

ILLINI TOWER

Community Policies

Students electing to *live* at Illini Tower should make a strong commitment to caring for the community in which they *live*. The cleanliness, beauty, and enjoyment of the Property will be enhanced if you will speak up whenever you observe a thoughtless act, unsafe condition, or questionable person on the grounds.

All residents are expected to obey federal, state and local laws, and Code of Student Conduct (Rules 1-302 in the Code of Policies and Regulations applying to all University of Illinois students), and directives issued by an administrative official of management in the course of his/her duties, regardless of university or college they are attending.

SAFETY

SI. SECURITY- It is not possible for any apartment/suite/loft owner or manager to ensure "security" or "safety." For your convenience, features such as deadbolt locks may be provided. Features such as card access or code operated locks may be provided at certain communities. The University of Illinois Urbana-Champaign Police may patrol from time to time at their sole discretion. You should not assume their presence. We believe in the effectiveness of neighbors looking out for each other and we encourage residents to get to know their neighbors. You must promptly report any incident of theft, vandalism, or unsafe conditions to University of Illinois Urbana-Champaign Police and our office. Whenever possible, please furnish a detailed description of the offender, date and time of day, make and color of car, license plate number, etc. Please call 911, to report any criminal activity, fire or ambulance need. We will support your vigilance and will, where appropriate, prosecute acts of vandalism, trespassing, and theft.

ACCESS TO THE PROJECT. Your acceptance and use of the access code, key and/or card is subject to your compliance with the following guidelines:

- A. Immediately report lost or stolen key and/or card to us in order to possibly prevent unauthorized use. Lost, stolen or damaged bedroom, suite or mailbox keys will be replaced for a \$30.00 per key charge. This charge offsets the cost of the key and/or card. Replacement meal cards will cost \$15.00 for each lost card.
- B. Your right to use the access code, key and/or card ends when your lease ends or is terminated. You must return all keys/cards at that time. If you fail to return the access key/card when your lease ends or is terminated, you will be charged \$50.00.
- C. Do not let other people use your key or card and do not give out access codes if any exist. Do not duplicate any keys. These prohibitions apply to any other person besides you, including another resident, guest, etc.
- D. Mere possession of a code, key or card does not necessarily confirm right of entry. Therefore, please do not assist someone who appears to be having difficulty gaining entry. Please do not let someone whose access privileges have been revoked, or guests of others, enter the property with your code, key or card.
- E. For key card policies, please refer to Illini Tower's Student Handbook.

Your guest must contact you via personal telephone. You may then arrange to meet your guest at the entrance. Guests are required to have a resident escort them at all times while on-site.

PERSONAL SECURITY - WHILE INSIDE YOUR APARTMENT

- Lock your doors and windows, *even* while you are inside.
- Use deadbolt locks on the doors while you are inside.
- When answering the door, see who is there by looking through a window or peephole. If you do not know the person, first talk with him or her without opening the door. *Do not open the door if you have any doubt.*
- Do not put your name, address or phone number on your key ring.
- If you are concerned because you have lost your key or because someone you distrust has a key, ask us to rekey the locks. You have a statutory right to have that done. You will pay for the rekeying.
- Dial 911 for emergencies. If an emergency arises call the appropriate governmental authorities first, and then call us.
- Check your smoke detector monthly for dead batteries or malfunctions.
- Check your door locks, window latches, and other security devices regularly to be sure they are working properly. Immediately report the following to us in writing, dated and signed:
 - Any need of repairs of locks, latches, doors, windows and smoke detectors
 - Any malfunction of other safety devices outside your dwelling, such as broken gate locks, burned-out lights in stairwells and parking lots, blocked passages, broken railings, etc.
- Close curtains, blinds and window shades at night.
- Mark or engrave identification on valuable personal property.

PERSONAL SECURITY - WHILE OUTSIDE YOUR APARTMENT

- Lock your doors while you are gone.
- Leave a radio or TV playing softly while you are gone.
- Close and latch your windows while you are gone, particularly when you are gone for an extended period.
- Tell your roommate where you are going and when you will be back. Do not walk alone at night.
- Do not hide a key under the doormat or a nearby flowerpot. These are the first places a burglar will look.
- Do not give entry codes or electronic gate cards to anyone.
- Use lamp timers when you go out in the evening or go away for an extended period. They can be purchased at most hardware

stores.

