

257
THAYER
HOUSING AGREEMENT

This Housing Agreement is entered into on Dec 08, 2023, between Sample Sample (“Resident”) and GD Thayer LLC (“Owner”) and is binding only when signed by Owner’s agent.

Start Date:	August 15, 2024	Unit Type:	2 BEDROOM, 1 BATH
End Date:	July 30, 2025	Initial assigned Unit/Bedroom #:	<u>TBD</u>
		NUMBER OF BEDROOMS:	<u>1</u>

<u>Housing Installment Rate</u>	<u>\$1.00</u>
<u>Parking Garage Space</u>	<u>\$180.00</u>
<u>Reserved Garage Parking</u>	<u>\$230.00</u>

Payment Schedule:

12 payments of \$411.00 each, due on the dates shown in paragraph 2.

Total Rent:	<u>\$4,932.00</u>	Security Deposit:	<u>None</u>
Administrative Fee:	<u>\$0.00</u>		

This Housing Agreement grants a limited license to Resident to access and make personal residential use of one assigned bedroom space (unless multiple bedrooms are expressly listed above, as further described in paragraph 27) in an apartment, cottage or townhome (in either case referred to as an “apartment), together with its standard installed furnishings and fixtures, plus shared use of accompanying unit common areas, fixtures and appliances in the assigned apartment, at the property known as “257 Thayer” at 257 Thayer Street, Providence, RI 02906 (the “Property”) between the Start Date and End Date listed above. Resident is initially assigned to the bedroom space and apartment identified above (see floor plans available in the management office or at <https://257thayer.com/> for designation of bedroom spaces); if the space is not immediately identified or assigned, or if it is identified as “TBD,” “to be assigned” or “TBA,” this Housing Agreement is binding and Owner will assign an apartment and bedroom matching the identified unit type prior to move-in. Only the named Resident may occupy the assigned space. Resident will occupy only the assigned bedroom space and no other bedroom within the apartment. Resident will not allow another person to use a bedroom space or apartment in place of or in addition to Resident, whether for compensation or otherwise, and will not offer to do so through advertising or listings, including, without limitation, through websites such as Airbnb or Vrbo. Residents use of furniture, fixtures, appliances, utilities and other amenities is governed by that certain Furniture and Equipment Lease Agreement dated on or about the date hereof between Resident, as Lessee, and GD Amenity & Leasing, LLC, as Lessor. An accompanying Furniture and Amenity Leasing Agreement is also attached on pages 10 through 14. For all unit types other than a one-bedroom apartment, this Housing Agreement is for one bedroom located within a multiple-bedroom apartment, in which multiple occupants share one common area, fixtures and appliances. Owner will attempt to assign any other bedroom space(s) to person(s) requested by Resident but may contract with others of Owner’s choosing for the other space(s) within the apartment, without notice to Resident. If this Housing Agreement is executed by more than one person identified as “Resident,” then all obligations are the joint and several obligations of all such persons and “Resident” will refer to all such persons both individually and collectively. **This Housing Agreement includes the terms on the following pages and continues through the numbered paragraphs following the signatures below including the arbitration provisions contained in paragraph 28.**

Note: Resident has provided or will provide to Owner a signed Guaranty by a Guarantor acceptable to Owner; provided that if Resident has not provided such Guaranty by the time that Owner signs this Agreement, then Resident agrees to prepay the final two installments indicated above within seven days after Owner's signature; Owner's receipt of this prepayment will be deemed a waiver of Resident's obligation to provide a guaranty. This obligation is an element of Resident's performance and not a condition precedent. Failure by Resident to make the prepayment if applicable will not release Resident from financial responsibility but will entitle Owner, at its option, to delay move-in or terminate for non-performance, following written notice.

I have carefully read, fully understand and voluntarily sign this Housing Agreement. Once fully signed, this is a binding contract and is intended to be enforceable under its terms. I have had the opportunity to seek independent legal advice. I acknowledge that upon execution by Owner (through its authorized agent), this Agreement will be effective and binding upon me and all permitted successors.

SEE BELOW FOR ELECTRONIC SIGNATURE
Signature of Resident

ACCEPTANCE OF OWNER:

GD Thayer LLC

By: SEE BELOW FOR ELECTRONIC SIGNATURE

Authorized Agent

date

SAMPLE

This Housing Agreement (“Agreement”) includes the following terms:

- 1. Term.** Resident will have access to the Property and the assigned bedroom space and apartment as of 1:00 pm on the Start Date, and this access will end as of 12:00 Noon on the End Date (the “Term”), unless early arrival or late departure is approved by Owner in writing, at additional cost to the Resident.
- 2. Payment.** **The Total Rent stated below is a fixed price for the entire Term and is payable in equal installments for convenience; there is no proration or adjustment for any partial month.** Resident accepts financial responsibility for the full Term of the Housing Agreement, regardless of whether the assigned bedroom space is occupied for the full Term or at all. Resident agrees to make full and prompt payment to Owner according to the payment schedule specified below, without demand of Owner, together with all additional charges or fees applicable under this Housing Agreement. Payment may be made by personal check, money order or cashier’s check, or in Owner’s discretion by credit card, check card, electronic check, or by direct bank transfer, provided that Owner reserves the right to charge processing fees as appropriate for such payment methods and further reserves the right to require that all payments be made either by credit card or by electronic transfer. Cash will not be accepted. If any payment is returned unpaid, Owner may require Resident to make future payments by certified funds. Payment (including by mail) is deemed made only when actually received by Owner or its agent, subject to clearance of funds. Resident’s payment obligation is a promise by Resident which is independent from all of Owner’s and its agent’s promises, duties and obligations. To cover Owner’s added costs for late payment, each payment will be increased by \$30 as a late charge if full payment is not received by the close of business within two calendar days of the date due and will be increased by an additional \$5 per day (for up to 25 days) thereafter until paid in full. At Owner’s option and without notice to Resident, any amounts owed by Resident, including but not limited to late charges, returned check fees, utility charges, damage or replacement costs, and any amount owed by Resident to Owner under a separate agreement, will be considered Rent under the terms of this Housing Agreement. In the event any payment is past due, Owner may take legal action for possession and payment and Resident will be responsible for all legal fees and costs in connection with such action. To cover Owner’s added costs for processing of payments that are dishonored or returned due to insufficient funds, each such payment will be increased by \$25 as a returned payment charge and will not be considered paid until valid payment has been received. Payment should be mailed or delivered to **257 Thayer**, 257 Thayer Street, Providence, RI 02906. Acceptance by Owner of any payment will not constitute a waiver of Owner’s right to terminate this Agreement and/or claim any damages. Unpaid charges past due more than 30 days will also bear additional interest at 12% per annum, as allowed by law, from such date through the date of payment in full.

