



EMPLOYEE LEASE RIDER

Date : 17-08-2018

Name of Apartment Community : Apartment community

I, EMP, understand and agree to the following :

1. All Carroll Organization employees have the option to reside at any participating Carroll Organization community. The current market rental value of the apartment is \$ 34500.0 . The employee rental discount will be 20% off the market rental rate or the current net effective rent special. The monthly rent shall be \$ 546.0 . The employee rental rate shall be updated at renewal based on the market rent.
2. I understand that as an employee of the Carroll Organization, rent must be paid on the 1st of the month in full. I understand that any late rental payments or NSF's may result in termination of employment with the Carroll Organization. Continual late payments, NSF's or having a writ of possession filed are grounds for immediate termination.
3. If at any time during residency at 546 , the rental payment is received late or payment is returned NSF, all employee concessions (paragraph 1) will be void for that month and full market value and late fees will be due.
4. I understand that my residency at any Carroll Organization property is strictly voluntary and in no way a requirement of my employment with Carroll Organization.
5. Upon termination of my employment with Carroll Organization whether voluntary or involuntary, my lease will be terminated regardless of the lease term stated on the lease. I will not be considered a tenant of the apartment community nor will I have rights and privileges of a tenant without the written consent of the Carroll Organization. I further agree that upon such termination from employment, I will vacate the apartment occupied by me within **seven days** from the date of my termination of employment.
6. If the Carroll Organization should agree to allow me to continue to lease the apartment as a resident, a new lease will be signed that shall be at the current market rate and subject to all normal lease provisions.
7. Upon vacating the apartment occupied by me, for any reason, I will leave the apartment clean and in good condition.
8. I hereby authorize the Carroll Organization to deduct from my payroll check amounts due for unpaid rent, other amounts due to the Carroll Organization and any expenses incurred by the Carroll Organization to clean or repair the apartment in the event that I fail to leave it clean and in good condition.

Signature of Employee

EMP

Printed Name of Employee

Position : res

Date : 17-08-2018

Signature of Property Manager

The Carroll Organization Employee File