- Let us and your friends know if you will be gone for an extended time. Ask your neighbors to watch your apartment since we cannot assume that responsibility.
- While away for an extended period, have your newspaper delivery stopped, or have a friend pick up your newspaper daily.
- Carry your door key in your hand, whether it is daylight or dark, when walking to your entry door. You are more vulnerable when looking for your keys at the door.

PERSONAL SECURITY- WHILE USING YOUR CAR

- Do not *leave* exposed items in your car, such as electronics, wrapped packages, briefcases or purses.
- Do not *leave* your keys in the car.
- Carry your key ring in your hand while walking to your car, whether it is daylight or dark and whether you are at home, school, work or elsewhere. Try to park your car in an off-street parking area rather than on the street. If you park on the street, park near a streetlight.
- Check the backseat before getting into your car.
- Do not stop at gas stations or automatic teller machines at night, or anytime when you suspect danger.

PERSONAL SECURITY AWARENESS

No security system is failsafe. Even the best system can't prevent crime. Always proceed as if security systems don't exist since they are subject to malfunction, tampering and human error. We disclaim any express or implied warranties of security. The best safety measures are the ones you perform as a matter of common sense and habit.

COMMUNITY LIVING

L1. FIREARMS/WEAPONS. Subject to applicable law, Resident must comply with any University policy related to firearms and other weapons.

L2. ALCOHOL. Possession or consumption of alcoholic beverages by you and your guests must be in compliance with local, state and federal laws. If you are under 21 years of age, you may not consume or possess alcohol. Alcohol may not be consumed or displayed in public areas, including balconies, patios and walkways. Kegs of any type and other common source alcohol containers are not allowed. We will dispose of any alcohol remaining in containers of this type found on the property. Alcohol-related conduct that ignores the rights of others to a quiet, orderly living environment is not acceptable. If the resident is over the age of 21, the resident shall practice safe and responsible consumption. If a resident over the age of 21 is living with others residents in the unit who are under the age of 21, that resident will be limited to possess no more than six 12 ounce cans/bottles OR a 1/5 liter of liquor in the unit.

L3. DRUGS AND ILLEGAL SUBSTANCES. Use, possession and/or distribution of drugs and/or illegal substances, including marijuana, is strictly prohibited and will result in eviction. This includes possession of any drug paraphernalia. In accordance with lawful procedures, University of Illinois Urbana-Champaign Police may confiscate and retain for evidence any such drugs found in possession of a student, in his/her apartment, or vehicle. This however does not mean that all citizens of our community make the best choices and some may choose to violate this policy and jeopardize their residency with us. We cannot guarantee the personal choices any resident or guest makes regarding this policy. Special items, including medical and religious related items, are not allowed to be on the Property and will be removed by management staff if found. Hookahs are specifically prohibited.

L4. VERBAL AND/OR PHYSICAL ABUSE. Residents and guests are to treat all neighbors, apartment/suite/loft mates, visitors, the management staff, and other officials with courtesy and respect. Verbal abuse will not be allowed including swearing, name-calling or any other language offensive or demeaning to another person. Physical violence of any type will not be tolerated.

L5. FAILURE TO COMPLY. You must comply with all written and verbal requests and instructions from management and officials. This includes requests to produce valid identification.

L6. NOISE. You and your guests must respect the rights of others at all times by behaving in a manner that is conducive to sleeping and studying. High volume sounds from home and car stereos, televisions, electrical instruments, and such are not permitted. Quiet hours may be established. However, you are expected to show consideration and courtesy to other residents 24 hours a day, seven days a week. If another person can hear your stereo, voices, or any other form of sound from outside your door, windows or through the walls, you are being too loud. Please pay special attention to the level of bass you play on radios and stereos. If continuous complaints are made against a resident's unit, the resident may be subject to a fee or other disciplinary measures.

L7. BARBECUE GRILLS/FLAMMABLES. The fire code prohibits the storage or use of barbecue grills on the sidewalks in front of the building and on breezeways/balconies/patios. After you use the community grills if provided, please leave the equipment, grills, and area clean for the next person.

Flammable liquids may not be stored in your apartment. This includes, but not limited to illumination devices, flammable oils or fluids such as gasoline, kerosene, naphtha, benzene, explosives, or any other material deemed hazardous. Fireworks are prohibited.