Payment will be due without proration as follows:

1 st day of August 2024	\$411.00	1 st day of February 2025	\$411.00
1 st day of September 2024	\$411.00	1 st day of March 2025	\$411.00
1 st day of October 2024	\$411.00	1 st day of April 2025	\$411.00
1 st day of November 2024	\$411.00	1 st day of May 2025	\$411.00
1 st day of December 2024	\$411.00	1 st day of June 2025	\$411.00
1 st day of January 2025	\$411.00	1 st day of July 2025	\$411.00

- 3. Owner; Owner; Agent.** The owner of the Property is GD Thayer LLC . Owner has appointed The Scion Group LLC (“Manager”) as its property management agent, authorized to act on behalf of Owner. Written correspondence to any of the above should be directed to: 257 Thayer Street, Providence, RI 02906.
- 4. Assignments.** Apartment and bedroom space assignments are made, and may be changed, only by Owner or its agent. **Change requested by Resident:** Resident may request to change assignments to a different apartment. Such change requests by the Resident are only effective upon written approval by Owner in its discretion, subject to the following preconditions: (a) Resident must be in good standing under the Housing Agreement; (b) Resident must prepay a \$200 reassignment fee (refunded if the request is declined); (c) Resident and Owner must sign a written confirmation of the change in assignment, including Resident’s agreement to pay the prevailing rate for the new assignment, pro-rated to the date scheduled for relocation; and (d) relocation must be completed within 48 hours or charges will apply on both spaces. **Change by Owner:** Owner reserves the right to relocate Resident to another equivalent bedroom space or apartment at the Property for any reason (*e.g.*, roommate conflict, urgent maintenance, etc.) upon at least three days’ notice. In such case, if the new Owner-assigned space carries a lower rate, Resident’s charges will be pro-rated and reduced accordingly; if the new Owner-assigned space carries a higher rate, Resident will continue to pay the rate under this Agreement and will not be charged the higher rate. Failure to relocate within the time provided by Owner will be considered a material breach and may also result in charges applying for both spaces.
- 5. Termination; Subletting/Delegation.** Once this Agreement is signed by Owner and Resident, Resident can terminate occupancy by providing written notice to Owner and by fully vacating the premises, provided that Resident will remain fully responsible for the Total Rent that would have accrued under this Agreement, through the end of the full original Term. No exception can be made for

financial hardship, academic changes, family matters, medical issues, roommate conflict or any other reason. Any charges associated with damage to a bedroom space, apartment or the Property or Residents failure to vacate completely upon termination, will be payable in addition to the foregoing amount. After such termination, Owner will use its commercially reasonable efforts to contract with other individuals for the use of all available bedroom spaces, including the bedroom space vacated by Resident; if and when all such available bedroom spaces at the Property are fully assigned and occupied and no bedroom spaces remain vacant, Resident will receive a credit equal to the remaining charges that would have accrued under this Housing Agreement, prorated from such date through the end of the original term hereof, less a \$650 cancellation/re-marketing fee for which Resident will be responsible in addition to all other charges provided herein. Resident understands that due to the seasonal nature of student housing, successful mitigation is unlikely; therefore, Resident will be responsible for remaining scheduled rent, subject to potential credit for mitigation as described above, and Owner may apply all prepaid amounts (if any) toward Residents obligation. Resident may not assign or transfer Residents interest in this Agreement, or any part hereof, nor sublet Residents right to use the Property, apartment or bedroom space, or any part thereof, nor provide keys to any other person. However, in Owners sole discretion, Resident may delegate his or her right to use the Property to another person pursuant to Owners approved delegation form, signed by all parties, if Resident is in good standing under the Agreement and pays to Owner a delegation fee of \$200.

6. **Move-in; Inspection; Delay.** Before Resident may access or occupy the premises, any required installments or other payments then due (including any Administrative Fee, which is earned and payable upon mutual execution of this Agreement) must be paid in full with cleared funds and guaranty or prepayment requirements satisfied. The application fee (if any) is non-refundable and is not applicable toward any other payments required of Resident under this Agreement. Prior to Resident's taking possession of the assigned bedroom space (and any re-assigned bedroom space), Resident will conduct an inspection of the assigned bedroom space and apartment and will note on the Check-In/Check-Out Inspection Report ("Inspection Report") any defects, damage or other conditions observed, if not already identified by Owner on such report; upon completion and approval by Owner, the Inspection Report will become part of this Agreement. At the time of move-out, Resident is encouraged to inspect the bedroom space and apartment with Owner's representative by making an appointment during business hours at least 48 hours in advance. Within three business days following Resident's move-out (or, as applicable, following the move-out of all residents of an apartment) at the termination of this Agreement, or within a reasonable time if Resident moves out without notifying Owner, Owner will note the then-present condition of the assigned bedroom space and apartment, including all appliances and fixtures, and any damages incurred and/or extraordinary cleaning deemed necessary by Owner or extraordinary wear as determined by Owner. Resident will promptly pay all costs of restoring the bedroom space and apartment to the same condition upon move-in, less normal wear. Resident acknowledges that except as provided in the Inspection Report, each bedroom space and apartment are being delivered in "as-is" condition, and Resident's acceptance of the assigned bedroom space and apartment at the beginning of the Term constitutes Resident's acknowledgment that the bedroom space and apartment and all fixtures are in good repair and condition. Owner will not be responsible for any damages or consequences suffered by Resident as a result of Owner's inability to timely deliver possession of the apartment or assigned bedroom space to Resident on the anticipated Start Date; in such event, the rent payable will be abated until Owner tenders possession and such delay will not extend or decrease the term or change the End Date. Resident acknowledges that any model apartment at the Property shown to Resident in person, online or through other means is intended to be representative of the general quality and type of construction and materials within apartments. Specific items of décor and furnishings and the actual colors, styles, materials, upholstery and other treatments in the apartment assigned to Resident may vary from those in the model apartment. The actual apartment assigned to Resident may also vary in approximate size, square footage and layout. Resident's apartment will not include custom lighting, lamps, decorations, linens, unattached appliances or other personal property as may be shown in the model apartment.
7. **Utilities; Amenities.** Certain utilities, amenities and furniture are provided under a separate Furniture and Equipment Lease Agreement dated on or about the date hereof between Resident, as Lessee, and GD Amenity & Leasing, LLC, as Lessor. The portion of Resident's payment obligation allocable to such separate Lease Agreement are stated in this Housing Agreement and may be paid together with other Rent hereunder, for convenience. All of the limitations of liability under the Furniture and Equipment Lease Agreement in connection with utilities and amenities will apply equally and collectively with respect to Owner, Manager and their affiliates.
8. **Required Liability Insurance; Personal Property.** During the full term of the Housing Agreement, Resident agrees to obtain and maintain at Resident's expense a policy of personal liability insurance (i.e., renter's liability insurance) from a licensed insurance carrier in the United States, with coverage of at least \$100,000 per occurrence at actual replacement cost, covering Owner's losses of any kind arising from fire, smoke or water and caused by Resident's negligence and/or by Resident's animal. The liability insurance requirement and the existence or limits of any such insurance will not reduce or supersede Resident's obligations under this Housing Agreement, except to the extent Owner charges and Resident pays for a waiver of this insurance requirement as provided below. Resident is not obligated to purchase insurance from any specific provider and may arrange its own personal liability insurance policy from any insurer of Resident's choosing meeting the requirements of this paragraph, in which case Resident agrees to provide written proof of the required personal liability insurance coverage, including causing Owner and Manager to be listed as named interested parties on such insurance coverage, by mailing the proof of insurance to P.O. Box 18999, Atlanta, GA 31126-1399. Owner will provide instructions prior to move-in for submitting proof of insurance or purchasing a compliant insurance policy; Resident's failure to comply with these insurance requirements will be a breach by Resident with Owner reserving its remedies but will not give Resident

