## **PJ Apartments 2019-2020 Academic Year LEASE ADDENDUM #2**

## RULES AND REGULATIONS FOR ALL BUILDINGS WHERE LANDLORD PAYS THE ELECTRICITY BILL

When the electricity is paid by the Landlord, our experience with a great many of past tenants has been that we have discovered wastefulness and, often, complete disregard of energy saving measures. Therefore, we are now forced to employ methods to ensure unnecessary waste of electricity by issuing a warning followed by a fine if we discover:

Lights, fans, computers, appliances, air conditioners, and any other electrical devices left on when you are not in the room. We want you to be comfortable, and especially with the use of air conditioners and fans during inclement weather, we will not refuse permission for their use. However, finding air conditioners running in November, as we have discovered in the past, is completely unacceptable.

(NOTE: THE USE OF MINI-FRIDGES OR AIR CONDITIONERS REQUIRES WRITTEN PERMISSION FROM LANDLORD BEFORE YOU INSTALL THEM).

## **FINES**

If we find that you are not employing energy saving measures, we will post the door of your room and note a \$30 per item fine for electrical devices/appliances such as: lights, fans, computers, appliances, and air conditioners which are left on unattended. You will be required to pay any fine along with you next month's rent. Any fine levied pursuant to this addendum shall be considered additional rent that is immediately due and payable with the next month's rent. Failure to pay the entire amount of rent due, including any fines, is considered a material breach and a default pursuant to paragraph 18 of the lease and late fees may be assessed pursuant to paragraph 3 of the lease.

Strings of decorative lights are not permitted at any time.

We will give you **ONE WARNING ONLY**, after which a fine will be levied.

Tenant has read the above policies and statements regarding fines that shall be levied for the unnecessary use of electricit and hereby agree to accept and adhere to the procedures and policies outlined above.