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4.4.2016

TO: GOV. NIKKI HALEY

FROM: CHRISTOPHER J. GILL

299 MILLER RD,

APT. 125

MAULDIN, SC 29662

HI GOV. NIKKI,

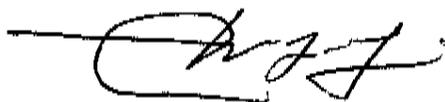
PLEASE CONTACT G.B. AND TELL HIM THAT I WANT  
TO OWN WIND MILL APTS. 299 MILLER RD.  
MAULDIN, SC 29662 THERE MAIN OFFICE IS  
IN COLUMBIA, SC

ASK HIM TO MAKE A DEAL FOR ME TO CLOSE  
ON THIS APT. COMPLEX THIS MONTH!

THANK YOU VERY MUCH!

GOD BLESS!

YOUR PARTNER FOR PROGRESS,



PS: THE OWNERS ARE: SABER MATRIX GROUP

Jba: WINDMILL APARTMENTS

LEASE AGREEMENT

Lease Date: 11/10/2015

Leased Apt# / Address: 125

Lessor (herein after referred to as "Owner": Saber Matrix Group dba Windmill Apartments

Lessee (herein after referred to as "Resident": Christopher Gill

Co-Lessee (herein after referred to as "Resident": \_\_\_\_\_

Lease Term: From: 11/10/15 Until: 11/30/20

**Breakdown of monthly rent charges**

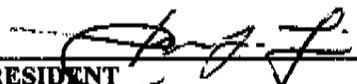
Base Rent	\$ <u>1015.00</u>
Pet Premium	\$ _____
Lease Premium	\$ _____
Other _____	\$ _____
Other _____	\$ _____
<b>Total Monthly Charges</b>	<b>\$ <u>1015.00</u></b>
<b>Total Lease Term Charges</b>	<b>\$ <u>7380.00</u></b>

**Initial / Other Charges**

Security Deposit	\$ <u>200.00</u>
Non-Refundable Pet Fee	\$ <u>200.00</u>
Application Fee	\$ <u>250.00</u>
Late Charges (After 5th day of Month)	\$ <u>50</u>
Late Charges (After 10th day of Month)	\$ <u>50</u> per day
1st Month Pro-Rated Rent	\$ _____
Other _____	\$ _____
Pet Description	_____

IN WITNESS WHEREOF, the parties hereby accept the following charges, terms, conditions and covenants, rules and regulations, and hereunto set their signatures, the day and year first written above.

**THIS IS A BINDING LEGAL DOCUMENT – READ CAREFULLY BEFORE SIGNING**

  
RESIDENT

\_\_\_\_\_  
OWNER'S REPRESENTATIVE

\_\_\_\_\_  
CO-RESIDENT AND/OR SIGNATORY (S)

In consideration of the covenants hereinafter expressed, Resident and Owner enter this lease agreement ("Lease") on the date first shown above:

- RENT:** Resident shall pay the Total Monthly Charges to Owner, in advance monthly rent installments as stated above, on or before the 1<sup>st</sup> day of each month of the Term. The timely payment of each monthly installment is made the essence of this Lease.
- LATE FEES:** Rent is due on the 1<sup>st</sup> of the month. If rent is not paid within (5) days of the due date, Landlord may terminate this rental agreement. In the event the full total monthly charges are not paid on or before the 5<sup>th</sup> day of each month, a \$75 late fee will be added to the monthly charges due. In addition, if the full monthly charges due, including late charges are not paid on or before the 10<sup>th</sup> of the month an additional late fee of \$5.00 per day will be applied to the total monthly charges due. Any utility balance that is not paid by the 16<sup>th</sup> day of the month will occur a \$10 late fee. Tenant will be responsible for all legal fees and court cost resulting from legal action. Tenant agrees to pay a \$40 fee for each legal filing in magistrate or small claims courts
- BAD CHECK FEES:** Any check returned as unpaid to owner for any reason will be assessed a \$30.00 return fee plus any late fees that may have accrued as detailed in LATE FEE paragraph #2.
- UTILITIES AND SERVICES:** RESIDENT SHALL PAY FOR ALL UTILITIES RENDERED OR FURNISHED TO THE PREMISES, together with all taxes levied or other charges on such utilities, EXCEPT FOR ANY OF THE FOLLOWING UTILITIES CHECKED: Gas ( ) Water ( ) Sewer ( ) Garbage ( ) Electric ( ) Cable TV ( ) Resident shall not remove or replace any utility saving devices such as water saving faucets, electricity saving fixtures and similar devices provided by Owner. Resident agrees that the utilities and services furnished by the Owner shall be used in a reasonable manner, and the abuse or use of any utilities and services furnished by the Owner shall be, at the Owner's option, cause for termination of this Lease. NONPAYMENT OF UTILITIES IS GROUNDS FOR

