

44. Retirees

a. If Tenant shall retire while this Lease or any renewal hereof shall be in effect and prior to the expiration, termination or other change in Tenant's Affiliation, and if and so long as the Apartment shall then be occupied as the primary residence of Tenant, Tenant shall be permitted to remain in occupancy until the date of expiration of the then current Lease, or until the date which shall be one year following Tenant's date of retirement, whichever date shall first occur, but the Lease shall be deemed terminated as of such date and Tenant shall not be entitled to occupy the Apartment after such date or to any renewal or extension whatsoever. Upon retirement, Tenant may be eligible to move to a studio apartment in a building owned by Landlord to be used as the Tenant's sole residence provided that at retirement (i) Tenant or his or her spouse or domestic partner does not directly or indirectly own or rent other residential property, whether in the region or elsewhere, and (ii) Tenant is sixty (60) years of age or older with ten or more years of full-time service at the University. It is understood that an Affiliated Tenant may qualify for lease renewals for the studio apartment after retirement provided that the sole residence and other eligibility factors continue to be met.

It is understood and agreed that in order to be eligible to move to a studio apartment under such circumstances the Affiliated Tenant must give at least one hundred twenty (120) days prior written notice of the date of the Affiliated Tenant's retirement to the University's Office of Faculty Housing and Residential Services. It is also understood and agreed that any such move to a studio apartment and execution of a lease for such apartment must be accomplished prior to the date of the Affiliated Tenant's retirement.

- b.** Landlord will require continuing verification of sole residence qualification upon lease renewal as well as supporting documentation thereof in Landlord's discretion. Retirees who choose to move to a studio used as a sole residence may be asked to maintain an affiliation through a retiree service program that will keep them as active participants in the academic and social life of the University.
- c.** Tenant and Tenant's spouse or domestic partner hereby acknowledge that the rights, if any, of Tenant as a retiree shall be void and of no force and effect in the event that prior to Tenant's retirement, this Lease has been terminated by Landlord or Landlord has refused, for any reason, to renew this Lease.