LB. FIRE ALARMS & ELEVATORS. We may have installed building fire alarms in the building. If you are in a building when its fire alarm rings, you and your guests are required to immediately leave the building (this includes real alarms, false alarms and fire drills). If you, and/or your guests, fail to leave as required, you may be required to pay a fee. **EXCEPTION:** You are not required, to leave the building while we are conducting a test of the fire alarm system and we have notified residents in advance of the test. If you, and/or your guests, intentionally cause a false alarm, you will be subject to a fee and/or eviction. You may not tamper with any component of the building life safety equipment. Tampering with such equipment may result in criminal prosecution and you will be liable for all damages caused from such tampering.

Tampering with elevators, including falsely sounding the alarm bell, misuse of emergency phones, forcing the doors or otherwise hindering or threatening elevator operation is extremely dangerous. Any persons engaging in such activity will be treated accordingly and could be subject to prosecutions and or eviction

L9. SMOKE DETECTORS. Prior to the start of your Lease, and on an ongoing monthly basis, we will test the smoke detector(s), if provided, in your apartment/suite/loft for proper operation and working batteries. Thereafter, it is your responsibility to immediately report to us any malfunctioning smoke detectors. Do not render the smoke detector(s) inoperable or fail to keep working batteries installed. Report any malfunctioning or inoperable smoke detector(s) to us immediately in a written work request. Tampering with, dismantling or disabling your smoke detector or other fire safety equipment will result in a \$250.00 fee for each occurrence.

L10. COMMON AREAS. You are expected to use common sense and consideration for others when using these facilities. Your use of the common areas is a privilege that we can withdraw. Do not make loud noise or play music in the clubroom or other common areas. You and your guests are required to follow the posted rules and regulations.

L11. SMOKING PROHIBITED. OUR BUILDING IS SMOKE-FREE and SMOKING IS PROHIBITED IN ALL AREAS OF THE FACILITY INCLUDING APARTMENTS, BALCONIES AND STAIRWELLS. Use of cigarettes, e-cigarettes and vaporizers (for tobacco use only) is ONLY permitted in the designated area outside the building on street level. Properly dispose of cigarette butts in containers. Residents are expected to follow all state and federal guidelines in relation to smoking policies. Any indication of a resident found smoking in his/her room will result in a \$250.00 cleaning fee.

L12. VISITORS. You are responsible for your guests' compliance with all of these Community Policies and parking regulations. If you allow someone access to our community or if they are in your apartment/suite/loft, they are considered your guest. During limited periods of the day/night you may need to sign your visitor in at the front desk if one is provided. Your visitor may need to leave identification. The total number of visitors a resident may host may be limited if good citizenship and neighborly behavior is not maintained.

Overnight guests are allowed only with the approval of all roommates. Guests who stay after 2:00AM will be considered overnight guests. Guests staying more than 48 hours without our permission will be considered unauthorized occupants and you will be in violation of the lease. A guest may not stay more than 3 consecutive nights and no more than 12 nights in any given semester. There is a maximum of 1 guest per resident per night.

L13. SOLICITATION. Solicitation is prohibited in our community.

L14. MINOR CHILDREN. Inform all other occupants in your Premises, including any children you may have, about these guidelines. We recommend that all residents and occupants use common sense when outside the Premises.

L15. APARTMENT/UNITS. We recognize the importance of personalizing your apartment. However, in order to comply with fire codes (which exist for your protection and safety), to reduce the risk of accidents, and to prevent other damage to the apartment/suite/loft, we have established the policies that follow. If you fail to follow these policies, we may sanction you and/or charge you fees and costs.

- A. We do not allow hot plates in your apartment.
- B. You may not use halogen lamps, candles, incense or any open flame in your apartment. If the power goes out, use flashlights only for light. Do not store flammable liquids in or around your apartment/suite/loft.
- C. You may not hang, stick, or erect anything in, on, or about any windows if it can be seen from the outside. The blinds provided should be the only thing visible on the outside windows.
- D. All decorations should be temporary in nature so as to not permanently deface or damage any of your apartment/suite/loft's finishes. You can hang posters and other wall decorations with thumbtacks, or any other method that will not damage painted wall surfaces. No wall papering or painting is permitted in your apartment. Holiday decorations may only be attached on the exterior of the apartment door and does not protrude more than 5 inches from the door into the walkway.
- E. Do not use nails, stickers or tape on the apartment/suite/loft entrance, bedroom and closet doors, or kitchen cabinet surfaces.
- F. We do not allow waterbeds.
- G. Do not hang anything from sprinkler heads (if installed). Damage to these may result in flood damage for which you will be responsible.
- H. Aluminum foil may not be placed in windows as insulation or decoration.
- I. No awning, Venetian blinds, window guards, radio television antenna, or planters shall be attached to or hung from the exterior of the building or protrude through the walls, windows, roof thereof, and no notice, advertisement, bill, poster, nameplates, illumination or other signs shall be inscribed or posted on or about the property.
- J. No additional air-conditioning units shall be installed in any apartment.
- K. No live Christmas or holiday trees.

