

**Pursuant to paragraph 5 of the Lease Agreement, these Rules and Regulations have been established by Dinnaken Properties (herein known as “Landlord”) for the building in which Tenant leases space from Landlord (the “Building”), and are to be fully complied with by all Tenants and their guests. The Building includes the building itself as well as the land upon which the building is situated. Landlord may make such changes to these Rules and Regulations, as it deems necessary, upon 24 hours written notice to its Tenants. In addition to remedies reserved in the Lease or in these Rules and Regulations, Landlord reserves the right to charge a \$25.00 service fee for each violation by Tenants or Tenants’ guests and each successive violation will cause the prior violation service fee to double.**

1. Per Section 11 of the Lease, Tenant shall not allow any other person, other than the other Tenants under the Lease, to occupy his/her Apartment for more than three (3) consecutive days or for more than six (6) days per calendar month and Tenants shall not allow any other person to store any items in the Apartment for which Landlord reserves the right to charge a storage fee per Section 11 of the Lease.
2. Pets are not allowed in any apartment or public area of the Building without the written permission of Landlord. The only exceptions to this Rule are: (i) fish in an aquarium of no more than 10 gallons; or (ii) service animals, as required by law.
3. Tenant may not keep or use any water filled furniture or swimming pools in his/her Apartment.
4. Tenant shall not commit waste by leaving lights on or windows open (during heating or cooling season) when no one is in an apartment, nor shall water be left running for any unreasonable or unnecessary length of time. Tenant shall not interfere in any manner with any portion either of the heating, lighting or sprinkler apparatus in or about the Building, this includes not hanging anything from or affixing to the sprinklers.
5. The sinks, showers, toilets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweepings, rubbish, feminine hygiene products, rags, papers, ashes, or other substances shall be thrown therein. Any damage to the property of others, the Apartment, Furnishings or the Building, including the common elements, resulting from misuse of such facilities, of any nature or character whatever, shall be paid for by Tenant.
6. No rugs shall be beaten in the Building stairways or hallways, nor shall dust, rubbish, or litter be swept from an apartment into any of the Building stairways or hallways.
7. Laundry shall be done only in the areas provided for such purposes. Tenant shall not run lines for drying laundry in his/her Apartment or the Building.
8. The lobby, hallways, stairways, elevators (if any) and other areas of the Building, shall not be obstructed or used for any other purposes than for ingress to and egress from the apartments. The lobby, hallways, stairways and other public areas shall not be used for the storage or placement of furniture or any other articles, including, but not limited to, plants, boxes, shopping carts, etc.
9. Tenant shall not be allowed to put his or her name in any vestibule, hallway or stairway of the Building.
10. Tenant is not allowed to ride bicycles, skateboards, or inline skates in any public area in the Building or in any apartment. Tenant will be responsible for damage caused to carpet and/or walls due to riding a bicycle, skateboard or inline skates in the Building. No sports or use of drones are allowed in any area of any apartment or the Building or property.
11. Solicitation without prior consent of Landlord is not permitted in any apartment or in the Building. Tenants are requested to notify Landlord of any such activities so Landlord can decide how to control such solicitations. Landlord’s decision regarding any solicitation is complete and final.
12. No Tenant shall alter any lock or install a new lock on any door leading into his/her Apartment. Replacement key costs are as follows: Mail Key - \$2.00; Building Key or FOB - \$50.00; Apartment Key - \$100.00. Between 9 a.m. and 12 a.m. (midnight), there will be a \$5 lockout service fee assessed. Between 12 a.m. (midnight) and 9 a.m., there is a \$25 lockout service fee assessed. Keys are not to be duplicated and are not to be loaned to other persons.
13. Parking spaces will not be used for storage of any items beyond motorized vehicles. Individual parking spaces and common areas of the lots are not to be used for tailgating, picnicking, grilling, socializing, sports or recreational activities or consumption of/ or possession of open containers of alcoholic beverages. No vehicle belonging to a Tenant shall be parked in such a manner to impede or prevent ready access to another Tenant’s parking space. Tenant will obey any parking or traffic regulations promulgated in the future by Landlord.
14. Tenant shall dispose of rubbish in the trash chutes and dumpsters provided by Landlord. All rubbish shall be suitably wrapped or bagged.
15. Quiet hours have been established to maintain an atmosphere conducive to studying. Quiet hours are Sunday through Thursday evenings after 11 p.m. and Friday-Saturday after 1 a.m. However, during non-quiet hours, noise levels must be such that all residents may enjoy a comfortable living environment. During U of M finals weeks, 24-hour quiet periods are observed.
16. Tenant will be held responsible for the conduct of his/her guest(s) the entire time that such guest(s) is visiting the Building. Disorderly conduct or behavior that infringes upon the rights of other tenants to a quiet, orderly, and peaceful living environment is not allowed. Landlord reserves the right to determine, ad hoc, those behavior patterns that infringe on the rights of its tenants.
17. To protect the wellbeing of all residents of the Building and their guests, as well as to help prevent damage to any apartment and the Building, not more than 10 people (or such lesser number specified in the Fire Code) may be present in a given apartment at any time.

