facilities in accordance with posted instructions.

The laundry facilities shall be used only for washing and drying of the usual personal and household articles. No cleaning with flammable materials or dyeing of clothes in washing machines is permitted.

Tenants shall promptly remove their laundry after completion of the washing or drying cycle, as applicable.

VEHICLES; BICYCLES

Bicycles may not be stored in hallways, Common Areas, or in units except for storage areas designated by Landlord.

Each Tenant may store one (1) bicycle in the bike rack outside the Building (if a rack is provided by Landlord).

Tenants shall not park automobiles, motorcycles, motorized scooters, motorized bicycles or other vehicles on the Property.

FIFTH FLOOR UNITS

Tenants of units on the fifth floor may use the area above the bathrooms for storage of lightweight personal property only, and shall not store more than one hundred (100) pounds in such storage area.

WIRELESS INTERNET ACCESS

The wireless network is to be used solely by tenants and tenants will not disclose any passwords required for access to any third party. Tenants shall not resell internet access or otherwise charge others to use the wireless network, in whole or in part, directly or indirectly.

Tenants shall not use the wireless network for: (a) any purpose which is in violation of any copyright, trademark, patent or trade secret rights of any person; or (b) any purpose which is in violation of any state or federal laws or regulations presently existing or hereinafter enacted.

Tenants shall not intentionally restrict, inhibit or otherwise interfere with, or knowingly disrupt the wireless network.

Tenants shall not use the wireless network to provide access to the Internet by third parties. Tenant shall not use the wireless network for operation as an Internet Service Provider, a server site for FTP, Telnet, Rlogin, E-Mail hosting, Web hosting or other similar applications, unless these applications are solely for the internal use and benefit of a tenant. Tenants shall not use wireless network for peer-to-peer file sharing such as BitTorrent.

Landlord reserves the right to monitor, restrict, or discontinue usage in the event of use in violation of these rules or in the event of a tenant utilizing a disproportionate amount of network bandwidth that adversely impacts the use of the network by other tenants.

LANDLORD DISCLAIMS ALL LIABILITY WHATSOEVER FOR INDIRECT, CONSEQUENTIAL AND INCIDENTAL DAMAGES, ARISING OUT OF THE FAILURE OR INABILITY OF LANDLORD TO PROVIDE ACCESS TO OR USE OF THE WIRELESS NETWORK, INCLUDING, BUT NOT LIMITED TO, LOSSES OR DAMAGES RESULTING FROM THE LOSS OF DATA OR SERVICES. LANDLORD MAKES ABSOLUTELY NO WARRANTIES WHATSOEVER WITH RESPECT TO THE WIRELESS NETWORK, INTERNET ACCESS, OR ANY OTHER SERVICES PROVIDED HEREUNDER, AND SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR AN INTENDED PURPOSE.

Each tenant shall indemnify, defend and hold harmless Landlord from and against any and all losses, liabilities, damages, costs of suit, attorneys' fees and any other expenses which may be incurred by or asserted against Landlord or its partners in connection with such tenant's use of the wireless network.

Tenants should be aware that there may be some information on the Internet or otherwise available through the wireless network which may be offensive, or which may not be in compliance with laws of certain jurisdictions. Landlord assumes no responsibility for the content contained on the Internet or made available by others and shall have no liability whatsoever for any claims, losses, actions, damages, suits or proceedings arising out of or otherwise relating to access to such content by a tenant. Landlord assumes no obligation to monitor transmissions made on the wireless network.

The wireless network is not fault-tolerant and is not designed or intended for use in situations requiring fail-safe performance or in which an error or interruption in the wireless network could lead to loss or adverse consequences to the tenant ("High Risk Activities"). Such High Risk Activities may include, without limitation, vital personal communications, connectivity to university systems, or activities where absolutely accurate data or information is required. Each tenant expressly assumes the risks of any damages resulting from High Risk Activities.

OTHER

Tenants are not permitted access to the roof.

Tenants shall not post or display any signs, art, publications or other materials in or on the windows or doors of their units, Common Areas or on the Property.

Barbecues shall not be used inside or outside of the Building.

I have read, understand and agree to comply with terms and provisions set forth herein. I understand and agree that this Addendum is a part of my Lease.

Tenant's Signature