L16. ROOMMATE AND NEIGHBOR COUNSELING. Conflicts occur due to a lack of communication between people and resistance to compromise. All residents agree to follow the ROOMMATE/NEIGHBOR CONFLICT RESOLUTION process:

- A. The complaining resident discusses the problem with our staff; staff will give tips on how to talk with the roommate/neighbor; the complaining resident addresses the concern directly with the roommate/neighbor.
- B. Our staff will follow up with the complaining resident. If the problem remains, a resolution meeting is held among apartment/neighbors and our staff. A roommate/neighbor contract may be formulated to help negotiate a compromise.
- C. Our staff will follow-up and revise the roommate/neighbor contract if needed.
- D. Only after our staff feels that the roommate/neighbor resolution process has been given a chance will change in apartment assignments be considered. Failure to get along with roommates/neighbors is not grounds for lease termination.
- E. Roommates/neighbors electing not to work through this prescribed resolution process will be assessed a \$50.00 transfer fee to change apartment, if apartment availability allows.

L17. SATELLITE TELEVISION DISHES. You may not install a satellite television dish without our written approval.

L18. LOITERING. No one shall be permitted to loiter in any of the common or parking areas. Horseplay, running, screaming or other boisterous conduct is not permitted.

L19. IMPLIED CONSENT. All residents in an apartment/room/area will be held responsible of their behavior/objects in that apartment, room or area. In addition, residents who are not observed participating in misbehavior or in possession of inappropriate items/objects, but are in the presence of a policy violation, can be held responsible. This is called implied consent. If a resident is not present, he/she will be held responsible unless it can be clearly demonstrated that he/she had no knowledge of the violation.

L20. CHRONIC MISBEHAVIOR. A resident establishes an unacceptable pattern of misconduct when he or she is frequently in trouble, though individual offenses might be minor. A pattern of recalcitrance, irresponsible conduct, or manifest immaturity may be interpreted as a significant disciplinary problem. Generally, the third violation of policy will result in a referral for eviction, but single violations, depending on the nature, may be cause for eviction at our discretion.

L21. MAIL/DELIVERIES. The mailbox receptacle may have a designated outgoing mail slot that is regularly checked by US Postal Personnel. Nothing will be affixed to the outside of the mailbox receptacles.

Due to the liability involved, Illini Tower, will accept packages from commercial delivery services (UPS, Federal Express, etc.) only with written consent. By signing these Community Policies, you give us your written consent to accept such packages. This service is offered as a convenience to you, and you hereby release us from all liability of any kind in connection therewith.

Management is not responsible for personal property, packages or other deliveries left in walkways, at doors of units or any other undesignated place.

L22. VIDEO SURVEILLANCE. The community may be equipped with a Closed Circuit TV camera. This camera may be installed for the purpose of recording events for later viewing. If a camera is provided, the camera is NOT monitored and is NOT installed for the purpose of stopping an event in progress. You should always protect yourself by always being aware of your surroundings and by being alert for dangerous circumstances. Further, since the camera and recording equipment is mechanical and requires the involvement of humans, they may not always be working properly due to mechanical or operator problems. Do NOT rely upon this camera in any way for any purpose.

L23. MULTIPLE OUTLET EXTENSION CORDS. The only approved multi-plug power strip must contain a reset button. All other cords, plugs or octopus outlets are not allowed.

L24. COMMUNITY FURNISHINGS AND DAMAGES. The expectation of all residents is that they will respect the community grounds, buildings and furnishings. Room furnishings shall not be removed without approval by the general manager. Public area or lounge furnishings shall not be moved into the student's room. If extensive vandalism occurs and no one is identified as specifically responsible, damages may be assessed against all residents. If damage to residence hall facilities occurs and it is possible and appropriate to assign responsibility for the damage, the cost of repairs is charged to the individual or group. Management reserves the right to bill a floor or hall for repetitive or excessive cases of common area damage. See Common Charge Sheet.

L25. HALL AND ROOM CHARGES. The charges listed on the Common Charge Sheet are based on approximate costs and will vary according to the hall and the situation. The minimum billed to a residents account for damages is \$10.

