Exhibit A

1. Tenants are not allowed to modify structure (including paint) without permission from landlord. Paint must be cleared with owner before proceeding. Painting without permission will result in loss of security deposit.

2. At month 10, Landlord/Tenant will discuss extension of Term from 12 months to 24 months at market rental rate.

3. Lease terms after 12 months will be modified with up to 15 percent increase in monthly rent.

4. Landlord will start eviction process once rent is over 10 days late.

5. No tenants or any visitors may hold landlord responsible for any injury during the lease term.

6. Tenants are required to carry renter's insurance.

7. No subtenants permitted.

8. There is a Home Warranty through Total Home Protection in place for the repair of all major appliances: AC/Heater, Water Heater, Washer/Dryer, Dishwasher, Stove, Disposal, Plumbing, Electrical, and Duct Work which will require a $45 service fee to the tenants per incident.

9. Home warranty does not cover misuse and abuse. It does cover wear and tear of the appliances and property.

10. Tenants must sign and agree to Tenant’s Responsibilities and Maintenance Procedures form.

11. Pets must be approved by Landlord.

12. Deposit on mail key is $150.

13. Deposit on gate remote is $150 each.

14. Parking passes can be obtained from Mary Mendez-Pickering at 713-329-7148. Each unit can have 2 parking stickers and 2 guest passes. Lost stickers are $5 each. Guests/Visitors of Tenants who park without a sticker or pass risk being towed. Landlords will not be held responsible for any fees/charges resulting from any car parked without a sticker/guest pass.