18. Landlord will not tolerate any parties held in any interior or exterior public areas of the Building, including any apartment. Complaints reported by residents or the police will be investigated by Landlord.
19. Possession or consumption of alcoholic beverages must be in full compliance with local, state and Federal Laws and regulations. Consumption or possession of open containers of alcoholic beverage is not permitted in any lobby, hallway, stairwell, elevator, laundry room, parking lot, computer lab, or fitness center, as well as any other interior or exterior public area of the Building.
20. Large quantities of alcohol (e.g. kegs) are strictly prohibited any place in the Building. For each violation by a Tenant or a Tenant's guest, a \$200.00 service fee will be billed to the Tenant.
21. The apartments, the Building and all the Building common areas are smoke-free. Landlord considers each cigarette, e-cigarette, cigar, pipe or other similar apparatus to be a separate "violation". In addition, the cost to repair any and all damages to an apartment, Furnishings and/or to the Building caused by smoking (including the remediation of odors) will be billed to the Tenant.
22. The use, manufacture, sale, barter, gifting, delivering, exchanging or distributing a controlled substance, as defined under Minnesota law, or the possession of the same by Tenant or any guest of Tenant is prohibited at all times.
23. Each Tenant is responsible for all damages to his/her Apartment, the Furnishings, and any of Landlord's property in any interior or exterior public area of the Building. Landlord's costs to repair any damage which was caused by Tenant or the Tenant's guests, including labor, materials and a \$25 service fee, will be billed to Tenant. Tenant shall not remove any of Furnishing's or artwork from the common areas of the Building to an apartment or out of the Building without prior consent of Landlord.
24. All damage to the property caused by the moving and/or carrying of articles therein, shall be paid by the owner or person in charge of such articles.
25. No Tenant may attach anything to his/her Apartment entry-way door or to any walls in the Building hallways. Tenant may not pierce any woodwork, metalwork or walls in his/her Apartment nor may Tenant use any attachment method that leaves any residue or mark on any woodwork, metalwork or walls in his/her Apartment. Painting of any portion of the Apartment or the Building is prohibited.
26. Fire warning devices and safety equipment are for use only in emergencies. The sound of a fire alarm should be taken seriously; all persons should promptly exit the Building. Intentionally sounding an alarm (except in an emergency situation) or tampering with smoke alarms, sensors, detectors, fire suppression sprinklers, or fire extinguishers is a felony offense, and the responsible party will be subject to prosecution.
27. Tampering with elevators, entryway panels, building entry doors, or fire exit doors may affect the safety of residents and is prohibited.
28. Nothing shall be thrown or emptied by Tenant out of the windows or doors, or down the stairways, or in the common areas, nor shall anything be hung from outside of the windows or placed on the window sills such that it is visible from the outside of the Building. Window screens must remain permanently in place. Except for furniture, plants, seasonably appropriate holiday decorations and University of Minnesota logoed items, Tenant may not place anything on or near the window(s) of their Apartment that is visible from the exterior of the Building. Failure to comply with this rule within 24 hours after receipt of notice from Landlord shall be deemed to provide Landlord permission to enter the Apartment at all reasonable times to remove the non-compliant items and may subject Tenant to a fine for such non-compliance.
29. The Building has no storage space for any personal belongings of any Tenant, nor any Furnishings that have been provided by Landlord. All personal belongings must be stored in the Tenant's Apartment. Nothing shall be stored on top of or pressing against the heating and air handling equipment located in the Apartment's closet. No furniture is to be removed from any apartment or any public area in the Building. Doors and affixed furnishings (cupboards, vanities and wardrobes) are to remain in the original location. To avoid damage to the walls and furniture, lofts may not be constructed in any apartment. Any personal property left at the Building upon vacation, termination, eviction or surrender of the Apartment will be disposed of at Tenant's expense in accordance with Minnesota law.
30. All Tenants and their guests, whether students or not, shall comply with the University of Minnesota's Code of Conduct as may be amended from time to time. Any violations of the Code of Conduct shall be considered a violation of the Lease. For the purposes of these Rules, any Code of Conduct Disciplinary Action that applies to University property, such as Unauthorized Access, shall also apply to the Building and Property.

**ALL TENANTS UNDER ANY LEASE ARE HELD COLLECTIVELY ACCOUNTABLE FOR VIOLATIONS OF THESE RULES AND REGULATIONS, WHETHER OR NOT A PARTICULAR TENANT WAS PRESENT AT, OR INVOLVED IN, THE LEASE OR RULES VIOLATION. VIOLATION OF THE RULES AND REGULATIONS MAY CAUSE THE IMMEDIATE TERMINATION OF YOUR LEASE AND IMMEDIATE EVICTION.**

**Your signature below indicates that you have read all of the Rules and Regulations and that you understand and agree to comply with all terms. Violations of any of these Rules and Regulations is a default on the Lease Agreement. In the event of a disagreement or dispute concerning any provision of the Lease or of these Rules and Regulations, it is the Landlord's policy to deal only with the Tenant or Tenants who have signed the Lease and are affected by the disagreement or dispute.**

Tenant Signature/s	Tenant Name/s Printed	Date