L26. UTILITY AND SERVICE PROVIDERS. Unless the Owner agrees in writing previously, Resident may not attempt to change the supplier of utilities, amenities, or services including but not limited to internet services to the apartment from the companies contracted with Owner.

L27. UNAUTHORIZED ACCESS. Access to any private living area not assigned to you will result in trespass and violation of this lease. Violations may include but not be limited to billing for use of unauthorized space and/or eviction. Any unauthorized access you grant to a non-resident that violates our visitation/guest policy shall result in the same penalties.

L28. HOVERBOARDS. All hoverboards and their charging devices are prohibited in, on and around all areas of the property.

OFFICE & MAINTENANCE SERVICES

1. OFFICE HOURS AND SERVICE PROCEDURES. Our business hours may vary during the course of the year. Please check the office hours posted at the office entrance. When the office is not open, for emergencies call the after-hours number (217) 344-0400. The number is posted at the front office and is distributed to you throughout the year in various newsletters and notices.

2. MAINTENANCE MANAGEMENT SYSTEM. We take pride in providing you a well-maintained home. We demand high standards of service from our suppliers, subcontractors, and service personnel. **During emergencies and in the event that a security device in your Premises is in need of repair or replacement, you should immediately submit a written work request to Manager and immediately call the Resident Assistant that is on-call.** For non-emergencies, you should submit a written work request in accordance with the procedures established by Manager. Verbal requests are not allowed. Your cooperation with this policy will help us provide you better service. If you make a second request for service and do not receive service within a reasonable amount of time, please address a letter to Campus Living Villages, to the attention of Assistant Vice President, Illini Tower, 1001 Fannin, Suite 1350, Houston, Texas 77002. Only written correspondence will be acknowledged. Emergency maintenance such as, power failures, losses of heat (if the outside temperature is below 40°F), losses of air conditioning (if the outside temperature is above 90°F), and rising water may be reported by calling the after-hours number. Promptly report water leaks and equipment malfunctions to minimize your inconvenience and property damage.

3. CARPET CARE. To reduce damage and preserve the appearance of your carpet if any is installed, you must vacuum frequently (at least weekly). Please call us immediately for special instructions and assistance in handling carpet stains or damage. Annually, upon renewal of your contract, we will shampoo your carpet at no cost, per your request.

COMMUNITY CLEANLINESS

C1. APARTMENT CLEANLINESS. You must maintain your apartment in a clean, orderly and sanitary condition at all times. Unclean conditions may create an unhealthy environment for your roommates and/or your neighbors.

A. If we must clean your apartment to assure sanitary conditions, you must reimburse us for all costs incurred.

B. If one apartment-mate of an apartment moves out, all apartment-mates must satisfactorily clean the apartment. If the apartment is not cleaned, a \$150.00 cleaning charge will be assessed among all apartment-mates.

C2. TRASH. Put all trash in tightly closed plastic bags and deposit them in the dumpsters provided. Do not put trash in hallways, balconies, patios or in stairwells. Do not put your trash in the trash cans in the courtyards or common areas. We do not provide door-to-door trash pick-

up. You will be charged a \$50.00 service charge if you place any trash outside your Apartment or anywhere else on the property (other than inside the dumpsters).

C3. BREEZEWAYS / STAIRWAYS. In abiding with the Fire Code, the common breezeways/stairways must not be obstructed or used for any purpose other than ingress (entering) and egress (leaving). No footwear, chairs, bikes, boxes, tires, recyclables, broken furniture, beach/surf items, trash bags or other items shall be left in the walkways or stairways. Personal items of any kind will be removed and disposed of at your risk and expense.

AMENITIES

A1. TANNING FACILITY. This section is intentionally left blank.

A2. COMMON AREA USE. We will utilize the community's common areas for a variety of educational, recreational, and social programs. These rooms and areas are also available for your use (i.e., study groups, organization meetings, etc.). For further information on utilization of these facilities, please contact our office and/or your Resident Assistant.

A3. FITNESS FACILITY. Rules may be posted at the fitness center and you agree to follow any additional rules posted. You should consult a physician before using any fitness equipment. We urge you to be considerate of others and wipe down equipment after its use. You agree to report any damaged or broken equipment to the management office immediately, so that the equipment may be placed "Out of Service" until repairs have been made. You will not attempt to make any repairs to the equipment myself. You understand that the use of these facilities is a privilege that may be revoked if you abuse the equipment or the guidelines.

