

IRIS Ithaca Renting Internet Service

ADDENDUM TO LEASE 2010-11 for Apartment _____ at _____, Ithaca, NY 14850

The Tenant(s) hereby contract with Ithaca Renting Company for Internet service for the above reference apartment to correspond with your Apartment Lease for this apartment and according to the terms and conditions specified below.

1. USE: The Subscriber(s) may make unlimited personal use of the service within the listed apartment as allowed by Computer Room. Connection or transmission of service outside the named apartment is not permitted. A Reasonable Rules and Regulations Contract is attached and requires signature of the Subscriber(s) before activation of service. Each user must agree to follow the Reasonable Rules and Regulations and accept any action by Computer Room or Ithaca Renting Company in regards to use and service.

Any violation of the contract may result in termination of service with no refund of any fees paid.

2. FEE: The Subscriber will pay Ithaca Renting Company:

- ___\$300 for studio and 1 bedroom apartments
- ___\$400 for 2 bedroom apartments;
- ___\$450 for 3 bedroom apartments;
- ___\$500 for 4 and 5 bedroom apartments;
- ___\$600 for 6 and 8 bedroom apartments;
- ___\$750 for 10 bedroom apartments;
- ___\$1,050 for 14 bedroom units;
- ___\$100 for 210 Dryden Road 2nd/3rd Floor Rooms.

There is no connection or installation cost. The charge is paid as additional rent for the apartment and is subject to apartment lease requirements. Payment must be made in full before service is activated. The Term of Service is from the date the Fee is paid until the end date of the current year's lease. There is no pro-ration for partial year service.

3. SERVICE: IRIS provides connections to the Internet via one or more business class Internet connections, and proprietary bandwidth sharing routers.

4. SYSTEM REQUIREMENTS: suggested minimum system requirements: Pentium 300MHz or higher. Subscriber must also have a Network Interface/LAN (Ethernet) Card and a straight-wired Ethernet cable to connect to the IRIS jack located in the apartment. The Subscriber is responsible for providing all equipment.

5. REPAIRS: Computer Room will maintain IRIS connectivity in operating condition as needed. Ithaca Renting Company is not liable for speculative or consequential damages. Please contact Computer Room at (607) 277-8336 if you have any problems with service as an IRIS Subscriber. All billing issues should be addressed to Ithaca Renting Company (607-272-3000) and all technical issues should be directed to Computer Room.

6. VIRUS PROTECTION: A computer on the system that is infected with a virus can impact the entire building. Subscribers are required to have updated antivirus software installed and functioning.

Failure to do so may result in termination of service with no refund of any fees paid.

7. SUBLET: If the Subscriber sublets the above named apartment for any period of time (as permitted by the terms of the lease) IRIS service will continue for the entire term of the lease. The Tenant may collect any pre-paid IRIS costs from the Subtenant. Ithaca Renting Company will give no refunds of pre-paid fees and will not make name changes to this signed agreement. Any Subtenant must sign a new Reasonable Rules and Regulations Contract.

Failure to do so may result in termination of service with no refund of any fees paid.

Subscriber's Signature: _____ Print Name: _____ Date: _____

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Subscriber's Signature: _____ Print Name: _____ Date: _____

Subscriber's Signature: _____ Print Name: _____ Date: _____

Ithaca Renting Company Agent: _____, Date: _____

Office: Copy & \$ Dtwon? _____ Turned ON? _____ Comm? _____

Rules and Regulations for IRIS usage

All IRIS subscribers must agree to the following terms and conditions. If you have specific questions about any of the following rules and regulations please email support@croom.net. Any subscriber found in violation of the following may be permanently and immediately removed from the IRIS system and prevented from accessing the Internet and other network resources.

- 1 Subscribers may not host a server on the network under any conditions. A server is defined as any computer allowing unsolicited inbound connection attempt, either from the local network or Internet. This includes Windows and Macintosh file sharing, any online gaming server, web server, FTP server, or other file server. File and printer sharing are restricted but allowed between jacks in any given apartment. There are no restrictions on sharing between multiple devices on a single jack provided subscriber uses compatible hub or switch.
- 2 IRIS subscribers may connect wireless networking equipment to any jack in their apartment but must secure the access point with one or more authentication or encryption method(s). Acceptable methods include, but are not limited to, WEP, WPA, and Mac Address Restrictions. Disabling SSID broadcasts (otherwise known as hiding the network name) is not an acceptable method of securing access. Wireless availability or reliability is not guaranteed and no support is provided. Periodic scans are conducted to detect unrestricted wireless access points. If detected they will be tracked to the subscribers apartment and the subscriber's access may be suspended until the access point has been secured. Repeat violations will result in termination of the subscribers account without refund.
- 3 Hacking or otherwise tampering with network equipment or resources is strictly prohibited and will result in the immediate termination of subscriber's access without refund or recourse. This includes any attempt to gain access to network devices or overload shared network resources.
- 4 Subscribers are required to keep active virus protection installed and updated on any device connected to IRIS, provided the device has a Windows operating system. Firewall software, while not required, is highly recommended. In the event that a subscriber's computer becomes compromised by a virus or is exploited, the service to that computer will be temporarily discontinued. It is the responsibility of the subscriber to take corrective action and to notify Computer Room when the problem has been resolved. Subscriber may not receive notification that service has been suspended.
- 5 If at any time a complaint is received regarding the activity of a subscriber on the internet, and such activity is found to be illegal or in violation of this agreement, or the terms of service established by Time Warner Business Class, the subscribers access will be suspended or terminated depending on the severity of the violation.

TENANT # 1

Subscriber's Signature: _____ Print Name: _____ Date: _____
Telephone: _____ E-mail _____@cornell.edu

TENANT # 2

Subscriber's Signature: _____ Print Name: _____ Date: _____
Telephone: _____ E-mail _____@cornell.edu

TENANT # 3

Subscriber's Signature: _____ Print Name: _____ Date: _____
Telephone: _____ E-mail _____@cornell.edu

TENANT # 4

Subscriber's Signature: _____ Print Name: _____ Date: _____
Telephone: _____ E-mail _____@cornell.edu

TENANT # 5

Subscriber's Signature: _____ Print Name: _____ Date: _____
Telephone: _____ E-mail _____@cornell.edu

TENANT # 6

Subscriber's Signature: _____ Print Name: _____ Date: _____
Telephone: _____ E-mail _____@cornell.edu

Apartment # _____

Contract start: _____

Contract end: _____