any right of termination. If Resident fails or chooses not to provide sufficient proof of compliant personal liability insurance to Owner by the Start Date, or if Resident's insurance is cancelled during the term of this Housing Agreement, then Owner may, at its option, waive Resident's obligation to provide such insurance and obtain its own coverage in Owner's name for the same limited risks (up to \$100,000 per occurrence from fire, smoke or water damage caused accidentally by Resident's negligence and/or by Resident's animal) at Owner's expense; in such case, Resident agrees to pay as consideration for this waiver to \$15.00 per installment as additional Rent during the remaining term of this Agreement, of which Owner would retain up to \$5.00 per installment as an administrative fee and use the remaining portion to procure such insurance for itself. This waiver is not insurance, does not release Resident from liability for other damage or causes and does not cover Resident's personal property. Owner strongly recommends that Resident maintain insurance covering Resident's personal property or belongings, which Resident may elect to purchase. Neither Owner nor any of its employees, representatives or agents assumes any liability, directly or indirectly, for loss or damage to the personal property of Resident or others by fire, theft or any other cause. Any personal property remaining in the bedroom space and/or apartment at the end of the Term or after earlier termination of this Agreement will be considered abandoned by Resident and may be disposed of by Owner at the risk and expense of Resident, with Owner maintaining a landlord's lien for unpaid rent as provided by law. Owner will not be liable or responsible for storage or disposition of the Resident's personal property. If there are multiple individuals comprising Resident, then all references to and obligations of Resident in this paragraph 8 will apply to each such individual, separately.

- 9. Responsibility for Damage.** Resident is solely responsible for any damage, defacement or loss arising within the assigned bedroom space. All assigned residents of an apartment are jointly and severally responsible for any damage, defacement or loss to common areas, other parts of the Property, fixtures or appliances, except for the portion of damages over \$100,000 where it is finally established that Resident or one or more other residents of the apartment were solely at fault for the entire loss, in which case such person(s) will be solely responsible. Resident is fully responsible for the conduct of Resident's guests, visitors, licensees and invitees ("Guests"), including without limitation harm to individuals or damage or defacement of any part of the Property or its fixtures or property of third parties (including other residents) by such Guests.
- 10. Prohibitions.** Firearms, weapons, explosives and illegal drugs of any kind are strictly prohibited anywhere on or about the Property, including within individual apartments and bedroom spaces and in community and parking areas (except government-issued service weapons carried by duly deputized law enforcement personnel). Discharging a firearm or displaying or possessing any weapon in a way that may threaten or alarm others, is prohibited anywhere at the Property. No gas or charcoal grill, nor any other open flame cooking or heating device, may be stored or used on any balcony, deck and/or patio at the Property or within 25 feet of any building, except permanently installed community grills provided by Owner. Resident will, and will cause Guests to: (a) comply with all federal, state, county and city laws, ordinances and/or regulations, including without limitation those relating to controlled substances and alcoholic beverages; (b) not act in any way that endangers the Property or the safety of any person, or that is intended to facilitate criminal activity; (c) not engage in disruptive conduct or allow any noise loud enough to be heard outside the apartment or in neighboring apartments assuming doors and windows were closed; (d) not place or keep any trash outside of the apartment, including on any balcony, deck or patio; (e) not damage, take or possess any property belonging to others without express consent; (f) not tamper or interfere with smoke detectors, sprinklers or fire alarms; (g) not injure the reputation of the Property or its residents, (h) not act or fail to act in any way that would cause an increase in the rate of insurance at the Property; (i) not engage in any activity which interferes with or decreases the use and enjoyment of the Property by other residents; and (j) otherwise obey the Community Policies and other rules applicable to the Property. Any single violation of any of the foregoing will be considered a material breach of this Agreement and will be good cause for immediate termination of the Agreement with all applicable charges continuing to come due.
- 11. Cleanliness and Safety; Entry.** Resident agrees to maintain the assigned bedroom space, the apartment and the common areas of the Property in a clean, safe and sanitary condition, to exercise all due care in the use of same, and to cooperate fully with the Property pest control program as requested. Resident will be responsible for the cost of treatment for bedbugs and similar pests to the extent Owner's pest control vendor reasonably determines that an infestation has originated within Resident's assigned space and during Resident's occupancy. Resident will place all trash in provided receptacles and will be responsible for the cost of cleaning the interior or exterior of the apartment if not kept in sanitary condition. When outdoor temperatures are below 40 degrees Fahrenheit, Resident will keep the apartment's heat turned on to prevent frozen or burst pipes, including during vacations. When outdoor temperatures exceed 85 degrees Fahrenheit, Resident will keep the apartment's air conditioning turned on and set to a reasonable temperature to prevent mold or mildew growth, including during vacations. Owner and its agents, employees and contractors may enter any apartment and bedroom space to perform routine maintenance, inspections, showings and other ordinary functions, provided that Owner will provide advance notice to residents of an apartment before such entry. Owner reserves the right to enter an apartment and any bedroom space without prior notice (including a passkey and/or disarming the alarm or other means of entry if locks have been changed) for emergency maintenance or repair purposes, or when there is reasonable cause to believe that a situation exists that could cause danger to life, safety, health or property. Owner may confiscate any item deemed to cause a danger and is under no obligation to pay compensation for or to return such items.
- 12. Residential Use; No Pets.** The bedroom space and apartment may be used solely for private residential purposes and for no other purposes. Resident may not carry on any business or other enterprise from the bedroom space or apartment, nor use any Owner-provided Internet connections for business purposes. Resident may place no signs, placards or other advertisement of any character in the bedroom space or apartment, nor display anything in an apartment or bedroom space that is visible from outside the Property or the

apartment. Resident may not store at the Property or connect to a Property electrical outlet any mobility device. No pets are allowed anywhere in or about the Property, except fish in small tanks to the extent approved by Owner in its sole discretion. Violation of the pet policy will subject Resident to deep-cleaning and daily administration fees in Owner's discretion and may be considered as a termination of this Housing Agreement by Resident.