A4. POSTING. All signs and posters must be pre-approved by us before being posted. If approved, posters, signs, and other items can only be posted in designated areas.

AS. PARKING AREAS & PERMITS. All vehicles that you operate on the property must be registered at the office. All vehicles that have not been properly registered may be towed at the owner's expense. You may have one vehicle registered in your or your parent's name parked on-site at any time. Parking is by said permit decal only in specified areas. Loss of permit decal results in loss of parking privileges. Properly and permanently affixing decals to rear window is required to minimize chance of loss. Parking decals are nontransferable. Cars parked in unauthorized areas will be towed at owner's expense. Tenant agrees that the designated vehicle will be parked between the lines in such manner as to not encroach on any adjacent space or occupy more than one parking space at a time. Tenant specifically understands and agrees that he or she will not be permitted to perform mechanical repairs (e.g. oil changes) of any kind in any part of the Premises. Parking regulations are enforced 24 hours a day. Tenant specifically understands and agrees Additional parking regulations may be distributed at move-in for which you may be responsible.

- All vehicles must be properly registered and licensed as required by the law. Abandoned and inoperable vehicles are not permitted.
- You may not store items including but not limited to, commercial vehicles, boats, campers, trailers, recreational vehicles, or personal items such as furniture, lumber, tools, sporting equipment, etc. in stalls or in any parking area, even temporarily.
- With exception of minor emergency repairs to start the vehicle (i.e. replace/jump start battery, or change a flat tire), there shall be NO mechanical repairs, maintenance, body and fender, painting, sanding (hand or machine); and car washing of any vehicle while parked at the community. Grease or oil buildup is the responsibility of the resident to clean.
- Excessive use of horns and car stereos shall not be permitted. Racing car engines are not allowed.
- No vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance or exit of other vehicles. Vehicles shall be entered in the parking stall (not on lines or protruding beyond the stall lines) so as not to obstruct the exit or entrance of other vehicles. Owners of vehicles constituting a hazard will be immediately requested to remove said vehicle from the property.
- GUEST stalls are not available; guests are to park off-property.
- The loading zone area, if any exists, shall be used for loading and unloading only. The maximum time limit shall be no longer than 15 minutes.

Failure to comply with any of the Parking Rules and Regulations listed above may result in you or the owner's vehicle being towed and removed from the community at your expense. Any expenses for damages to the Property caused by any vehicle operated or owned by you or your guest, shall be paid for by the resident.

MOTORCYCLES. Motorcycles and all other motorized two or three-wheeled vehicles must be licensed for operation on public roadways. We may not allow you to use these types of vehicles on the property. However, if we do so allow, the vehicle must be parked in parking space. All additional parking regulations listed above apply.

BICYCLES. Ride bicycles on the streets only. Do not chain bicycles to trees, fences or railings. Bikes should not be kept or stored on breezeways or in stairwells. Residents will be allowed to have 1 bicycle on the Property, but the resident must obtain a bike permit upon move-in. Residents will be expected to lock his/her bike in the designated area provided. If a resident's bike is found locked outside of the designated area, the lock and bike will be removed at the resident's expense. All bicycles remaining 3 days after move-out will be deemed abandoned and removed and the resident will be charged a \$50 removal fee.

A6. POOL & SPA- This section is intentionally left blank.

A7. NETWORK ACCEPTABLE USE POLICY

As a condition of your continued access to Wi-Fi and/or wired network (the "Network") at the Property you acknowledge and agree to the terms of use set forth in this Network Acceptable Use Policy ("Policy"). Owner hereby grants you revocable permission to access and use the Network pursuant to the terms of this Policy. If you are found to have violated this Policy, Owner and/or Manager reserve the right to take any action that it, at its unilateral discretion, sees fit, including, but not limited to, revoking your network access and terminating your Lease. As a condition of accessing the Network, you hereby agree to indemnify, defend or otherwise hold harmless Owner and Manager from and against any and all claims, liabilities, obligations, damages, costs, expenses, fees, actions, and/or suits (including without limitation reasonable attorneys' fees), demands, and causes of action incurred or suffered by Owner and/or Manager as a result of any uses of the Network or breaches of this Policy by you. You acknowledge and agree that you shall be personally liable to Owner, Manager and/or any third parties for any harm, damages (monetary or otherwise), civil liability, criminal liability or the like resulting from and/or caused by your use of the Network or violation of this Policy. Neither Owner nor Manager shall be liable to you or any third party for any claims, liabilities, obligations, damages, costs, expenses,

fees, actions, and/or suits (including without limitation reasonable attorneys' fees), demands, and causes of action incurred or suffered by you as a result of your uses of the Network, and you hereby waive any and all claims against Owner and/or Manager regarding the same. Owner and Manager not responsible for your unofficial uses of Network resources, including, but not limited to, your use in connection with e-mail and/or personal Web pages.

