



P.O. Box 216
Sierra Vista, AZ 85636
Tel 520-439-8839
Fax 520-439-8840
Email info@goTDY.com

ATTACHMENT B – UTILITIES AND SERVICES AGREEMENT

1. Electricity.

Landlord will provide and pay for electricity and required deposits as long as Tenant uses electricity in a responsible and conservative manner. Tenant will turn off lights and electrical appliances when not in use. Tenant will keep doors and windows shut as much as possible when cooling or heating system is on to include the garage door. Tenant will set thermostat no warmer than 74°F in the winter and no cooler than 72°F in the summer. Tenant will use ceiling fans, where provided, as much as possible to help cool or warm the home. Landlord will provide the Tenant with three (3) warnings for violations of this clause. After the third (3rd) warning, Tenant agrees to pay for the amount of electricity used over the average for similar homes as determined by Landlord.

2. Natural Gas.

Landlord will provide and pay for natural gas and required deposits as long as Tenant uses natural gas in a responsible and conservative manner. Tenant will turn off gas appliances when not in use, if applicable. Tenant will keep doors and windows shut as much as possible when heating system is on to include the garage door. Tenant will set thermostat no warmer than 74°F in the winter. Tenant will use ceiling fans, where provided, as much as possible to help cool or warm the home. Tenant will keep water heater thermostat set no higher than the recommended setting. Landlord will provide the Tenant with three (3) warnings for violations of this clause. After the third (3rd) warning, Tenant agrees to pay for the amount of natural gas used over the average for similar homes as determined by the preceding year's usage.

3. Water.

Landlord will provide and pay for water and required deposits as long as Tenant uses water in a responsible and conservative manner. Tenant will turn off water faucets when not in use. Tenant will report to Landlord any leaking faucets, toilets which run, and any other suspected water leaks. Landlord will provide the Tenant with three (3) warnings for violations of this clause. After the third (3rd) warning, Tenant agrees to pay for the amount of natural gas used over the average for similar homes as determined by the preceding year's usage.

4. Sewer and Sanitation.

Landlord will provide and pay for sewer and sanitation and required deposits as long as Tenant uses the system in a responsible and conservative manner. In accordance with City and Health Department regulations, Tenant will flush toilet paper in the toilet. Tenant will not flush nor dispose of down any drain flammable or explosive liquids, solids, or gases; corrosive substances that are either acidic or caustic; fats, oils or greases; dye wastes or tanning solutions; garbage, sand, metals, wood, straw or grass; wastepaper, plastics, animal parts, glass, cat litter (including so called "flushable" cat letter), disposable diapers, sanitary napkins, tampons (including tampon applicators), and other bulky so called "disposable" products, or similar substances. Tenant agrees to pay for any repairs or fines for violating this clause.

5. Local Telephone.

If box is checked, Landlord will pay for basic (local) telephone service. Tenant will be responsible and pay the Landlord for additional telephone charges not included in Basic Telephone Service as provided by Qwest Communications plus ten (10) percent. Additional charges may include, but are not limited to, directory assistance, operator assisted calls, pay per call service 900 and 676 numbers, international calls, collect calls, and 10-10 calling plans. For additional information, see the Phone Service Pages in the phonebook or contact Qwest Customer Service at 1-800-244-1111.

6. Long Distance Telephone.

If box is checked, Landlord will pay for up to 5,000 minutes per monthly billing cycle of domestic, direct-dial long distance phone services. Tenant will be responsible and pay the Landlord for additional telephone charges not included in Qwest Unlimited Long Distance Plan as provided by Qwest Communications plus ten (10) percent. Additional charges may include, but are not limited to, directory assistance, operator assisted calls, pay per call service 900 and 676 numbers, international calls, collect calls, and 10-10 calling plans. For additional information, see the Phone Service Pages in the phonebook or contact Qwest Customer Service at 1-800-244-1111.

7. Internet.

Landlord will provide and pay for 256kps High-Speed Internet Service as provided by Cox Communications and provide an appropriate cable modem.

8. Cable Television.

Landlord will provide and pay for Expanded Cable TV as provided by Cox Communications.

If box is checked, Landlord will bill Tenant for Digital Basic Cable TV as provided by Cox Communications, with 1 digital receiver(s) and remote(s), and the following premium channels: None HBO Cinemax Showtime The Movie Channel Encore Starz at \$0.00. Tenant will be responsible and pay the Landlord for any pay-per-view events, any associated taxes and surcharges, plus ten (10) percent.

9. Housekeeping Service.

If box is checked, Landlord will provide and pay for weekly housekeeping services in accordance with Landlord's Housekeeping Standing Operating Procedure which is published separately. Tenant agrees to accept periodic housekeeping services. Landlord will provide move-out cleaning without additional charge in accordance with Landlord's Housekeeping Standing Operating Procedure as long as Tenant meets the other Conditions for Release of Security Deposit.

10. Grounds Keeping Service.

If box is checked, Landlord will provide and pay for grounds keeping services in accordance with Landlord's Grounds Keeping Standing Operating Procedure which is



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published separately. Tenant agrees to accept grounds keeping services. Landlord will provide move-out grounds keeping without additional charge in accordance with Landlord's Grounds Keeping Standing Operating Procedure as long as Tenant meets the other Conditions for Release of Security Deposit.

11. Pest Control Service.

Landlord will provide and pay for pest control services in accordance with Landlord's Pest Control Standing Operating Procedure which is published separately. Tenant agrees to accept periodic pest control services. Landlord will provide move-out pest control without additional charge in accordance with Landlord's Pest Control Standing Operating Procedure as long as Tenant meets the other Conditions for Release of Security Deposit.

12. Maintenance Service.

Landlord will provide and pay for preventative maintenance services in accordance with Landlord's Maintenance Standing Operating Procedure which is published separately. Tenant agrees to accept periodic preventative maintenance services.

13. Service Requests.

Tenant may request additional service from Landlord for non-routine or emergency maintenance via e-mail at service.requests@goTDY.com or by calling 520-439-8839.

14. Access to the Premises.

Tenant grants Landlord, his agents or employees access to the Premises to provide housekeeping, grounds keeping, pest control or maintenance services during normal business hours without further permission. Landlord, his agents or employees will ring the doorbell and/or knock before entering and announce their presence after opening the door.

15. Other Utilities and Services.

Tenant shall be responsible for contacting and arranging for any utility or services not provided by the Landlord, and for any utilities or services not listed above. Tenant shall be responsible for having same utilities disconnected on the day Tenant delivers the Premises back unto Landlord upon termination or expiration of the Lease.