ICM PROPERTIES
Proudly Managing Apartments Since 1966

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. conduct annual smoke detector inspections, it is important tenants understand the responsibility of regularly checking and testing smoke detector(s) and carbon monoxide detector(s) in your apartment is part of your lease obligation. The batteries in your detector(s) should be replaced by tenant(s), as needed, on a regular basis.

If, after checking your smoke detector(s) and carbon monoxide detector(s) and replacing the batteries, you find your detector is not functioning properly, please contact our maintenance department or building engineer immediately 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 they must **properly dispose** of cigarette butts in a fire safe container and make sure cigarettes are completely extinguished before walking away.

Finally, your lease agreement prohibits all grilling or barbequing. Any tenant keeping a grill on premises needs to remove it promptly. The ICM maintenance department reserves the right to remove any grills found during a regular maintenance visit without notice.

On behalf of ICM, we want to thank all tenants for their compliance with these important fire safety measures.

Please feel free to contact our main office with any questions.

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@icmpropeties.com
      To see if your building has a building engineer you can click the TENANT INFO/ENGINEER LIST page on our website.

Important Lease provisions you will find in your lease:

12. *Tenant(s) is responsible for maintaining, repairing, replacing and regularly inspecting the smoke detectors & carbon monoxide detectors. The Tenant(s) acknowledges that the smoke detectors & carbon monoxide detectors are operated by batteries which must be regularly replaced. Tenant(s) 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(s) hereby indemnifies and holds Landlord 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 of the building and the real property on which the building is located (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, fire pits, outdoor fire places, charcoal grill lighter fluid, charcoal, flammable liquids or the like are allowed in the Apartment or on any balcony, patio, porch, landing, or in any common or outdoor area of the building or the real property on which the building is located. Tenant(s) acknowledges and consents to such limited use of the Access Areas. Landlord shall not be liable to Tenant(s), 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(s) shall indemnify and hold Landlord 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(s) shall give written notice to Landlord of any defects discovered in the Access Areas, and Landlord shall address such defects as soon as reasonably possible.*