- 13. Guests; Occupancy Limits.** No more than one person may occupy a bedroom space, except for minor children for whom the Resident is the parent or legal guardian with Owner's consent and with consent of apartment-mates as applicable. If Resident desires to have an Overnight Guest (any person staying in the Resident's assigned bedroom space or apartment for more than three total nights in any 30-day period), then Resident must register the Overnight Guest(s) with Owner. Resident may not have Overnight Guest(s) for more than three consecutive nights, nor for more than six total nights in any 30-day period. In the event any unregistered or unauthorized Overnight Guest(s) are identified to be in or using an apartment or bedroom space, Owner may assess against the Resident a fee of \$60 per night, in addition to the right of Owner to declare Resident in material breach of this Agreement and pursue other available remedies. Although Resident may have Guests from time to time, Owner reserves the right to restrict the number of persons permitted in or about an apartment at any time in Owner's discretion, to protect safety and the quiet enjoyment of other residents. Guests may park only in designated guest parking areas, if any, and no Guest's vehicle may remain at the Property for more than three days.
- 14. Parking.** If "parking garage space" is selected on page 1 above with a corresponding rental rate, Owner grants to Resident a non-exclusive, undivided limited permit to use any one marked parking spot (or if a "reserved parking space" is selected on page 1, then a specified reserved space) at any given time in the Property's parking garage (subject to handicap and reserved parking restrictions) for the sole purpose of parking one personal, non-commercial vehicle, and for ordinary access to and from such parking lot over marked driveways. The parked vehicle must be properly registered and licensed and may not create a safety hazard. Vehicles improperly parked or appearing abandoned may be towed at the vehicle owner's expense. This paragraph creates a limited use license and not a bailment. Resident assumes all risk and responsibility for damage to the vehicle and any personal property contained in it, and the vehicles or other personal property of others, in connection with any use of parking areas. Owner is not responsible for any damage to vehicles or property contained in vehicles. Owner reserves the right to revoke or restrict parking rights in the event Resident violates this paragraph or the Housing Agreement.
- 15. Smoking.** Smoking or vaping, or burning candles or incense, inside any apartment, hallway, elevator, breezeway, stairwell, balcony, patio or other indoor or adjacent area by Resident or his or her guest(s) is prohibited. In the event that Resident or any guest smokes, burns candles, burns incense or engages in any other activity which could result in particles and/or smoke which tend to cause staining or odor on walls, carpets or other portions of the premises, a persistent odor in the apartment that necessitates ductwork cleaning or the removal of carpet and padding despite an apparent clean appearance, all such damage and repair cost will be considered extraordinary damage beyond normal wear and tear and is the responsibility of the Resident. Therefore, Resident agrees that any smoking in an apartment will subject the residents to a collective minimum deep-cleaning fee of \$250, plus any additional costs of cleaning or repair in connection with smoking or other smoke-related damage, in addition to Owner's other remedies for breach of this Agreement.
- 16. Maintenance, Alteration and Repair**
- (a) Resident is responsible for and agrees to take good care of the premises, fixtures and all common areas. Resident may not remove any of Owner's property and will not perform any repairs, upgrades, painting, wallpapering, electric changes or other alterations of the premises without prior written consent from Owner. Resident will be responsible for damage from waste stoppages caused by foreign or improper objects or improper use in lines serving bathrooms, damage to fixtures, appliances, doors, windows, screens, damage from water faucets left on or from doors left open, and repairs or replacements to alarm devices necessitated by misuse or damage by Resident and/or guests. Extraordinary appliances or furnishings such as satellite dishes, hot tubs, pool tables, water beds or high utility-consuming devices may not be installed or placed on the premises or anywhere at the Property without Owner's prior written consent, in its sole discretion.
 - (b) In the case of a malfunction of any utilities or damage by fire, water or similar cause, or any water leak, suspected mold or microbial growth, electrical problem, broken glass, broken lock or any other condition that Resident reasonably believes poses a hazard to health and safety, Resident must promptly notify Owner in writing. Owner will act with reasonable time and diligence in making repairs and reconnections; Resident may not withhold or reduce payment of rent or other charges during such time. Maintenance and repair requested by Resident will generally be performed between 8am and 8pm, unless the work is considered an emergency, in which case work may take place at any time. Owner may temporarily disconnect equipment or utilities to avoid property damage and/or to perform repairs requiring such interruption, in Owner's sole discretion. Owner will not be liable for any inconvenience, discomfort, disruption or interference with Resident use of the premises because of ongoing repairs, alterations or improvements to the Property or any apartment.
 - (c) Following move-in, Resident is responsible for providing and changing all light bulbs and batteries (for smoke detectors and remote controls) in the assigned apartment. A written maintenance report requesting assistance in changing these items may be submitted for maintenance staff assistance, with extra charges payable by Resident as applicable per Owner's published rates. From time to time, maintenance staff may enter the assigned apartment with or without notice to inspect and change furnace filters and to provide pest control.

- 17. Management; Community Policies.** Owner may retain employees and management agents from time to time to manage the Property, and Owner's agent may retain other employees or contractors. Resident, on behalf of himself or herself and his or her Guests, agrees to comply fully with all directions from Owner and its employees and agents, and the rules and regulations (including all amendments and additions thereto, except those that substantially modify the Resident's bargain and to which Resident timely objects) as contained in this Agreement and the Community Policies of the Property. **The Community Policies are available at <https://257thayer.com/policies.pdf> or on request from the management office and are considered part of this Agreement.**
- 18. Breach by Resident.** Upon any breach by Resident of this Housing Agreement or a prior agreement between Resident and Owner or its affiliates, including community policies, Owner may without separate demand or notice except as provided by law, and in addition to other lawful remedies, do any one or more of the following: (i) collect any charge under this Housing Agreement or community policies, including reimbursement for costs of collection; (ii) terminate this Housing Agreement and/or Resident's right to occupy the premises, and/or institute an action for eviction; (iii) sue to collect all past due charges and/or unpaid rent and other charges which become due through the End Date or until the bedroom space and all other bedroom spaces at the Property have been filled, with recovery by Owner of any discrepancy in rent rate and any expense incurred in obtaining the new resident contract; (iv) report any information to credit reporting agencies. Without limitation, Owner may terminate this Agreement for non-payment of rent or other charges, or upon any conduct by Resident that is prohibited by or in breach of this Agreement, or if, in the reasonable judgment of Owner, continued residency will or may be detrimental to the educational process or the health, safety and/or welfare of the other residents of the Property or any of the Property's personnel. Upon any termination as described in this paragraph, Resident: (a) must fully vacate the bedroom space and apartment (including removing all personal belongings) within the time provided in the written notice given by Owner, and will have no further use of or access to the Property, the assigned apartment or bedroom space; and (b) will be fully responsible for all rent and other charges as if the Agreement had been terminated by Resident as described in paragraph 5. Owner's termination for breach will not limit its claim for damages resulting from Resident's breach. Owner's acceptance of rent or other payment following notice to vacate or during the pendency of a legal action will not waive or diminish Owner's rights under this Agreement or law unless separately and expressly agreed by Owner.
- 19. Assumption of Risks; Liability.** Resident ASSUMES ALL RISKS associated with use of the Property, and to the full extent permitted by law, agrees to hold harmless, release, defend and indemnify Owner and its affiliates, members, partners, officers, agents, management company and its and their respective employees ("Released Parties") from all loss, liability and/or claims for injury, illness or death to persons or damage or theft to property arising in whole or in part from: (i) the negligent acts, omissions or intentional wrongdoing of Resident or his/her Guests; or (ii) the use, occupancy, presence at or other interaction with the Property or any part or contents thereof by Resident or his or her Guests, including without limitation those injuries and damages caused by a Released Party's alleged or actual negligence or by breach of any express or implied warranty, all except solely to the extent of Owner's liability expressly arising under applicable law and to the extent such liability may not be waived or released under law. The Released Parties will not be liable for injury, damage or loss caused by criminal conduct of other persons, including theft, assault, vandalism or other acts of third parties. Resident agrees to indemnify each Released Party for any injuries to Resident or any Guest or other person or property that arises in connection with occupancy or use by Resident or any Guest of Resident. Resident further agrees to reimburse, indemnify and hold harmless Released Parties from any and all claims, lawsuits, actions, costs, damages (including liquidated damages as specified) or losses, including reasonable attorneys' fees and costs and expenses as allowed by law, that a Released Party incurs or may incur as a result of any breach of this Agreement by Resident. The forgoing will be binding to the fullest extent permitted by law.
- 20. Safety Precautions.** Resident acknowledges that neither Owner nor any of its agents, employees or representatives has made any representations or warranties, either written or oral, concerning the safety of the Property, the bedroom space or any apartment, or the effectiveness or operability of any security devices or safety, health or security measures at the Property, the bedroom space or any apartment. Resident acknowledges that Owner neither warrants nor guarantees the safety or security of residents or their Guests against any criminal or wrongful acts of third parties. Resident and his or her Guests are responsible for protecting their own respective person and property and hereby release Owner and its agents, employees and representatives for any and all damage to person and property. Owner's safety measures are neither a warranty of safety nor a guaranty against crime or of a reduced risk of crime. Resident acknowledges that security devices or measures may be changed or removed by Owner without notice or compensation, and/or may fail or be thwarted by criminals or by electrical or mechanical malfunctions. Therefore, Resident acknowledges that he or she should not rely on such devices or measures and should take steps to protect himself or herself and his or her existing property notwithstanding these devices. Resident agrees to immediately notify Owner's representative of any malfunctions involving locks and life-safety building components. Should Resident become seriously injured or imperiled at the Property, Resident authorizes Owner and its agents to call 911 Emergency at Resident's expense, without legal obligation to do so.
- 21. Abandonment.** If the assigned bedroom space or an apartment is abandoned or Resident's right to use them has been terminated, Owner may, without notice, secure the bedroom space and/or apartment with new locks, store or dispose of any personal property left in the bedroom space or apartment by Resident or Resident's Guests, and re-assign the bedroom space and/or apartment to others for use. Any such abandoned property or personal possessions will be stored and disposed of by Owner as provided by law. Owner, in its sole reasonable discretion in accordance with applicable law, will determine when a bedroom and/or apartment is abandoned, which may take into consideration any one of the following: the removal of personal property from the bedroom space other than in the usual

