

Standard Holdings, LLC - Fireplace Rules Updated March 2011

Standard Holdings, LLC expressly does NOT permit any Resident from using any fireplace(s) that are in the home that you are renting from us. There is no way we can determine the Resident's knowledge or skills when it comes to using a fireplace so all fireplace usage is banned.

If a Resident uses the fireplace without a expressed written exception from Standard Holdings, LLC, they are doing so at their own risk and liability.

The following rules apply IF AND ONLY IF Resident receives a written exception from Standard Holdings, LLC and the Resident chooses to utilize the working fireplace in their Residence:

- The Resident agrees to have a professional fireplace cleaning company inspect and clean the fireplace, chimney and/or flue PRIOR TO INITIAL OPERATION.
- Fireplaces are not only a source of danger because of fire but also can produce poor air quality if not operated properly. For this reason, the fireplace must be operated strictly in accordance with manufacturer's instructions and in a safe manner at all times.
- The Resident must immediately notify the Landlord of any repair that may be required to the Fireplace. The Resident is responsible for the full cost that may be due for repair and/or replacement of the Fireplace that may be required as a result of negligence by the Resident, or the Resident's occupants or guests.
- The Resident understands that the Fireplace is strictly an amenity, and that the use of this amenity is not guaranteed under the terms of the Lease. Any interruption or non-availability of its use will not violate any terms of the Lease.
- The Resident acknowledges the receipt of the attached "Wood Burning Safety Tip Sheet" that is provided by the U.S. Fire Administration (page 2 of this document). Resident agrees to read and follow all applicable safety tips included in this attachment.
- If the Resident violates any part of this Fireplace Rules, the Resident will then be in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with all applicable laws and regulations to evict or have the Resident removed from the Leased Premises as well as seek judgment against the Resident for any monies owed to the Landlord as a result of the Resident's default.

WOOD BURNING SAFETY TIP SHEET

According to the U.S. Fire Administration (USFA) heating fires account for 36% of residential home fires in rural areas every year. Often these fires are due to creosote buildup in chimney and stovepipes. All home heating systems require regular maintenance to function safely and efficiently.

The USFA encourages you to practice the following fire safety steps to keep those home fires safely burning. Remember, fire safety is your personal responsibility. Fire stops with YOU!

Keep Fireplaces and Wood Stoves Clean!

- Clear the area around the hearth of debris, decorations and flammable materials.
- Leave glass doors open while burning a fire. Leaving the doors open ensures that the fire receives enough air to ensure complete combustion and keeps creosote from building up in the chimney.
- Close glass doors when the fire is out to keep air from the chimney opening from getting into the room. Most glass fireplace doors have metal mesh screen which should be closed when the glass doors are open. This mesh screen helps keep embers from getting out the fireplace area.
- Always use a metal mesh screen with fireplaces that do not have a glass fireplace door.
- Install stovepipe thermometers to help monitor flue temperatures.
- Keep air inlets on wood stoves open and never restrict air supply to fireplaces. Otherwise you may cause creosote buildup that could lead to a chimney fire.
- Use fire-resistant materials on walls around wood stoves.

Safely Burn Fuels

- Never use flammable liquids to start a fire.
- Use only seasoned hardwood. Soft, moist wood accelerates creosote buildup. In pellet stoves, burn only dry, seasoned pellets.