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**TERMINATION OF LEASE. IN ADDITION, EVICTION PROCEEDINGS MAY BE FILED, AS WELL AS JUDGEMENT OBTAINED AGAINST RESIDENT FOR THE AMOUNT OF THE UNPAID UTILITIES.** Owner shall not be held liable for any injury or damage whatsoever which may arise or accrue from the absence of heat, air conditioning, electricity or hot or cold water, regardless of the cause of such failure, nor from any defect in the building or premises, nor from rain, wind, or other cause, all claims for such injury or damage being hereby expressly waived by Resident.

5. **DEPOSIT AS SECURITY:** To secure faithful performance of this Lease, Resident has deposited with the Owner the sum identified above as the Security Deposit. The Security Deposit shall not bear interest nor be held separately or in trust upon vacating the Leased Premises, Resident must supply Owner, in writing, Resident's forwarding address. In the event that the Resident shall fail to perform any obligation, Owner shall have the right to apply any or all of the Security Deposit as a remedy for such failure and to require Resident to deposit such funds as are necessary to replenish the Security Deposit. The Security Deposit is not an advance payment of rent and shall not be treated by Resident as such. At the termination of this Lease, or upon vacation of the Leased Premises, whichever occurs first, Owner may apply all or any part of the Security Deposit to:
  - (a) Labor and material charges for cleaning appliances, carpets, common, storage areas, or for excessive necessary cleaning of premises;
  - (b) Damage, beyond normal wear and tear, to the Leased Premises, common areas and/or any of Owner's property, real or personal.
  - (c) Any charges due under this Lease, including unpaid rent, and failure to return keys;
6. **RENEWAL OF LEASE:** Resident shall give Owner notice at least 30 days prior to the expiration date of the existing lease term of the Resident's intention either to renew this Lease or to vacate the Leased Premises. If Resident chooses to renew Lease, such renewal must be executed a minimum of 15 days prior to the expiration date of the existing lease term. If Resident chooses to vacate the Leased Premises at the termination of the Lease, Resident shall notify Owner in writing a minimum of 30 days prior to expiration date of this Lease of Resident's "intention to vacate". Failure of Resident to give 30 days written notice of "intention to vacate" shall result in application of all of the Security Deposit to costs of reletting.
7. **DELIVERY OF POSSESSION:** Owner shall not be liable to Resident for any injury or damage from the failure to timely deliver possession of the Leased Premises, other than to the extent of an abatement of rent from the date of the commencement of this Lease to the date possession is delivered to Resident on a pro-rata basis of the Term Rent as herein set forth.
8. **DAMAGE TO PREMISES:** Resident is and shall be responsible and liable for any injury or damage done to the Leased Premises, common areas or any property of Owner caused by Resident, any occupant(s), or any other person whom Resident permits to be in or about the Leased Premises.
9. **SUB-LEASE:** Resident shall not sublet the Leased Premises or any part thereof, or vacate, transfer or assign the Lease, nor shall Resident offer or advertise all or any portion of the Leased Premises for sub-lease.
