

NO SMOKING POLICY

1. **The Purpose of a NO SMOKING Policy.** To alleviate the irritation and known health risks from secondhand smoke, to decrease the maintenance, cleaning, and redecorating costs caused from smoking and to eliminate the risk of fire.
2. **Smoke-Free Complex.** Smoking is not permitted anywhere in a Marshall House apartment, any of the common areas or on any property owned by Marshall House. DEFINITIONS: Smoking shall include the inhaling, exhaling, breathing, carrying, or possession of any lighted cigarette, cigar, pipe, other product containing any amount of tobacco, marihuana, controlled substance or any other lighted product. Any resident, guests/visitors, or staff member are obligated to abide by this policy.
3. **Enforcement of NON SMOKING Policy.** Marshall House will take all steps necessary to enforce the smoke-free terms of this policy. Any reports of smoking on Marshall House property should be submitted in a written notice by a Tenant to the Administrator.
4. **Effect of Breach and Right to Terminate Lease.** A violation of this policy will result in immediate termination of lease agreement.
5. **Disclaimer by Landlord.** Tenant acknowledges that Marshall House Apartments cannot and does not warranty or promise that the rental premises or common areas will be free from secondhand smoke. Tenant acknowledges that Landlord's ability to police, monitor, or enforce the agreements of this policy is dependent in significant part on voluntary compliance by Tenant and Tenant's guests. Tenants with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that Landlord does not assume any higher duty of care to enforce this policy than any other landlord obligation under the Marshall House Apartments Lease.