

(d) Provisions in Leases. (i) Every agreement pursuant to which any unit is leased or to be occupied shall contain a requirement that the tenant notify the Developer of any change in the number of persons occupying such unit.

(ii) Every agreement pursuant to which any unit is leased to or occupied by a Federal Low Income Tenant shall contain and be deemed to contain the following additional provisions with such variations of language as may be appropriate to the form of the agreement:

"The unit covered hereby shall not be subleased nor shall this lease be assigned. This lease shall be subject to termination in accordance with applicable State law.

"The tenant acknowledges that occupancy of this unit is restricted to persons or families who at the time of initial occupancy meet certain income requirements are of low or moderate income. In the event the tenant is discovered not to have met such requirements at the date of initial occupancy, this lease shall be terminated by the Landlord or the South Carolina State Housing Authority in accordance with applicable State law.

(e) Term of Leases. The Developer agrees to provide that no unit shall be rented or leased for a term (including extensions, renewals or holdovers) in excess of three years from the date of initial occupancy by a tenant who is a member of the Beneficiary Classes or one year from the date of initial occupancy by any Non-qualified Tenant (as hereinafter defined); provided, nevertheless, that upon reapplication a tenant who is a member of the Beneficiary Class may qualify for a new three year term.

(f) Rental to Non-Qualified Tenants. In the event a unit is vacant and has remained so for a period of 30 days and no Qualified Tenant has applied to lease such unit at the prices established by the Developer, the Developer may lease such unit to a person who is not in either of the Beneficiary Classes or a Federal Low Income Tenant ("Non-Qualified Tenant") provided that the term of such lease shall be for the minimum term then being offered by the Developer to other tenants and that at the conclusion of such term the Non-Qualified Tenant agrees to vacate the unit if there are any members of either Beneficiary Class who have applied to rent or lease a unit in the Project. The provisions of this subparagraph apply only to the units held for rental by members of Beneficiary Classes who are not Federal Low Income Tenants and shall not be construed so as to relieve the obligation of the Developer to meet the requirements of paragraph 5(c) above with respect to Federal Low Income Tenants.