

OF THE REAL-PROPERTY CORPORATIONS AND ASSOCIATIONS

ARTICLE, IF APPLICABLE,

HAVE BEEN FULFILLED.

DEVELOPER

BY

(3) IF A TENANT FIRST LEASES A PORTION OF THE PREMISES AS A RESIDENCE AFTER THE NOTICE REQUIRED BY THIS SUBSECTION HAS BEEN GIVEN, THE OWNER AND THE LANDLORD, IF OTHER THAN THE OWNER, SHALL INFORM THE TENANT IN WRITING THAT THE NOTICE HAS BEEN GIVEN. THE TENANT SHALL BE SO INFORMED ON OR BEFORE SIGNING THE LEASE OR TAKING POSSESSION, WHICHEVER OCCURS FIRST.

(B) THE NOTICE SHALL BE CONSIDERED TO HAVE BEEN GIVEN TO EACH TENANT IF DELIVERED BY HAND OR MAILED, POSTAGE PREPAID, TO THE TENANT'S LAST KNOWN ADDRESS.

(C) A TENANT LEASING A PORTION OF A RESIDENTIAL RENTAL FACILITY AS A RESIDENCE AT THE TIME THE NOTICE REFERRED TO IN SUBSECTION (A) OF THIS SECTION IS GIVEN TO THE TENANT MAY NOT BE REQUIRED TO VACATE THE PREMISES PRIOR TO THE EXPIRATION OF 180 DAYS FROM THE GIVING OF THE NOTICE EXCEPT FOR:

(1) BREACH OF A COVENANT IN THE LEASE OCCURRING BEFORE OR AFTER THE NOTICE IS GIVEN;

(2) NONPAYMENT OF RENT OCCURRING BEFORE OR AFTER THE NOTICE IS GIVEN; OR

(3) FAILURE OF THE TENANT TO VACATE THE PREMISES AT THE TIME THAT IS INDICATED BY THE TENANT IN A NOTICE GIVEN TO THE LANDLORD UNDER SUBSECTION (E) OF THIS SECTION.

(D) (1) IF THE LEASE TERM OF A TENANT WHO LEASES A PORTION OF A RESIDENTIAL RENTAL FACILITY AS A RESIDENCE AT THE TIME THE NOTICE REFERRED TO IN SUBSECTION (A) OF THIS SECTION IS GIVEN WOULD ORDINARILY TERMINATE DURING THE 180-DAY PERIOD, THE LEASE TERM SHALL BE EXTENDED AT THE OPTION OF THE TENANT UNTIL THE EXPIRATION OF THE 180-DAY PERIOD.

(2) THE EXTENDED TERM SHALL BE AT THE SAME RENT AND ON THE SAME TERMS AND CONDITIONS AS WERE APPLICABLE ON THE LAST DAY OF THE LEASE TERM.

(E) A TENANT WHO LEASES A PORTION OF A RESIDENTIAL RENTAL FACILITY AS A RESIDENCE AT THE TIME THE NOTICE REFERRED TO IN SUBSECTION (A) OF THIS SECTION IS GIVEN MAY TERMINATE THE LEASE, WITHOUT PENALTY FOR TERMINATION, UPON AT LEAST 30 DAYS' WRITTEN NOTICE TO THE LANDLORD.