course of continuing use, the failure to pay housing charges or other charges, discontinuance of any utility service, and failure to respond to any notices, phone calls, or correspondence from Owner or its representatives.

- 22. Vacating at End of Term; Renewal.** This Agreement does not automatically renew, and Owner is not obligated to renew it. Owner reserves the right to contract with others for the premises at any time, for occupancy commencing after the End Date. The parties mutually agree that Resident's tenancy and right of occupancy will end automatically on the End Date and that this provision constitutes notice of termination on the End Date. Upon termination or expiration of this Agreement for any reason, Resident will immediately vacate and relinquish the bedroom space and entire apartment, and all of Owner's fixtures, in a clean and sanitary condition, including removing all trash. Resident will pay all utility and service bills to the bedroom space and apartment (except those provided by Owner as specified above) and cancel all utility accounts in the name of Resident. Resident will return to Owner all keys issued to Resident by Owner. If all keys issued to Resident are not returned promptly to Owner, Resident will pay all costs associated with re-keying or reprogramming locks for the bedroom space and/or apartment, along with the cost of key replacement. If Resident fails to vacate the bedroom space and apartment by the end of the Term or upon earlier termination of the Agreement, Resident will pay an administrative fee in the amount of \$300.00 plus agreed holdover charges equal to three (3) times the daily prorated housing charges during the Term (but not more than the amount provided by law), plus associated expenses, including attorneys' fees as allowed by law. In no event after termination or expiration of this Agreement will it be deemed to be renewed or extended.
- 23. Renewal of Residency.** If this Housing Agreement is a renewal of Resident's residency at the Property to follow the expiration of another valid agreement with an End Date that is no more than one day earlier than the Start Date of this Housing Agreement, then: (a) the Start Date of this Housing Agreement will be deemed to take place simultaneously with the expiration of the prior agreement, so that this Housing Agreement begins immediately upon the expiration of the term of the prior agreement; and (b) if Resident is assigned by Owner to a different apartment or bedroom for the new term under this Housing Agreement, Resident agrees to relocate promptly to the newly assigned space and to relinquish occupancy of the prior space on the date specified by Owner.
- 24. Casualty Loss.** If in Owner's reasonable judgment the premises or the Property is materially damaged by fire or other casualty, Owner may terminate this Agreement within a reasonable time after such determination, by written notice to Resident, in which case Owner will refund prorated, pre-paid rent and all deposits less lawful deductions unless Resident and/or Resident's guest(s) caused the casualty, in which case all funds on account will be applied to all applicable charges related to the damages and Resident will be responsible for the balance of all charges for repairs. If following a fire or other casualty Owner has not elected to terminate this Agreement, Owner will rebuild the damaged areas within a reasonable time, and during such reconstruction, Resident will be provided a reasonable rent reduction for the unusable portion of the premises unless Resident and/or Resident's guest(s) caused the casualty.
- 25. Guarantor Information, Notice.** Owner reserves the right to notify any Guarantor of any action taken or notice given with regard to Resident under this Agreement. If Resident or Guarantor has supplied information by means of an application for residency, guaranty of payment or other documentation, Resident and Guarantor, as the case may be, represent that such information is true and correct and given voluntarily and knowingly. Owner and its management agent reserve the right to release any such information and/or Resident's account history to law enforcement, government officials, lenders and prospective purchasers of the Property.
- 26. Use of Likeness.** As part of the consideration for this Housing Agreement, Resident authorizes Owner and its affiliates to make photographs and video recordings of Resident in community and resident amenity areas, and irrevocably grants Owner and its affiliates a royalty-free license to use Resident's image and likeness for all lawful purposes, including promotional purposes in advertising, video, web, social media and other formats.
- 27. Multiple Bedroom Spaces.** If this Housing Agreement expressly identifies more than one bedroom space in a multi-bedroom apartment as assigned to Resident on page 1, then: (a) references to a "space" or "spaces" will be deemed to refer to all of the spaces assigned to Resident, or to the entire apartment if all of the bedrooms in an apartment are assigned to Resident; and (b) if Resident is assigned fewer than all of the bedroom spaces in an apartment, use of common areas will continue to be shared with other residents of the apartment and any calculation of Resident's share of any charges assessed pro rata to all residents of an apartment will be made by dividing the number of bedroom spaces assigned to Resident by the total number of occupied bedroom spaces within the apartment.
- 28. DISPUTE RESOLUTION; MANDATORY ARBITRATION; CLASS-ACTION WAIVER.**
- (a) Claims Subject to Arbitration. Except as expressly provided below, the parties agree that to the fullest extent permitted by applicable law, any dispute arising out of or relating in any way to this Agreement or a similar prior agreement, the Property or the relationship between Resident and Owner or Manager (including matters occurring prior to the date of this Agreement and disputes also involving third parties) (collectively, "Claims") will, at the election of either party, be resolved by arbitration, including any dispute about arbitrability, such as scope and enforceability.
- (b) Arbitration Process. Any arbitration will be conducted pursuant to the applicable rules (the "Arbitration Rules") of the American Arbitration Association, as modified herein, to the extent such modifications are not prohibited by the Arbitration Rules. The arbitration will be conducted in Providence, Rhode Island. The parties will select a single arbitrator, but in the event that the parties are unable to agree, the arbitrator will be appointed pursuant to the Arbitration Rules. The arbitrator will be a practicing attorney with significant expertise in litigating and/or presiding over cases involving the substantive legal areas involved in the dispute. The parties to the arbitration will not request, and the arbitrator will not

order, that any discovery be taken or provided, including depositions, interrogatories or document requests, except to the extent the amount in controversy exceeds \$50,000. The parties will use best efforts to conclude arbitration within three months of the date the arbitrator is appointed. The arbitrator's findings, reasoning, decision, and award will be stated in writing and based upon applicable law. Judgment on the arbitration award may be entered in any court having jurisdiction. In the event that the arbitration results in an award which imposes an injunction or contains a monetary award in excess of \$100,000, the award will be reviewable on appeal initiated by filing notice of appeal with the AAA office within 30 days of the award, governed by the AAA Optional Appellate Arbitration Rules and conducted by a panel of three new arbitrators, ruling by majority, under the procedure for appointment from the national roster of arbitrators. Unless the applicable Arbitration Rules require otherwise, arbitration fees and costs will be shared equally by the claimant(s) and respondent(s), respectively, in any arbitration proceeding. Should the AAA be unavailable, unable or unwilling to accept and administer the arbitration of any claim under these arbitration provisions as written, the parties will agree on a substitute arbitration organization, such as JAMS, that will enforce the arbitration provisions as written. *Because this Agreement memorializes a transaction in interstate commerce, the Federal Arbitration Act governs the interpretation and enforcement of these arbitration provisions. More information about arbitration, including the Arbitration Rules, is available at www.adr.org or by calling 1-800-778-7879.*