10. **PROHIBITED PURPOSES:** Resident shall not conduct any business nor permit any unlawful and immoral practice to be committed on the Leased Premises. Resident shall not permit the Leased Premises to be used as a boarding or lodging house, for rooming or school purposes, nor for instruction in music; nor for any purposes, which will increase the insurance rate. Resident shall not permit to be kept or used on the Leased Premises inflammable fluids or explosives without the consent of Owner nor use nor keep any charcoal or L.P. gas grill on any balcony. Resident shall not permit the Leased Premises to be used for any purpose which will injure the reputation of the building or which will disturb the occupants of the building or the inhabitants of the neighborhood. Resident shall not permit the Leased Premises to be used for criminal activity including, but not limited to, violent criminal activity and/or illegal drug-related activity. "Illegal drug-related activity" means the illegal manufacture, sale, distribution, use, or possession with the intent to manufacture, sell, distribute, or use a controlled substance, as that is defined in Section 102 of the Controlled Substances Act, 21 U.S.C. Sec. 802, or as these terms may further be defined under local ordinance or state law. If any resident and/or their guests or occupants are arrested on or off the premises and/or charged with a crime this will be grounds for immediate eviction. The fact that this Lease provides for prohibition of certain uses or activities shall not create Resident any right or expectations that Owner shall enforce such prohibitions as to other residents of the community. This lease does not create any duty of Owner to keep Resident or any other person secure in person or property.
11. **PET:** Resident shall not keep any pets on the Leased Premises unless expressly permitted to do so in writing by Owner and then only in strict conformance with rules regarding pets. Pit Bulls, Rotweillers, and any Aggressive Breed including all exotic animals will not be permitted on property. Owner may, at its sole option, require removal of any pet from the Leased Premises.
12. **BROKEN GLASS:** Resident shall pay the expense of replacing all glass broken and shall replace all keys lost or broken, and maintain the premises in such condition, order and repair as same are in at the commencement of the Term or may be put in during the Term, reasonable wear and tear expected.
13. **RADIOS, TV, ETC:** Resident shall not permit radios, television sets, record players, stereo and hi-fi or other electronic device, or musical instruments on the Leased Premises to disturb the neighborhood or occupants of the building containing the Leased Premises at any time.
14. **FALSE APPLICATION:** Resident warrants that the information given to the Owner in the application for this Lease is true and, in the event that such information is false, Owner may, at Owner's sole option, terminate this Lease.
15. **DAMAGE, DESTRUCTION OR CONDEMNATION:** In the event the Leased Premises are totally destroyed by fire, rain, wind, or other cause beyond the control of Owner, or are condemned and ordered torn down by the properly constituted authorities of the state, county or city, then in either of these events this Lease shall cease and terminate as of the date of such destruction. If the Leased Premises are damaged by fire, rain, wind, or other cause, beyond the control of Owner, so as to render the same partially uninhabitable or partially unfit for the use or purpose for which the same are hereby let, and partially fit for the use or purpose for which the same are hereby let, and are repairable within a reasonable time, then this Lease shall remain in full force and effect; but there shall be an abatement in rent in