If you are found to have violated this Policy, you may also be in violation of University policies, including the University's Code of Conduct. Owner and Manager reserve the right to report any violation of this Policy to appropriate University authorities, and you may be subject to separate disciplinary action by the University for any such violations. You will not take any adverse action against Owner and/or Manager for reporting any violation or suspected violation of this Policy by you to the University.

You agree to cooperate fully with any investigation or inquiry by Owner, Manager, the University or any other third party (including intellectual property rights holders) regarding a violation or suspected violation of this Policy by you or anyone else. Failure to cooperate will constitute a breach of this Policy and may result in disciplinary action, including, but not limited to revocation of Network access and/or termination of your lease with Owner.

Password sharing is strictly prohibited. Users shall be responsible for choosing safe passwords, ensuring their file and other account protections are set correctly, and for all use of accounts and user-IDs assigned to them.

Prohibited Uses

When using the Network, you will not:

- Seek to gain unauthorized access to information resources or enable unauthorized access to this Network or any other network or resources by others.
- Send, view or download fraudulent, harassing, obscene (i.e., pornographic), threatening, or other messages or material that are a violation of applicable law.
- Violate copyright law, the intellectual property rights or other rights of any third party.
- Use or otherwise exploit copyrighted materials in any way that breaches or violates the applicable license or purchase agreement. Use Network resources for any illegal or criminal purpose.
- Encroach, disrupt or otherwise interfere with access or use of the Network by others, including, but not limited to, sending bulk unsolicited emails or engaging in any other activities that vandalize, damage, or otherwise compromise the Network.
- Violate the terms of use of third party websites, including, but not limited to social media websites, blogs or chat rooms.
- Use Network resources for any for-profit or not for profit commercial purposes, including, but not limited to advertisements, solicitations, promotions or other commercial messages.
- Attempt to gain root access or access to any account not belonging to you on any third party property or University network system. Attempt to gain access or access to restricted databases.
- Violate any University rule or policy.
- Attempt to "hack," crack or otherwise gain access to third party networks or systems.
- Attempt to alter or delete or alter or delete software, hardware, communications and/or data belonging to any third party without authorization. Browse, access, copy, or change private files without authorization.
- Attempt to modify or modify the Network or Network software in any unauthorized manner.
- Use, provide or otherwise supply or distribute invasive software, including "worms" and/or "viruses."
- Attempt to damage or disrupt operation of computer equipment, data communications equipment, or data communications lines is prohibited. Take any action that adversely impacts the Network, including gratuitous consumption of system resources (disk space, CPU time, and bandwidth).

Reporting Violations and Other Terms

Illini Tower reserves the right to throttle bandwidth to residents with delinquent balances. As a condition of your continued Network access, you agree:

- To adhere to all posted Network policies, procedures, or protocols as may be communicated and/or modified from time to time at Owner's sole discretion.
- To immediately report any known or suspected violations of this Policy to Owner and Manager at 409 E. Chalmers Street in Champaign, Illinois, 61820 Attention: General Manager and 1001 Fannin, Suite 1350, Houston, Texas 77002, Attention: General Counsel.
- To immediately report any known or suspected defects in Network accounting, concerns with Network security, or suspected unlawful or improper Network activities to Owner and Manager at the addresses listed above.

BED BUG ADDENDUM

This Bed Bug Addendum (this "Addendum") is made and entered into as of the same date as the Lease Contract (the "Lease") to which this Addendum is attached by and between Owner and Resident named therein. The terms of this Addendum shall be in addition to the terms of the Lease as if the terms of this Addendum were written into the Lease. In the event of any conflict between the terms of the Lease and this Addendum, the terms of this Addendum shall prevail.

