

30. WAIVER

The waiver by Landlord of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition of any subsequent breach of the same, or any other term, covenant or condition herein contained. The subsequent acceptance of rent hereunder by Landlord shall not be deemed to be a waiver of any preceding breach by Tenant of any term, covenant or condition of the lease, other than the failure of Tenant to pay the particular rental so accepted.

31. OTHER AGREEMENTS

The Landlord and the Tenant also agree to the following:

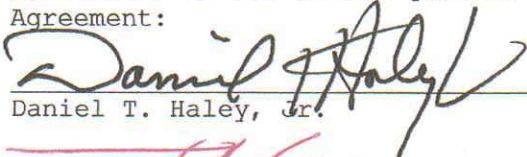



- a) There is no smoking permitted in the property at any time.
- b) Tenant agrees to check and maintain the smoke detectors on a monthly basis.
- c) Tenant agrees to protect the wood floors with furniture cups and carpets.
- d) Tenant agrees not to install any hardware in the woodwork of the windows. Spring-loaded rods are permitted.
- e) If the tenant does not plan on using the window treatments, the tenant will store the items properly and replace the window treatments upon vacating.
- f) It is understood between the parties that the tenant has an insurance binder that specifically pertains to liability.


TENANT ACKNOWLEDGES RECEIPT OF THE FOLLOWING:

Attached state and federal Lead-Based Paint and/or Lead-Based Paint Hazards disclosure forms and federal pamphlet entitled Protect Your Family From Lead in Your Home.

WHEREFORE, we the undersigned do hereby execute and agree to the Lease Agreement:

  
 Daniel T. Haley, Jr. \_\_\_\_\_ (Landlord) 5/31/13 (Date)

  
 Trisha J. ~~\_\_\_\_\_~~ \_\_\_\_\_ (Tenant) 5/31/13 (Date)

  
 Scott F. ~~\_\_\_\_\_~~ \_\_\_\_\_ (Tenant) 5/31/13 (Date)

See attachments on following pages