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- the proportion that the damaged portion of the Leased Premises bears to the whole of said Leased Premises. Owner recommends the Resident obtain renter's insurance.
16. **INSPECTIONS AND REPAIRS:** Owner, in person or by agent, shall have the right at all reasonable times to enter the Leased Premises and inspect the same and to show the same to prospective tenants or purchasers. Owner shall also have the right to advertise the same for Lease, and may at any time remove placards, signs, fixtures, alterations, or additions not in conformity with this Lease or with the rules and regulations now or hereafter adopted. Owner may enter the Leased Premises at all reasonable times to make such repairs and alterations as may be deemed by owner necessary to the preservation of the Leased Premises or the building, but Owner is not required to do any repairing upon the Leased Premises unless so agreed in writing in this Lease. If Resident refuses Owner reasonable access to the Leased Premises or interferes with the same, Resident shall pay, as liquidated damages for this violation, a sum equal to three months' rent.
  17. **STORAGE:** All personal property placed in the Leased Premises, or in the store rooms, or in any other portion of said building or any place appurtenant thereto, shall be at the risk of Resident, or the parties owning same, and Owner shall in no event be liable for the loss or damage to such property or for any act or negligence of any co-tenants or servants of tenants or occupants, or of any other person whomsoever in or about the building.
  18. **ATTORNEY'S AND ADMINISTRATIVE FEES:** In the event of the employment of an attorney by Owner because of violation by Resident of any term or condition of this Lease, Resident shall pay the fee of Owner's attorney, in an amount no less than \$100.00, and all court costs Owner may incur. The decision to employ an attorney will be solely in the discretion of Owner. Whether or not an attorney is employed, in the event Owner initiates eviction or ejectment proceedings against Resident, Resident shall pay to Owner an administrative fee of \$75.00, in addition to any attorney fees and court costs. In the event that Owner obtains a judgment and order of eviction in any court with small claims jurisdiction and Resident desires to seek de novo review of such judgment or order and to retain possession of the Leased Premises during the pendency of such review, Resident agrees to post with the court whose review is sought a supersedeas bond in the amount of the judgment plus two month's installment of rent hereunder to secure Owner against Resident's failure or inability to pay such judgment and to pay rent installments as due during the pendency of such review.
  19. **NOTICES:** All notices and demands authorized or required to be given to Resident hereunder may be served upon Resident in person, by mail addressed to him/her at the Leased Premises, or left on the door at the Leased Premises. All covenants and representations are binding upon and inure to the benefit of, the heirs, executors, administrators and assigns of Owner and Resident.
  20. **RULES:** Owner has supplied Resident with a written or printed set of rules, the receipt and reasonableness of which are expressly acknowledged by Resident. Resident shall be bound by, and shall comply with, these rules as if they were included in the text of this Lease. Resident further agrees to the adoption by Owner of reasonable amended rules during the term of this Lease, which amended rules shall be delivered to Resident in the manner described above for notices and which amended rules shall be binding upon Resident upon delivery. Owner shall have no liability, whatsoever, to Resident, any member of Resident's family, or guest of Resident for any violation of rules by any other resident or family member or guest thereof. Resident received no rights from these rules. If there is a playground, pool, parking or recreational area, Owner may give Resident and Resident's guests permission to use it. Such person does so at his/her own risk and upon the express understanding and stipulation that the Owner shall not be liable for any loss of property through theft, casualty or otherwise, or for any damage or injury whatsoever to person or property. Resident will use the area at Resident's own risk and must pay all fees Owner charges.
  21. **OCCUPANCY LIMITATION:** Resident shall not permit persons other than those listed on the attached application to reside in the Leased Premises. Occupant 1-      Occupant 2-      Occupant 3-      Occupant 4-      Occupant 5-      Occupant 6-
  22. **CONDITION OF PREMISES:** Resident has examined the Leased Premises, is satisfied with the physical condition, and Resident's taking possession is conclusive evidence of receipt of them in good order and repair, except as otherwise specified. Resident hereby acknowledges that no representation as to condition or repair has been made except as is contained in this Lease and Resident acknowledges that no warranty of condition or promise to decorate, alter, repair or improve and Leased Premises has been made except such as expressly contained in this Lease. At the end of the Term, Resident shall return the Leased Premises to Owner in the same good condition, reasonable wear and tear excepted.
  23. **REPAIRS AND REDECORATION:** Except for reasonable wear and tear, Resident shall, at Resident's own expense, keep the Leased Premises, including walls, ceiling, floors, woodwork, paint, plaster, plumbing, pipes, light fixtures, hardware, glassware, and all other fixtures and equipment in good order, condition and repair in a clean and sanitary condition. Resident shall not make any alterations or additions to the Leased Premises without the written consent of Owner.
  24. **SAVE HARMLESS CLAUSE:** Resident shall indemnify and save harmless Owner from and against any and all claims or actions for damages to persons or property, or for loss of life, and against any and all losses, costs, damages, charges, penalties and expenses, arising out of or in connection with any accident or other occurrence due directly or indirectly to the use and occupancy of the Leased Premises, or any common or related area, by the Resident. This indemnity extends to any and all claims in which it is asserted that Owner itself has been negligent or otherwise at fault.
  25. **SEVERABILITY:** The invalidity or illegality of any particular provision of this Lease shall not affect the other provisions hereof but this Lease shall be construed in all respects as if such invalid or illegal provisions were omitted, and the other provisions will remain in full force and effect.
  26. **DEFAULT:** The occurrence of any of the following constitutes a default by Resident of this Lease:

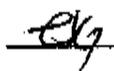
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27. (a) Failure to pay rents as and when due;  
 (b) Failure to pay utilities;  
 (c) Abandonment or apparent abandonment of the Leased Premises, unless Resident has paid in full the rent for the entire term of this lease;  
 (d) Failure to occupy the Leased Premises within fifteen days of possession;  
 (e) Failure to comply with the Rules referred to herein;  
 (f) The filing, by or against Resident, of a petition in bankruptcy.

In the event of default by Resident, and without any notice being given by Owner to Resident, the rent for the entire Term shall immediately become due and, in addition, Owner shall have the right, at its sole discretion, to re-enter and take possession of the Leased Premises, to clean and make repairs at Resident's expenses, and to relet all or any part of the Leased Premises. Owner shall be entitled to collect all reasonable costs of reentry, cleaning, repairs and reletting (including, but not limited to, advertising costs, brokerage fees, administrative costs and overhead) from Resident. All such costs are hereby agreed and acknowledged by Resident to constitute "rent" under South Carolina statutory law concerning the use and return of security deposit shall be entitled to collect all reasonable costs of reentry, cleaning, repairs and reletting (including, but not limited to, advertising costs, brokerage fees, administrative costs and overhead) from Resident.

This Lease shall not terminate, and Resident's obligations hereunder (including, but not limited to, the obligation to pay all rent due or to become due hereunder) will continue, unless Owner, acting in its sole discretion, gives Resident express written notice to the contrary. Owner shall not be required to accept any tenant offered by Resident, and shall have no duty to procure another tenant, or otherwise to mitigate Owner's damages, except in the ordinary course of business. It is expressly understood and agreed that the attached application for this Lease signed by at least one Resident is made a part of this Lease and this Lease is not binding until it has been countersigned by the Owner or Owner's Representative.

27. **ABANDONMENT:** In the event Resident shall abandon or vacate the Leased Premises before the end of the term, the Leased Premises, or any other part thereof, may be repossessed by the Owner and relet upon terms satisfactory to it, and Resident shall be liable for any deficiency resulting therefrom. Resident's liability for deficiency includes, but is not limited to: Redecorating costs, repair costs, loss of rent for balance of term, and such other costs as may be Resident's responsibility in the event of default or breach hereunder. If Owner is granted possession of Resident's premises by court order or otherwise comes into possession of same, and Resident's possessions are removed and placed in storage, Resident agrees to pay for all moving and storage costs. Resident further agrees that any third-party who moves and/or stores Resident's possessions shall acquire a warehouseman's lien on those stored possessions, and if they are not timely reclaimed, the warehouseman may sell the subject possessions in payment of the storage costs, moving costs, and other related fees and costs. Resident hereby expressly grants Owner (and its agents) authority to create or grant a warehouseman's lien in such possessions.
28. **SUBORDINATION:** This Lease and all rights of the Resident hereunder are expressly understood and agreed to be subject and subordinate in all respects to the lien of any present or future mortgage which may be placed upon said apartment development by Owner or assign of Owner, and to all and every of the rights thereby acquired by the holder of any such mortgage or mortgages.
29. **EXTERIOR OF BUILDING, ADJACENT AREAS AND STORAGE PROVIDE:** "Premises" shall mean only that portion of Owner's property contained within the interior walls of the dwelling unit described herein, and shall not be construed to include any storage shed or closet, balcony, patio, garden, exterior wall or grounds adjacent thereto. During the Term of this Lease, Resident shall have a license for the non-exclusive use of any balcony or patio (whether fenced or pen) directly accessible from the Leased Premises and any storage shed or closet located thereon, subject to the restrictions set out in this Lease. Resident shall keep such areas in a clean and orderly condition at all times. Resident shall have the risk of loss to any property stored or placed in any storage shed or closet available for use, the use of which shall be strictly limited to storage only. Resident shall not store any flammable, noxious or hazardous materials in any storage shed or closet at any time shall keep the shed or closet clean and shall remove all items therefrom vacation of the Premises.
30. **SATELLITE DISH, ANTENNA:** Resident may place a satellite dish which is no more than one meter in diameter, or an antenna which does not extend above or below the ceiling and floor lines, respectively, of the Premises on any balcony or patio for which Resident has a license of use hereunder, upon the following terms and conditions:
- Resident shall deposit with owner, as an increase in the Security Deposit, the sum of \$100.00, which amount shall be used and/or applied as provided in this Lease and not solely to offset damages, in any, resulting from the placement and use of an antenna;
  - Installation shall be done in a manner acceptable to owner and cause no damage to the exterior of the building or the balcony or patio where placed.
  - The antenna or dish shall not be permanently affixed in any manner to any exterior wall, fence, railing, etc. Clamps may be used where appropriate and subject to Owner's approval;
  - The antenna shall be painted as directed by Owner to blend with the surrounding building and grounds;
  - No drilling, tapping or sawing of any wall, floor, balcony, railing, door or window in or adjacent to the Premises shall be permitted;
  - Tenant shall purchase and maintain liability insurance (and provide proof thereof to owner prior to any such installation) with limits acceptable to Owner, covering liability for personal injury or property damage arising out of or in connection with the antenna or its installation and placement by Resident; and,
  - Tenant shall remove all fixtures and devices used in the installation and return the Premises to their original condition upon expiration of the Term of this Lease.
31. **RESIDENT'S PERSONAL PROPERTY/RELEASE OF LIABILITY:** Resident shall be responsible for the care and safety of occupants and guests of the premises and Resident's personal property on the Premises and elsewhere on Owner's property. Owner shall not be liable for injury to (including death) of any occupant or guest of the Premises or damage to any property resulting from any act or omission, including criminal conduct, of any other occupant of the Community, guest of any occupant, any licensee or any trespasser, or

