

Mold, Mildew, Fungi and General Housekeeping for Mold. Tenant understands that the chance of mold, mildew, and/or fungal growths or accumulations is increased by moisture, insufficient ventilation, and a lack of regular cleaning. Not all, but certain types of mold, mildew, and fungi can lead to adverse health conditions or allergic reactions. Mold, mildew and fungi can cause discoloration on surfaces. Mold, mildew and fungi can also necessitate significant structural repairs if remediation is required. Reducing moisture, utilizing climate control, and proper housekeeping significantly reduces the chance of mold, mildew and fungi growth or accumulation.

1. Tenant agrees to use all air conditioning, heating systems, and dehumidifiers (if provided) in a reasonable manner, and further agrees to keep the Premises properly ventilated by permitting the circulation of fresh and/or conditioned air. Tenant understands that allowing fresh air into the Premises should be done during dry weather conditions only, and not when it is raining or overly humid. Landlord recommends that air conditioning/climate controls be used at all times.
2. Tenant agrees to:
 - A. Promptly report to Landlord in writing any visible mold, mildew or fungus that accumulates on or in the Premises, including but not limited to:
 - B. Discoloration of walls, baseboards, doors, window frames, ceilings
 - C. Moldy clothing, refrigerator and A/C drip pan overflows
 - D. Moisture dripping from or around any vents, A/C condenser lines
 - E. Loose, missing or failing grout or caulk around tubs, showers, sinks, faucets, countertops, clothes dryer vent leaks
 - F. Any and all moisture and musty odors
 - G. Visible or suspected mold
 - H. All A/C or heating problems or abnormalities
 - I. Leaks, moisture accumulations, major spillage
 - J. Shower/bath/sink/toilet overflows
3. Regularly clean and use household cleaners on surfaces in the bathroom(s) and kitchen, and particularly in the shower or bathtub, and promptly clean any noticed discoloration or mildew in any area of the Premises.
4. Regularly clean, dust, vacuum and mop the Premises, remove garbage from the Premises and to regularly replace air filters, and to open blinds and/or curtains regularly to allow light into the Premises.
5. Use hood vents/ventilation (if provided) when cooking, cleaning and dishwashing.
6. Wipe off and dry surfaces in the kitchen that have accumulated moisture or condensation while cooking or dishwashing.
7. Wipe down and dry any spillage of liquid.
8. Regularly clean dishes and sinks in the kitchen and not let them remain soiled or dirty for a period in excess of 36 hours; immediately remove any moldy or rotting food from the Premises.
9. Use exhaust fans, ventilators and/or dehumidifiers (if necessary) when showering, bathing, or otherwise; wipe down and dry all bathroom surfaces after their use to prevent moisture from accumulating on surfaces, and to leave bathroom doors, shower curtains, and shower doors open after bathing.
10. Securely close shower doors, or to hang shower curtains or liners on the inside of bathtubs so as to prevent water from spilling out of the bathtub when showering, as applicable.
11. Not to water any household plants inside the Premises or to accumulate excessive indoor plants.
12. Promptly notify the Landlord of any overflow of the air conditioning unit's drip pan or any accumulated moisture on or around the air conditioning unit.
13. Use clothes dryer to dry clothes.
14. Inspect for leaks under sinks.
15. Regularly empty dehumidifier if used.
16. Do not dry clothes by hang-drying indoors.
17. **Small Areas Of Mold:** If mold has occurred on a small non-porous surface such as ceramic tile, Formica, vinyl flooring, metal, or plastic, and the mold is not due to an ongoing leak or moisture problem, Tenant agrees to clean the areas, with soap (or detergent and a small amount of water, let the surface dry, and then, within 24 hours apply a non-staining cleaner such as Lysol Disinfectant, Pine-sol Disinfectant (original pine scented), Tilex Mildew Remover, or Clorox Cleanup, etc. to affected area.
18. **Termination Of Tenancy Due To Mold Presence:** Landlord reserves the right to terminate tenancy at Landlord's sole discretion and Tenant agrees to vacate Premises upon receiving written notice from Landlord if:
 - A. mold or mildew is present in the Premises and poses a safety or health hazard to Tenant or Other Persons and/or
 - B. Tenant's actions or inactions are causing a condition that is conducive to mold growth.
19. **Failure to Notify of Mold Presence.** Tenant must notify Landlord or Landlord's Agent of any mold, mildew or moisture problems immediately in writing. Failure to notify Landlord or Landlord's Agent shall be deemed a material violation under the terms of the Lease, and Landlord and/or Landlord's Agent shall be entitled to exercise all rights and remedies it possesses against Tenant in law or in equity and Tenant shall hold Landlord and Landlord's Agent harmless of damage or injury to persons or property as a result of Tenant's failure to comply with the terms set forth.
20. **Tenant Acknowledgement of No Known Presence of Mold and Hold Harmless.** Tenant acknowledges that there is no known presence of mold at Lease Commencement. If mold test is requested by Tenant, it is the Tenant's sole responsibility to conduct the test and pay the expense for such test. If the Premises are managed by an agent of the Landlord, Tenant shall hold agent harmless and shall look solely to the Landlord in the event of any litigation or claims concerning injury, damage or harm suffered due to mold.