- (c) **Matters Excluded from Arbitration.** The following matters will not be subject to arbitration but will instead be adjudicated in the courts of Providence County, Rhode Island or such other court in which jurisdiction and venue are proper: (a) an action for possession or for injunctive remedies provided under applicable landlord-tenant laws or to enforce intellectual property rights; (b) a suit by Owner or its assignee for collection of amounts owed by Resident under this Agreement; and (c) any claim or dispute for which applicable law (as determined by a binding court decision) or the applicable arbitration rules do not permit arbitration and require adjudication in a specific civil court. Matters within the jurisdiction of an applicable small claims court may also be brought in that court in lieu of arbitration. The parties agree that if any claim brought in court arises out of an underlying dispute that is subject to arbitration, at either party's request the judicial action will be stayed pending completion of the arbitration.
- (d) **Right to Opt Out of Arbitration.** RESIDENT MAY OPT OUT OF THE FOREGOING ARBITRATION PROVISIONS BY SENDING EXPRESS WRITTEN NOTICE (VIA CERTIFIED US MAIL OR RECOGNIZED COURIER SERVICE) ELECTING TO OPT OUT OF ARBITRATION PROVISIONS, WITHIN 30 DAYS OF RESIDENT'S EXECUTION OF THIS AGREEMENT, to: The Scion Group, Attn: Legal Department, 401 N. Michigan Ave., Suite 400, Chicago IL 60611. If Resident timely opts out, paragraphs 28(a), (b), (c) and (f) will not apply.
- (e) **Applicable Law; Attorney Fees.** All claims and disputes, including those adjudicated in arbitration or in court, will be governed by the internal laws of the State of Rhode Island with respect to contracts made or events occurring therein. The substantially prevailing party in any dispute between the parties (including in arbitration) may recover their reasonable costs and fees incurred in connection with such matter, including reasonable attorneys' fees, to the extent permitted by applicable law.
- (f) **Class, Collective and Representative Action Waiver.** THE PARTIES AGREE THAT COVERED CLAIMS WILL, AT EITHER PARTY'S ELECTION, ONLY BE ARBITRATED ON AN INDIVIDUAL BASIS AND THAT EACH WAIVES THE RIGHT TO PARTICIPATE IN OR RECEIVE COMPENSATION FROM ANY CLASS, COLLECTIVE OR REPRESENTATIVE PROCEEDING. NO PARTY MAY BRING A CLAIM ON BEHALF OF OTHER INDIVIDUALS; ANY ARBITRATOR HEARING A COVERED CLAIM MAY NOT COMBINE MORE THAN ONE INDIVIDUAL'S CLAIM OR CLAIMS INTO A SINGLE CASE OR TO ARBITRATE ANY FORM OF A CLASS, COLLECTIVE OR REPRESENTATIVE PROCEEDING. SHOULD ANY PORTION OF THE FOREGOING WAIVER BE FOUND INVALID, THE REMAINING PORTION THAT IS VALID WILL BE ENFORCED TO THE FULLEST EXTENT ALLOWED BY APPLICABLE LAW.
- (g) **Waiver of Jury Trial.** **THE PARTIES KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL FOR CLAIMS NOT SUBJECT TO ARBITRATION, WHICH WILL BE ADJUDICATED BY A JUDGE ONLY.**
- (h) **Severability and Survival.** To the extent any provision of this paragraph 28 is found to be unenforceable, it will be severed so the parties' intent to arbitrate will survive and arbitration will proceed without such provision. All of the terms and provisions of this paragraph 28 will survive the termination or expiration of this Agreement.
29. **Miscellaneous.** Failure of Owner to insist upon strict compliance with the terms of this Agreement will not constitute a waiver of Owner's rights to act on any violation. Owner's rights are cumulative and the exercise of any remedy by Owner will not exclude or waive the right to exercise any other right or remedy. Time is of the essence in the performance of this Agreement. Owner and its agents and affiliates make no representations or warranty as to the character or standing of any other residents of the Property. The lien of Owner's lender(s), if any, on the Property may be superior to Resident's rights as a resident and this Agreement may be made subject to the rights of such lender(s). Resident may have special statutory rights to terminate this Agreement early in certain situations involving military deployment or transfer, family violence, sexual assault or sexual abuse. This Agreement and any attached and signed addenda constitute the entire agreement between the parties and no oral statements will be binding. If any provision of this

Agreement requires the permission or consent of Owner, such written permission or consent may be granted or withheld in the sole discretion of Owner or its designated agent or representative or may contain such conditions as Owner deems appropriate and will be effective only if Resident complies with such conditions. Moreover, any written permission or consent given by Owner to Resident may be modified, revoked or withdrawn by Owner at any time, at Owner's sole discretion, upon written notice to Resident. Any amendment to this Agreement, other than a change to the Community Policies, must be in writing and signed by Resident and Owner or its authorized agent. If any provision of this Agreement is found to be unenforceable or inapplicable, then the remaining provisions will not be voided and will remain in full force and effect.

[signatures on page 1]

257 Thayer is an Equal Opportunity housing provider.



SAMPLE

FURNITURE AND AMENITY LEASE AGREEMENT

THIS FURNITURE AND AMENITY LEASE AGREEMENT (“Lease”) is entered into as of Dec 08, 2023, by and between GD AMENITY & LEASING, LLC (“Lessor”) and Sample Sample (“Lessee”):

WITNESSETH:

- A. Lessee desires to lease from Lessor certain furniture, equipment, furnishings and other amenities owned by Lessor; and
- B. Lessor is willing to lease the same to Lessee on the terms, covenants and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the covenants herein contained, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto do hereby agree as follows:

1. **LEASE.** Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor, subject to the terms, covenants and conditions herein, the items of furniture, equipment, utilities, internet service, use of amenities and other personal property as generally described in Exhibit A attached hereto and incorporated herein by this reference (collectively, the “Amenities”) in connection with Lessee use of an apartment space at the 257 Thayer facility in Providence, Rhode Island (the “Property”). Lessee acknowledges and agrees that all or a portion of the Amenities are being leased to Lessee and other residents of the Property for Lessee’s undivided use in common with such other residents, including without limitation the other residents occupying the Property Unit, as defined below, leased by Lessee. Lessor being the owner of the Amenities for all purposes, this Lease is intended to constitute a true lease of the Amenities and not an agreement for the sale of or the grant of a security interest in any of the Amenities. Lessee's interest in the Amenities is limited to a leasehold.
2. **TERM.** The term of this Lease shall commence on the Start Date of the Lessee’s corresponding Housing Agreement and will end on the End Date of the Housing Agreement (“Lease Term”).
3. **RENT.** Lessee shall pay rent for the Amenities in the amount of \$ (“Rent”) as described in and due simultaneously with each rent installment for use of a bedroom space payable to the Owner under Lessee’s Housing Agreement with Owner, on the first day of each calendar month on the same schedule as such other rent. As provided in the Housing Agreement, payments of Rent hereunder shall be paid together with other payments due under the Housing Agreement, care of GD Thayer, LLC (as agent for Lessor) to the following address: 257 Thayer Street, Providence, RI02906 or at any other address designated by Lessor.
4. **SECURITY DEPOSIT.** None.
5. **CONDITION OF AMENITIES.** Lessee has inspected the Amenities and acknowledges that the Amenities are in good and acceptable condition. Lessor makes no warranties of any nature, including, but not limited to, warranties as to the merchantability of the Amenities, their fitness for any particular purpose, their installation, their size, design, capacity or condition, their quality, or their compliance with any law, rule, specification or contract or latent defects.
6. **LOCATION; LESSOR'S INSPECTIONS; LABELS.** All of the Amenities shall remain at the Property and shall not be removed therefrom, or from the location within the Property, for any reason whatsoever without Lessor's prior written consent. Lessor shall have the right to enter the Property and inspect, repair and/or replace the Amenities at any time during normal business hours and, if Lessor intends to access any portion of the Property subject to a Housing Agreement with Lessee (such portion being referred to herein as an “Apartment Space”), upon giving Lessee advance notice as required by law. If Lessor supplies Lessee with labels stating that the Amenities or any item thereof is owned by Lessor (or by a primary lessor), Lessee shall affix and keep the same on each item of the Amenities, Lessee shall not alter, deface or remove any of the same and Lessee shall promptly replace any such labels that may be removed, defaced or destroyed. Lessee shall not permit the name of any person other than Lessor (or any primary lessor identified to Lessee) to be placed on any item of the Amenities in a manner that might be interpreted as a claim of any right, title or interest in or to such item.
7. **TITLE.** Title to each item of the Amenities shall be and remain with Lessor at all times, and Lessee shall at no time make any assertion to the contrary. Lessee shall have no right, title or interest in or to any of the Amenities except its leasehold interest solely as Lessee as provided herein. Each item of the Amenities is and shall at all times remain personal property, notwithstanding the manner in which it may now or hereafter be affixed or attached to the Property. Lessor shall have the right to file any and all security documents deemed necessary by Lessor to secure its interest hereunder including, but not limited to, financing statements with respect to the Amenities and this Lease.

8. **REPAIRS AND MAINTENANCE; USE; ALTERATIONS.** Lessor shall endeavor to keep the Amenities in good working order, condition and repair throughout the term of this Lease, ordinary wear and tear excepted, provided, however, that Lessee shall be responsible for any and all damage, repairs or replacements to the Amenities resulting from the use by Lessee or its guests or invitees. Management will establish schedules and policies for the use of recreation facilities, amenities and other common spaces. Lessor may add, remove, close (temporarily or permanently), upgrade or modify any of the recreation facilities, amenities or common spaces in Lessor's discretion, without notice or compensation. Lessee agrees to use the Amenities only in a careful, proper manner only for the purposes for which they are intended to be used.
9. **SURRENDER.** Lessee acknowledges and agrees that each item of the Amenities will have significant value to Lessor at the expiration or earlier termination of the Lease Term, and that Lessor intends to retake possession of the Amenities at that time.
10. **RISK OF LOSS.** Lessee shall indemnify and defend Lessor and hold Lessor harmless from and against any and all loss or damage to the Amenities caused by Lessee, its invitees, guests or anyone else for whom Lessee is responsible. In the event of any loss or damage to any item of the Amenities located within an Apartment Space, Lessee shall notify Lessor thereof in writing within five (5) days after the occurrence of such Loss or Damage, and, if the loss or damage is due to the acts or omissions of Lessee, its guests, invitees or anyone for whom Lessee is responsible, Lessee shall immediately pay to Lessor an amount equal to the replacement cost of such item of the Amenities.
11. **ASSIGNMENT.** Lessee expressly covenants and agrees that it shall not assign, mortgage or encumber this Lease or sublet or lend any of the Amenities or permit any of the Amenities within an Apartment Space to be used by anyone other than Lessee and other occupants of such Apartment Space. No assignment or sublease by Lessee shall in any event relieve or release Lessee of or from any debt, duty, obligation or liability hereunder, and Lessee shall remain primarily liable hereunder. Lessor, in its sole and absolute discretion, may sell, assign, transfer, pledge, hypothecate, grant security interests in or otherwise encumber or dispose of this Lease or any interest herein, as a whole or in part, without notice to Lessee. Subject to the foregoing, this Lease shall inure to the benefit of and bind Lessor, Lessee and their respective heirs, legatees, personal representatives, successors and assigns.
12. **DELINQUENCY CHARGE.** Should Lessee fail to pay any Rent hereunder or any other sum required to be paid to Lessor by Lessee on the date due, Lessee agrees to pay to Lessor, on demand, (a) an amount equal to five percent (5%) of such Rent or other sum, and (b) all of Lessor's costs and expenses incurred or paid in collecting the delinquent payment, with interest thereon from the date paid by Lessor until paid by Lessee at the annual rate of twelve percent or, if lower, the maximum rate Lessor may lawfully charge.
13. **DEFAULT.** Any of the following shall constitute a "default" hereunder: (a) Lessee fails to pay when due any Rent or any other sum required to be paid hereunder; (b) Lessee fails to observe, keep or perform any other term, covenant or condition of this Lease and such failure continues for seven (7) days from written notice thereof from Lessor; (c) Lessee becomes insolvent or admits in writing its inability to pay or fails to pay its debts as they become due, or makes an assignment for the benefit of its creditors, or applies for or acquiesces in the appointment of a receiver, trustee or other custodian for any of its properties or assets; (d) any proceeding shall be commenced by or against Lessee for any relief which includes, or might result in, any modification of the obligations of Lessee under this Lease or relief under any bankruptcy or insolvency laws or other laws relating to the relief of debtors, adjustment of indebtedness, reorganization, composition or extension, unless, in the case of an involuntary proceeding not consented to or acquiesced in by Lessee, such proceeding shall have been dismissed within 90 days after the same shall have been commenced (provided that this Lease shall terminate automatically if Lessee fails to pay any Rent when due hereunder after a proceeding has been commenced by or against Lessee under the United States Bankruptcy Code); (e) Lessee voluntarily or involuntarily, by operation of law or otherwise, removes, sells, transfers, assigns, grants any security interest in, pledges, hypothecates, encumbers, parts with possession of or sublets this Lease or any Amenities, or attempts to do so, except only as and to the extent expressly permitted hereby; or (f) Lessee fails to pay any amount due or is otherwise in default or material breach under the Housing Agreement between Lessee, as Resident, and GD Thayer, LLC, as Owner, dated on or about the date hereof for use of an Apartment Space.
14. **REMEDIES.** On any default hereunder by Lessee, Lessor shall have the right, but shall not be obligated, to exercise at any time or from time to time thereafter any one or more of the following rights and remedies, any of which rights and remedies may be exercised by Lessor without notice to or demand on Lessee: (a) If Lessee shall have paid any Rent hereunder in advance of the due date therefor, Lessor may apply any or all thereof to any obligation of Lessee hereunder. (b) In lieu of such acceleration, Lessor may recover all Rent and other amounts due as of the date of such default and recover all Rent and other sums as they accrue thereafter. (c) Lessor may proceed by appropriate court action, either at law or in equity, to enforce performance by Lessee of the terms and conditions of this Lease or to recover damages for the breach hereof or to regain possession of the Amenities. (d) Any of the foregoing actions by Lessor under this section 14 shall not constitute a termination of this Lease or any of Lessee's obligations under this Lease. Lessor may, in its exclusive discretion, terminate

this Lease by express written notice thereof to Lessee. (e) Lessor may pursue any other remedy available to Lessor at law or in equity. Under all circumstances, Lessee shall also pay to Lessor, on demand, an amount equal to any and all incidental damages sustained by Lessor, including, without limitation, all costs of collection, repossession, transportation, storage, repair, reconditioning, resale or other disposition of the Amenities, all attorneys', expert witnesses' and accountants' fees and costs (whether or not suit is commenced), court costs and other costs and expenses incurred in exercising any rights or remedies hereunder or in enforcing any of the terms or conditions hereof. The provisions of this Section 14 shall not prejudice Lessor's right to recover or prove damages for unpaid rent accrued prior to default. No remedy referred to in this Section 14 is intended to be exclusive, but each shall be cumulative and in addition to any other remedy referred to above or otherwise available to Lessor at law or in equity and may be exercised concurrently or consecutively. The exercise or beginning of exercise by Lessor of any one or more of such remedies shall not preclude the simultaneous or later exercise by Lessor of any or all of such other remedies. Lessor's remedies shall be available to Lessor's successors and assigns.