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from the condition of the Premises and/or the Community, or from any accident, or from the use of any exercise, recreational or other amenities or facilities. Owner does not insure any of Resident's property. RESIDENT IS HEREBY NOTIFIED TO OBTAIN RENTERS INSURANCE OR OTHER INSURANCE COVERAGE AT RESIDENT'S OWN COST AND EXPENSE, INSURING RESIDENT'S PERSONAL PROPERTY.

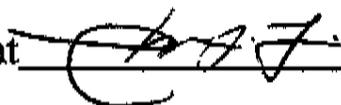
32. **SMOKE DETECTORS:** Resident acknowledges that a working UL listed smoke detector has been installed in the Premises. Resident shall inspect and test the smoke detector once each month during the Term. Resident shall not tamper with, remove, or replace any parts or equipment of the smoke detector, except to replace batteries, which shall be promptly replaced by Resident as from time to time necessary. Resident shall immediately notify Owner in writing of any failure or defect in the smoke detector and Owner shall not be responsible to replace or repair an inoperable smoke detector until such written notice is given. Resident shall pay the cost of damage to the smoke detector, or to the Premises, caused or allowed by failure to comply with the obligations of this paragraph. Owner shall not be liable for any injury (including death) to persons or damage to property resulting from Resident's failure to test or inspect the smoke detector, replace batteries as required, or to notify Owner as provided herein.
33. **PEST CONTROL:** Resident acknowledges mandatory pest services are conducted once quarterly at complexes expense. Resident agrees to allow access to said unit and understands a fee of 25.00 will be charged if pest service provider cannot access unit at scheduled service. Resident agrees to keep unit in sanitary conditions to help ensure unit is pest free. Failure to keep unit in reasonable sanitary condition will result in additional fines and or Owner requesting possession of said address here in lease. Resident acknowledges Bed Bug treatments are not covered under pest services and agrees to be held responsible for all treatments cost accrued to treat Bed Bugs. Owner shall not be liable for any injury and or costs resulting from a Bed Bug infestation. Failure to comply with said terms can result into cancellation of lease and or eviction proceedings commencing.

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Windmill Apartments  
Lease Addendum  
Eviction Proceedings

Evictions are filed on the 15<sup>th</sup> of each month. If the 15<sup>th</sup> falls on a weekend or Holiday, it will be filed on the next business day.

