

1027 ARCH STREET CONDOMINIUM ASSOCIATION

ADDENDUM TO LEASE

DATED _____, 20____

FOR UNIT _____ AT THE 1027 ARCH STREET CONDOMINIUM

THIS ADDENDUM TO LEASE (THIS "ADDENDUM") IS IN ADDITION TO OTHER APPLICABLE PROVISIONS OF THE CONDOMINIUM DECLARATION, BYLAWS, AND RULES AND REGULATIONS (THE "GOVERNING DOCUMENTS").

1. TENANT is bound by and shall comply with the Governing Documents; and any failure to so comply shall be a default under this Lease, actionable by LANDLORD and/or the Association on behalf of LANDLORD. LANDLORD hereby assigns and delegates to the Association all rights and remedies as LANDLORD under this Lease, the exercise of which shall be at LANDLORD's sole option and discretion.
2. This Lease is not and shall not become effective unless and until this Lease and Addendum are fully signed and a copy provided to the Association prior to any move-in, together with a copy of TENANT's Lease Application and recent credit report.
3. All Leases must be in writing and for a term of not less than 90 days. No Lease is permitted for any portion of a Unit less than the entire Unit. No assignments are permitted.
4. Execution of this Addendum by LANDLORD and TENANT is a condition precedent to approval of this Lease by the Association; and this Addendum cannot be modified or terminated by any subsequent agreement between LANDLORD and TENANT or any other tenant.
5. This Lease shall not affect the liability of LANDLORD under the Governing Documents.
6. In the event LANDLORD shall fail to pay any charge or assessment levied by the Association against this Unit, and such failure to pay continues for sixty days, the Association may notify TENANT in writing of the amount(s) due, and TENANT shall thereafter pay to the Association instead of to LANDLORD the next rent installment due under this Lease, and all future and further rent installments when due, until notified otherwise by the Association. IN NO EVENT SHALL TENANT BE RESPONSIBLE DURING ANY ONE MONTH TO PAY TO THE ASSOCIATION ANY AMOUNT IN EXCESS OF THE RENT INSTALLMENT

DUE FOR THAT MONTH. This provision constitutes an Assignment of this Lease and Rent by LANDLORD to the Association as security for the compliance by LANDLORD with the requirements of the Governing Documents.

7. At TENANT's request, LANDLORD shall provide TENANT with a copy of the Governing Documents.

8. TENANT must register with the Association for TENANT's proposed move in or out of this Unit, as required by the Association's Rules and Regulations, including advance payment to the Association of the then applicable moving fee and/or deposit.

9. The terms and conditions of this Addendum shall be deemed part of every Lease of a Unit; and shall supersede any Lease terms or conditions to the contrary. This Addendum shall be effective and binding (whether or not signed or attached to a Lease), so long as a Lease is in effect and binding, including any renewals or extensions of a Lease.

The parties hereto, intending to be legally bound hereby, set their respective duly authorized hands and seals below, on the date stated below.

Signed and Dated this _____ day of _____, 20_____.

TENANT

LANDLORD

TENANT

LANDLORD

APPROVED AND ACCEPTED BY THE ASSOCIATION:

DATE: _____

BY: _____