

NO WATERBEDS ALLOWED

CONDOMINIUM UNIT LEASE ADDENDUM

THIS ADDENDUM to a certain lease of Condominium Unit No. _____ at The Lauren Condominium ("Lease") is made this _____ day of _____, 19____, by and between _____ ("Landlord"), and _____ ("Tenant").

WITNESSETH THAT:

In consideration of the mutual covenants, promises and agreements contained in the Lease and herein, Landlord and Tenant hereby agree as follows:

1. Compliance with Condominium Instruments.

Tenant's right to use and occupy Condominium Unit No. _____ at The Lauren Condominium ("Premises") shall be subject and subordinate in all respects to the provisions of the declaration and bylaws of the condominium ("Condominium Instruments") and to such other rules and regulations as the Board of Directors of the Unit Owners Association may from time to time promulgate ("Rules and Regulations"). Tenant acknowledges receiving a copy of the Condominium Instruments and the Rules and Regulations from Landlord. Any violation of the provisions of the Condominium Instruments or the Rules and Regulations shall constitute a material breach of the Lease. In the event of such violation, the Unit Owners Association shall have the right to take appropriate action, including legal action, against the Landlord, the Tenant, or both, for injunctive relief, damages, or any other remedy necessary. The Lease grants Tenant a leasehold estate in the Premises for the lease term specified together with a license granting Tenant, for such lease term, Landlord's rights to use the common elements and common facilities of the condominium, provided that Tenant and Tenant's family, permittees, licensees, employees and agents exercise such license in accordance with the provisions of the Condominium Instruments and Rules and Regulations; provided, however, that Landlord retains all membership rights and obligations

in the Unit Owners Association including, without limitation, the right to vote and the obligation to pay assessments. Tenant shall indemnify and hold harmless Landlord and the Unit Owners Association from and against any damages, direct or indirect, incurred by Landlord as a result of the non-compliance by any of the aforesaid persons with the provisions of any of the Condominium Instruments, Rules and Regulations, or any other covenant of the Lease.

2. Assignment of Rent. If at any time during the lease term, including any extension, renewal or holdover term, Landlord becomes delinquent in the payment of any amounts due from Landlord to the Unit Owners Association ("Association"), the Association, at its option, as long as such delinquency continues, may demand and receive payment from Tenant of all such amounts due or becoming due, up to an amount sufficient to pay all sums due from Landlord to the Association, and any such payment from Tenant to the Association shall be deemed to be a full and sufficient payment of rent to Landlord in accordance with the Lease, and Tenant shall be discharged from any obligation to pay such amounts directly to Landlord, so long as such payments are made to the Association, until Landlord's delinquency to the Association has been fully cured.

3. Uses. The Premises will be used solely as a dwelling to be occupied by no more than _____ persons, including children, and for no other purpose, except as follows _____
Tenant will not use or allow the Premises to be used for any disorderly or unlawful purposes or in any manner offensive to others and Tenant will comply with all applicable laws and ordinances.

4. Insurance. Tenant will do nothing and permit nothing to be done on the Premises which will contravene any fire or other insurance policy covering the same. If Tenant's use or occupancy of the Premises increases the premium on any fire or other insurance policy, Tenant shall pay such increase.

5. Approval. The parties acknowledge that the Lease and this Addendum are subject to approval by a member

of the Board of Directors of the Unit Owners Association, or by the Manager when a member of the Board is not available. Such approval shall not be unreasonably withheld. A decision to approve or reject a prospective lease will be made within seven business days after submission of the lease to the Director or Manager, pursuant to the Condominium Instruments.

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be duly executed on the date first written above.

LANDLORD

Address

APPROVED:

DATE: _____

TENANT:

BOARD OF DIRECTORS

Address

NOTICE: A COPY OF THE LEASE AND THIS ADDENDUM MUST BE SUBMITTED FOR APPROVAL AND MUST BE FILED WITH THE MANAGEMENT OFFICE AFTER SIGNING.