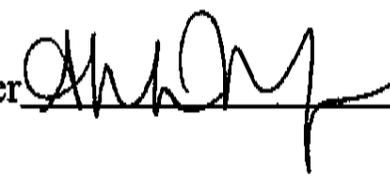
Tenant account must be at a ZERO BALANCE before any proceeding is canceled. Account must be at a zero by the last day of the month, if eviction roll over to new month eviction proceedings **WILL NOT BE CANCELED** until previous month/months and current month is at a zero balance. If current month is not at a zero balance eviction will not be canceled.

Resident 

Date NOV. 16, 2015

Resident \_\_\_\_\_

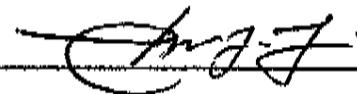
Date \_\_\_\_\_

Manager 

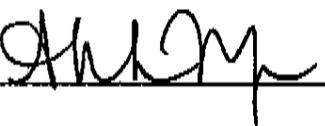
Date 11/13/2015

Windmill Apartments  
Lease Addendum  
Month to Month Agreement

After your 12 or 6 month lease has expired you may choose to sign a month to month agreement. You are only allowed to sign a month to month agreement for 4 months. After the fourth month you have the option of signing a new 6-12 month lease or vacating premises. If you decide to vacate after your fourth month you must give a 30 day notice prior to move out date.

Resident 

Resident \_\_\_\_\_

Manager 

## Windmill Apartments

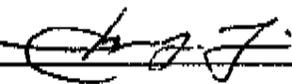
299 Miller road  
Mauldin SC 29662  
864-288-6539

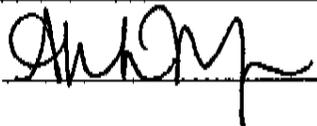
### Zero Tolerance Addendum

**Windmill Apartments** is under the jurisdiction of the Greenville County Sheriff's Department. The Department will enforce all South Carolina Laws. We have been asked to advise you that there is a **ZERO** tolerance In reference to the listed crimes that occur on the grounds of Windmill Apartments. All police reports will be delivered to the management Office. *The occurrence of any of these crimes may result in the immediate Termination of any current lease agreement.* All leaseholders will be held Responsible for the conduct of themselves as well as the occupants and Guest. Please review the following list of items.

1. Any Narcotic Activity
2. Violent Crimes resulting in harm to another person or property
3. Domestic Disputes (Whereas the lease holder and/or occupants Have been determined by the Sheriffs Dept. to be the subject)
4. Loitering in the commons areas, parking lots, walkways, and Laundry etc...
5. Excessive Violations of the county noise ordinance as well As noise emanating from cars and your apartment.
6. Any Malicious Damage to Windmill Apartments.
7. Any Lease holder Knowingly and Willfully Harboring a Fugitive.

If you witness or suspect any illegal activity, please notify the management And please call Mauldin Police Department at 864-289-8900 for any disturbances or 911 for any Emergencies.

Resident Signature(s)  Date: \_\_\_\_\_

Management:  Date: 11/13/2015

### General Security Deposit and Refund Policy

**All Items must be completed:**

1. Thirty (30) days written notice must be given prior to move out.
2. The full term of the lease has or is about to expire and the lease has not automatically renewed for a similar period.
3. All rules and regulations, and all lease provisions have been honored
4. The apartment has been left clean and no debris has been left inside or outside the unit.
5. No damages have occurred that are beyond normal wear and tear.
6. All keys to the apartment, mailbox and any other facilities have been returned.
7. A lease cancellation fee of at least one (1) months rent is charged on all broken leases in addition to non-refund of the Security Deposit.

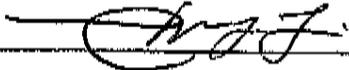
Resident Signature:  Date: Nov. 16, 2015

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_

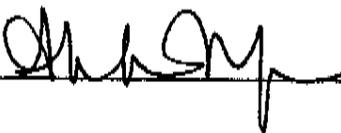
Management:  Date: 11/13/2015

**Windmill Apartments  
Lease Addendum  
Carpet Cleaning and Water Bill**

**When you move out of Windmill you  
Will be charged for Carpet Cleaning  
And you will also receive a final water bill,  
Our water bills 30 days behind your move in.**

Signature:  \_\_\_\_\_

Signature: \_\_\_\_\_

Manager:  \_\_\_\_\_