

EXHIBIT B

COLLEGE CITY PROPERTIES RULES AND REGULATIONS

THE NO'S

1. NO PARKING IN THE YARD

Tenant agrees that vehicles will only be parked in the paved driveway or in the street in front of the Premises. *In no event are vehicles to be parked on or driven in the yard area of the Premises, except when Tenant is moving in or out of the Premises.*

2. NO PETS OR AQUARIUMS

Tenant expressly acknowledges that pets and aquariums containing water are not allowed on the Premises without the written permission of College City Properties. If at any time any wild or domestic animal, pet or water filled aquarium is found to be on the Premises under the care of **Tenant**, regardless of the ownership of such aquarium, animal or pet, **Tenant** agrees to pay a fine of \$50.00 per day following written notice from **Landlord** notifying **Tenant** to remove said animal or aquarium. **Tenant** shall be responsible for the repair of any damage to any area of the Premises caused by any unauthorized water filled aquarium or pet.

3. NO UNAUTHORIZED SATELLITE DISH

Tenant shall not install or allow to be installed any satellite dish without the prior written permission of the Landlord. Said dish may not be installed in the yard of the premises or attached to the building or roof of the premises without Landlord's written permission. Landlord may allow said dish in its sole discretion. If Landlord grants permission for a dish Landlord may require **Tenant** to pay a reasonable security deposit to cover the cost of removal or to cover the cost of damage caused as a result of the satellite dish installation.

4. NO LOUD NOISES 11PM TO 7AM

Tenant agrees not to make or permit to be made any disturbing noises. It is specifically understood that any noise that can be heard by neighbors can be considered too loud and disturbing. **Tenant** agrees not to conduct loud conversations on the porches or decks or in the yard area between the hours of 11:00 P.M. and 7:00 A.M.

5. NO SMOKING INSIDE THE HOUSE – NO CIGARETTE BUTTS IN THE BUSHES

Do not smoke inside the house. Do not throw cigarette butts in the yard or bushes.

6. NO ADDING OR CHANGING OF DOOR LOCKS

Do not add or change the exterior door or interior door locks on the Leased Premises. If you desire interior door keyed lock for your bedroom please contact the Landlord. We will have this done by our locksmith at the **Tenant's** cost.

7. NO PAINTING ALLOWED

Tenant acknowledges that in no event is painting of the Leased Premises allowed except by Landlord's employees and contractors. This means **NO PAINTING BY TENANT** of any part of the Premises.

8. NO ROOF ACCESS

Tenant shall not use the roof for any personal reason recreational or otherwise, (specifically no sunbathing). Resident shall not throw or place any objects on the roof.

9. NO ATTIC OR CRAWLSPACE ACCESS

Tenant shall not use the attic or the crawlspaces of the Leased Premises for any reason whatsoever, including, but not limited to storage.

10. NO WATERBEDS

No waterbeds or other water containing furniture or fixtures are permitted, unless permission in writing is granted by Landlord and Tenant provides proof of adequate insurance to cover potential damage that may be caused by said furniture or fixture.

11. NO PARKING OF JUNK CARS, WATERCRAFT OR NON TENANT VEHICLES

Only private passenger vehicles that are operable, with valid, current license tag and registration that are owned by Tenant shall be parked on the Premises. Parking of watercraft, junk cars, off highway non passenger vehicles and other motor vehicles, including non Tenant owned vehicles is prohibited unless Tenant obtains prior written consent from Landlord.

THE DO'S

12. CUT THE YARD- PICKUP THE TRASH

It is the responsibility of Tenant to cut the grass and maintain the yard area of the Premises in a neat and orderly fashion, keeping it free of trash, litter and debris. Tenant must keep the yard of the Premises in compliance with any applicable municipal ordinance. If at any time the yard area is not properly maintained in the Owners reasonable judgment., Owner may, following 24 hours prior notice to Tenant, perform whatever items of maintenance it feels necessary and the cost thereof shall be payable by Resident.

13. REPLACE SMOKE ALARM BATTERIES OR CALL THE LANDLORD

Tenant shall be responsible for installing and maintaining functional batteries in any battery operated smoke detectors that may be located on the Premises. Tenant is also responsible for the weekly testing of any smoke detectors. **IF YOUR SMOKE ALARM BEEPS IT IS A FIRE OR THE BATTERY IS DEAD. DO NOT IGNORE IT. IF THE BATTERY IS DEAD AND YOU CANNOT REPLACE IT CALL THE LANDLORD AND WE WILL DO IT FOR YOU. WE DO NOT WANT YOU TO DIE FROM A FIRE!**

14. TAKE OUT YOUR TRASH.

Tenant acknowledges the presence on the Premises of a properly functioning garbage container that is approved for use by the City of Tuscaloosa. It is the responsibility of Tenant to place the container at the curb for city pickup and to return the container to its storage area within 24 hours following pickup. The garbage container shall not be stored where it is visible from the street in front of the Premises. In most cases the City will provide you with a free garbage cart if yours is broken. Call the Landlord or the City of Tuscaloosa if you cart is broken.

OTHER CATCH ALL'S

15. KEYS & LOCKS

All Tenants will be issued exterior door keys to the leased premises free of charge upon check in and payment of your first months rent. Failure to return the keys will result in a fine for each key not returned to landlord.

16. LIGHT BULBS

The Leased Premises will be turned over to the Tenant with a functioning electrical bulb for all light fixtures in and around the house. Failure to return the house to the Landlord at the end of lease with a functioning bulb for each electrical light fixture will result in a charge to the Tenant for each bulb Landlord is required to replace.

17. Tenant shall not commit or permit to be committed any act on the premises where said act will unreasonably interfere with the rights, comfort or convenience of neighbors.

18. Tenant agrees that bicycles, other wheeled toys, machines, furniture, kegs, grills or other junk shall not be parked or stored on porches or in any area where said items are visible from the front street or side street (in the case of corner lots) views of the leased premises.

19. Rent shall be paid to College City Properties, LLC, 3925 Rice Mine Road N.E, Tuscaloosa, AL 35406.