15. **PERFORMANCE BY LESSOR OF LESSEE'S OBLIGATIONS.** If Lessee fails promptly to perform any of its obligations under this Lease, Lessor, on written notice to Lessee, may (but shall not be obligated to and shall not incur any liability or obligation to Lessee or any third party for failure to) perform the same for the account of Lessee without waiving Lessee's failure as a default. All sums paid or expense or liability incurred by Lessor in such performance (including reasonable legal fees) shall be promptly reimbursed by Lessee on demand of Lessor, together with interest thereon from the date paid by Lessor to the date reimbursed by Lessee at the annual rate of twelve percent or, if lower, the maximum rate that Lessor may lawfully charge.

16. **NOTICES.** All notices, consents and other communications required or permitted under this Lease shall be in writing and shall be deemed duly given and received one day after mailing by nationally recognized overnight mail or if mailed by first class certified mail, charges or postage prepaid, properly addressed to Lessor or Lessee, as the case may be, at its address set forth below, or at such other address as either party shall from time to time designate by notice under this Section 16.

Lessor: GD Amenity & Leasing, LLC, c/o The Scion Group, LLC, 401 North Michigan Ave., Suite 400, Chicago, IL 60611.

Lessee: At the Apartment Space, or as otherwise provided in writing by Lessee.

17. **UTILITIES.** The following utilities are included in the Rent set forth in this Lease: Internet access, electricity, water/sewer, natural gas and trash disposal. Lessor makes no representations and hereby disclaims any and all warranties, express or implied, with respect to any utilities provided, including but not limited to those warranties concerning merchantability and fitness for a particular purpose or use, whether made allegedly by Lessor or its representatives or agents, whether in writing or otherwise, except as otherwise expressly stated in this Lease. Lessor does not warrant or guarantee the protection of Lessee's privacy during operation of utilities, that such utilities will satisfy Lessee's requirements, or that the operation of utilities will be uninterrupted or error free. Lessee acknowledges and agrees that neither Lessor nor its affiliates, agents, employees or representatives will be responsible to Lessee for any non-economic, consequential, incidental, indirect or special damages, including incidental, economic or punitive damages, arising from breach of warranty, breach of contract, negligence or any other legal ground of action, or by reason of the use, discontinuation or modification of any utilities or the termination of any utilities, whether arising from Lessee's use of (or inability to use) utilities, or otherwise, even if Lessor has been advised of the possibility of such damage. In the event that any utility service proves defective, or is discontinued or terminated, Lessor's and Manager's entire combined liability and Lessee's exclusive remedy will be limited to a reimbursement of the approximate cost of that utility incurred by Lessee, prorated by the day for each day the utility service proved defective, or was discontinued or terminated, for more than 24 hours. Lessee agrees to indemnify, defend and hold harmless Lessor and its employees, affiliates and agents, from any and all losses, claims, damages, expenses, other liabilities and causes of action of every nature, including attorney fees, which arise directly or indirectly in connection with: (i) violation by Lessee of any laws, ordinances, regulations or rules regarding the utilities; or (ii) illegal or inappropriate use of the utilities. Any damage or loss to any utility devices during Lessee's occupancy will be charged to Lessee (and the other residents in the apartment, as applicable) at the replacement cost. Management will establish schedules and policies for the use of recreation facilities, amenities and other common spaces. Lessor may add, remove, close (temporarily or permanently), upgrade or modify any of the recreation facilities, amenities or common spaces in Lessor's discretion, without notice or compensation.

18. **ENFORCEMENT.** This Lease shall be deemed to have been entered into in the County of Providence, State of Rhode Island, where this Lease is being signed on behalf of Lessor and Lessee, and all performance on the part of Lessee, including the payment of all Rent and other sums due hereunder, shall be deemed to have been required to be performed by Lessee in the State of Rhode Island. This Lease shall be governed by and construed, interpreted and enforced in accordance with the laws of the State of Rhode Island, without giving effect to principles of conflicts of law or choice of law. Jurisdiction and venue in any action or proceeding in connection with this Lease shall be in the proper state or Federal court located in the City and County of Providence or the County of Providence, State of Rhode Island.

19. MISCELLANEOUS. The singular includes the plural and vice versa, as applicable. The term ‘Lessee’ as used herein, if this Lease is signed by more than one Lessee, means each Lessee, and their obligations and representations hereunder shall be joint and several. The headings or captions at the beginning of sections hereof are solely for convenience of reference and are not part of this Lease.
20. TIME. Time is of the essence in the performance of this Lease.
21. ENTIRE AGREEMENT; AMENDMENT; WAIVER. This Lease constitutes the entire agreement between Lessor and Lessee and supersedes all prior or contemporaneous agreements, promises, representations, correspondence and negotiations, regarding the subject matter hereof (provided that the Housing Agreement between Lessee and GD Thayer, LLC is a separate agreement not superseded by this Lease). This Lease may not be amended, altered or changed except by written agreement signed by Lessor and Lessee and supported by new consideration. No provision hereof for the benefit of Lessor and no default of Lessee hereunder may be waived except in writing signed by Lessor. No failure on the part of Lessor to exercise, and no delay in exercising, any right or remedy hereunder shall operate as a waiver thereof. Waiver by Lessor of any provision hereof or default hereunder in any instance shall not constitute a waiver as to any other provision, default or instance.
22. SEVERABILITY. If any provision of this Lease is held invalid, such invalidity shall not affect the other provisions, which shall be given effect without the invalid provision.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the date first above written.

LESSOR:

LESSEE:

GD AMENITY & LEASING, LLC

By: SEE BELOW FOR ELECTRONIC SIGNATURE

SEE BELOW FOR ELECTRONIC SIGNATURE

Its: Authorized Agent

[signatures on page 1]

257 Thayer is an Equal Opportunity housing provider.



EXHIBIT A
AMENITIES

The Furniture located or to be located in the Apartment Space, including:

- Full Bed with Mattress
- Underbed Dresser
- Desk with Chair
- Sofa
- Coffee Table
- Television
- Television Stand
- Dining Table w/ Chairs (not including Unit Type A2, A3 and B2)

The Appliances located or to be located in the Apartment Space, including:

- Refrigerator
- Stove
- Dishwasher
- Microwave
- Washer and Dryer

The use of certain utilities serving the Property and Apartment Space, including:

- Natural gas, trash disposal, electricity, water/sewer and internet service.

The use of the Amenities located on the Property, including:

- Common areas
- Fitness center
- Club house
- TV lounge
- Study room
- Courtyard