1. Purpose. It is important that we work together to prevent the infestation of bed bugs. While the presence of bed bugs is not always related to cleanliness or housekeeping, good housekeeping will help control the problem. This Addendum contains important information for you and sets forth responsibilities for both of us.
2. Inspection. You agree that you will inspect the dwelling within 48 hours after move-in or signing this Addendum and will notify us of any bed bugs or bed bug infestation.
3. Representations. We represent that we are not aware of a current infestation or presence of bed bugs in the apartment. You represent that: A) you are not aware of any bed bug infestation or presence in any of your furniture, clothing, or personal property and possessions; B) you have fully disclosed to us any previous bed bug infestation which you may have experienced; and C) if you were previously living in an apartment or home that had a bed bug infestation that you had all furniture, clothing, and personal property or belongings professionally and properly cleaned and treated by a licensed pest control professional.
4. Access for Bed Bug Treatment. You must allow us and our pest control professional access to the apartment at reasonable times to inspect for or treat bed bugs. You and your family members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments in accordance with this Addendum. We have the right to select any licensed pest control professional to treat the apartment and building. We can select the method of treating the apartment, building and common areas for bed bugs. You are responsible for and must, at your own expense, have your own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that we approve.
5. Duty to Report. You must report any signs of bed bugs immediately and in writing. Do not wait. Even a few bugs can rapidly multiply to create a major infestation. When an infestation is caught early, treatment is often much quicker and less disruptive than when the infestation is more advanced.
6. Cooperation & Responsibilities. Successful treatment of a bed bug infestation is dependent on your full cooperation. If we confirm the presence of bed bugs, you must cooperate and coordinate with us and our pest control professionals to treat and eliminate the bed bugs. You must follow all directions from us or our agents to clean and treat the apartment and building that are infested. Follow-up treatments or inspections may also be necessary. You shall not treat the apartment for a bed bug infestation on your own. You acknowledge that we have the full right to select a licensed pest control professional to perform treatments and cleaning of the apartment and building. You must remove or destroy personal property that cannot be treated or cleaned before we treat the dwelling. Any items you remove from the dwelling must be disposed of off-site and not in the property's trash receptacles. If we confirm the presence or infestation of bed bugs in your dwelling, we have the right to require you to temporarily vacate the dwelling and remove all furniture, clothing and personal belongings in order for us to perform pest control services. If during the term of your tenancy: A) bed bugs appear in the apartment; and B) a pest control professional determines that the bed bugs originated in your apartment, you acknowledge and agree that all necessary treatments for your apartment and other units as well as all of our additional costs, expenses and losses will be at your expense. In addition, you acknowledge and agree that if: A) you do not comply with the preparation of the apartment as required by the pest control professional or us; and B) the treatment is unsuccessful because of that, you will also be responsible for subsequent treatments to the apartment and for any treatment to adjoining units that are infested with bed bugs. If you fail to pay us for any costs you are liable for, you will be in default, and we will have the right to: A) terminate your right of occupancy; B) exercise all rights and remedies under the Lease; and C) obtain immediate possession of the Premises. If you fail to move out after your right of occupancy has been terminated, you will be liable for hold over rent under the Lease. You acknowledge and understand that you agree to follow all guidelines given to you by our licensed pest control professional.
7. Indemnification. Under no circumstances shall the Owner and/or Owner's agents and employees be responsible to you for any losses, damages or expenses including special, consequential or punitive arising out of a bed bug infestation, inspection or treatment. Additionally, you agree to indemnify and hold harmless the Owner, its agents and employees from any actions, claims, losses, damages, or expenses, including, but not limited to, attorney's fees that the Owner may incur as a result of a bed bug infestation, inspection or treatment. This indemnification shall not apply if such damages, costs, losses, or expenses are directly caused by the negligence of the Owner.
8. Default. Failure to promptly report bed bugs, failure to comply with treatment instructions, or any other violation of any other provision of this Addendum is a material violation and breach of the conditions of your Lease. Said violation and breach constitutes: A) grounds for eviction; B) termination of occupancy, and C) subjects you to all other damages, costs legal fees and expenses as stated in the Lease and/or this Addendum.
9. Severability, Waiver and Survival. The provisions of this Addendum shall apply to the fullest extent permitted by law. The partial or complete invalidity or unenforceability of any one or more of the provisions shall not affect the validity or continuing force and effect of any other provision. The court shall interpret and construe the remaining portion of this Addendum so as to carry out the intent and effect of the parties. The failure of either party to insist, at any time, upon the performance of any of the terms, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such term or right. The terms of this Addendum shall survive the termination of the

Lease. The undersigned, intending to be legally bound, acknowledge having read and understood this Addendum and agree to carry out the obligations and responsibilities described herein