

### **EXAMPLE 1**

**QUIET ENJOYMENT.** Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof. At no time is the occupancy of the Premises to exceed eight (8) individual persons. Should Tenant or any person on the Premises be issued a citation by the Williamsburg Police Department for violating the City of Williamsburg noise ordinance, the Tenant shall pay Landlord, as a distinct penalty separate from any fine or penalty imposed by the City of Williamsburg, Five Hundred and 00/100 DOLLARS (\$500.00). This amount shall double for any subsequent violation (e.g., One Thousand and 00/100 DOLLARS (\$1,000.00) for a second violation, Two Thousand and 00/100 DOLLARS (\$2,000.00) for a third violation, and so on). A second noise ordinance violation, shall, at Landlord's option, terminate this Agreement.

### **EXAMPLE 2**

This property is residential in nature, the tenant acknowledges that the property is in an older and historic residential neighborhood and agrees not to allow any conduct on the premises that would be detrimental to the neighborhood, the Landlord, the College of William of Mary or neighbors and further agrees to conduct themselves in a manner that will endear them to the community. Landlord may penalize Tenant if the neighbors or City lodge complaints against the Tenant or their guest(s) that go unresolved. These complaints can be relating to but are not limited to conduct, noise, trash, maintenance, etc. Not more than \_\_\_\_\_ vehicles (cars, boats, trailers, etc.) are allowed on the property at any given time. Parties (more than \_\_\_\_\_ people) are not permitted at this property. A minimum penalty of \$150.00 per Tenant shall be paid to Landlord if he is called to break up or quiet down any gathering at this property. Landlord may bring Law Enforcement officials into the property to inspect it and break up a gathering if he desires to have them enter the property. Bicycles and such shall be kept in the rear yard when possible.