

FIRE SAFETY REMINDER

Dear Tenant,

Fire safety is a major concern and a shared responsibility with all residents in your building.

While we at ICM Properties, Inc. do regular annual smoke detector inspections, it is important that tenant(s) understand that the responsibility of regularly checking and testing the smoke detector in your apartment is part of your lease obligation. Updating the batteries in your detector as needed should be done by each tenant on a regular basis.

If, after checking your smoke/carbon monoxide detectors and updating the batteries, you find your detector is not functioning properly, please contact our maintenance department or your building engineer right away so we can arrange to replace the detector as soon as possible.

We also want to take this opportunity to remind tenants who smoke cigarettes that they need to PROPERLY DISPOSE of their cigarette butts in a fire safe container and make sure that the cigarette is completely out before walking away.

Finally, your lease agreement prohibits all grilling or barbecuing. Any tenant keeping a grill on premise needs to remove it promptly. The ICM maintenance department reserves the right to summarily remove any grills we find during a regular maintenance visit without question or notice.

On behalf of ICM we want to thank all our tenants for pitching in with fire safety.

Please feel free to contact us at the main office with any questions you may have.

Thank you,

ICM Properties, Inc.

Important contact information if you are having an issue with your smoke/carbon monoxide detectors:

Maintenance Phone: 773-549-5632

Maintenance Email: maintenance@icmproperties.com

To check and see if your building has a building engineer you can contact please click visit the TENANT INFO/ENGINEER LIST page on our website (<http://icmproperties.com/media/2739/engineer%20list.pdf>)

Important Lease provisions you will find in your lease:

12. *Tenant is responsible for maintaining, repairing, replacing and regularly inspecting the smoke detectors & carbon monoxide detectors. The Tenant acknowledges that the smoke detectors & carbon monoxide detectors are operated by batteries which must be regularly replaced. Tenant acknowledges and agrees that it will regularly inspect each smoke detector & carbon monoxide detector to ensure that it is functioning properly and that its battery is not discharged. The Tenant hereby indemnifies and holds Lessor harmless from and against any and all claims, damages, liabilities, losses or judgments arising out of or relating to Tenant's failure to maintain, repair, replace or inspect the smoke detectors and carbon monoxide detectors in the Apartment."*

And

21. *Any and all balconies, patios, porches, landings, decks and the like located on or about the Apartment and common areas (collectively "Access Areas") exist solely for ingress and egress to the building, the Apartment or the common areas and are never to be used as gathering places for people or as storage areas. No barbecue grills are allowed in the Apartment or on any balcony, or in any common area of the building. Tenant acknowledges and consents to such limited use of the Access Areas. . Tenant shall not be liable to Lessor, or its agents, employees, customers, patrons, visitors, invitees or guests, for any claim, damage, liability, judgment, injury or death arising out of or relating to the improper use of the access Areas, and Tenant shall indemnify and hold Lessor harmless from and against any and all such claims, damages, liabilities, judgments, injury or death, including attorney's fees and costs, arising from or relating to such improper use. Tenant shall give written notice to Lessor of any defects discovered in the Access Areas, and Lessor shall address such defects as soon as reasonably possible.*