



## Intern House Rules

**OTHER OCCUPANTS AND GUESTS.** I understand that one other employee of Riot Games may also occupy the Unit. I understand and agree that no other individuals are authorized to occupy the Unit other than the other employee and myself. Failure to comply with this rule may result in termination of occupancy or employment or both. I understand and agree that I may NOT have guests stay overnight in the Unit.

**HOUSE RULES.** I agree to abide by and will obtain the assent of any of my guests to any House Rules regarding the use of the Unit as may from time to time be issued or revised by Riot Games or Synergy. I agree that the Unit is not to be used for any commercial activity, other than my employment by Riot Games, or for any other or unlawful enterprise at any time.

**UTILITIES.** I understand that the gas, electricity, water, phone and Internet service for the Unit will be paid for by Riot Games, and I agree that I and my guests will use such resources in a responsible manner. I understand there is an electricity cap of \$300 per month and any overages will be my responsibility.

**GUESTS AND INVITEES.** I accept responsibility for all my guests in and about the premises and I agree, on behalf of myself and my guests, to respect the privacy and comfort of the other occupants, their guests, and neighbors at all times.

**WASTE AND NUISANCE.** Neither I nor any of my guests will commit any waste upon the premises or cause any nuisance or act which shall disturb the quiet enjoyment of the residents or neighbors.

**PROHIBITION AGAINST ASSIGNMENT AND LEASE.** I agree that I shall not in any regard lease, assign, hypothecate, pledge or otherwise transfer my occupancy of the Unit. I understand that this is a license to occupy, and not a lease of rental property.

**HABITABILITY.** I shall, upon discovery, immediately advise Synergy in writing, of any condition on the premises that adversely affects its habitability. My failure to so notify will be deemed an admission that such condition does not adversely affect the habitability of the premises.

**PETS.** Unless otherwise pre-approved, I understand that no pets are to be brought on the premises at any time by myself, other occupants, or any guests.

**PEST INFESTATION.** I must immediately report the presence or any sign of pest infestations, including but not limited to bedbugs, in the Unit to Synergy. Delays in reporting the presence or signs of pest infestations could result in the spread of such pest infestations throughout the Premises. If pest infestations are not reported within seven (7) days of arrival, I could be fully responsible for any and all costs.

**CONDITION OF PREMISES.** I acknowledge by using the premises that no statement or representation herein expressed as to past, present or future condition or repair thereof, or of any building or common area of which the premises are a part, has been made by or on behalf of Riot Games unless noted to the contrary in this Agreement. By using the Unit, I acknowledge that the premises are ready for use and in good sanitary order, condition and repair. I shall at all times, at my expense, maintain the Unit, its equipment and contents, in reasonably clean, sanitary and neat condition and repair. All refuse and

garbage associated with my use of the Unit shall be deposited in the appropriate receptacles. I shall be responsible for disposing of personal articles of a size or nature not acceptable by the rubbish hauler for the premises. The obligation to maintain the premises at my expense extends only to the everyday activities normally undertaken by an occupant of a living facility and does not include work which falls within the course and scope of my employment. I shall be responsible for any damage caused by the conduct of myself and my guests, including the cost of repair of said damages. At the end of my occupancy of the Unit, I shall return the premises in as good order, condition and repair as when received (reasonable wear and tear excepted). I understand that trash and debris, burns, stains, holes or tears of any size or kind in the carpeting or walls, among other conditions, do not constitute reasonable wear and tear.

**ALTERATIONS.** I will not paint, paper, change locks, install lighting fixtures or otherwise redecorate or make alternations to the Unit without the prior written consent of Synergy. Any additions or alterations of the premises shall become at once and without consideration a part of the premises and belong to the owner of the premises, unless the owner gives me written notice to remove some or all of such additions or alterations in which event I shall cause the item so designated to be removed and the premises to be restored to their original condition, at my expense.

**ENTRY.** Representatives of Synergy and Riot Games shall at all times have the right to enter the Unit consistent with my non-exclusive license to use the Unit House. This includes, but is not limited to the right to enter:

- In the case of emergency or upon Court order;
- When I have ceased use of the premises;
- To make necessary or agreed upon repairs, decorations, alterations or improvements;
- To supply necessary or agreed upon services;
- To exhibit the premises to prospective or actual purchasers, lenders, tenants, workmen, contractors, or government officials; and
- As otherwise consistent with this Agreement.

**INSURANCE.** I understand that Synergy and Riot Games recommend that I obtain Renters Insurance at my expense from an insurer of my choosing to cover my personal belongings and/or my personal liability in the event the property is damaged due to action/inaction on my part, and that neither Riot Games, nor any other person or entity will, beyond any workers' compensation insurance benefits which are provided to me in my capacity as an employee, insure me for any personal injury or property damage, including that caused by the act or omission of any other tenant or third party or by any criminal act or activity, war, riot, insurrection, fire or act of God. I shall obtain and pay for any such insurance coverage as I deem necessary to protect myself from any such loss or expense.

**DAMAGES TO PREMISES.** If the premises are so damaged by fire or other casualty as to render the premises unusable, then either party shall have the right to terminate this Agreement as of the date on which such damage occurs, through written notice to the other party, to be given within thirty (30) days after the occurrence of such fire or casualty event.