

WIMBLEDON PARK ORLANDO NO. 1, INC.  
ADDENDUM TO LEASE

THIS ADDENDUM is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, is attached to and forms an integral part of the lease to which it is attached, dated \_\_\_\_\_, 20\_\_\_\_, for a term commencing \_\_\_\_\_ and expiring \_\_\_\_\_ (hereinafter referred to as the "Lease") by and between

\_\_\_\_\_ (hereinafter referred to as "Owner(s)" or "Lessor(s)")

and \_\_\_\_\_ (hereinafter referred to as "Lessee(s)"), For the following property located within Wimbledon Park Orlando No. 1, Inc. \_\_\_\_\_ (hereinafter referred to as the "Unit"). In the event this Addendum conflicts with, varies or modifies the terms and provisions of said Lease then, in such event, the terms and provisions of this Addendum shall control and govern the rights and obligations of the parties.

WITNESSETH

WHEREAS, Lessor is the owner(s) of the Unit, and wishes to lease said Unit to Lessee; and

WHEREAS, the Wimbledon Park Orlando No. 1, Inc. (the "Association"), pursuant to Article XIX of the Declarations which allows the Board of Director to adopt Rules and Regulations that require govern the sale and lease of a Unit within the Association, and in connection therewith the Association is requiring that this Addendum to Lease form be executed by Lessor and Lessee.

NOW THEREFORE, in consideration of the terms set forth herein and other good and Valuable consideration, the receipt and adequacy of which the parties hereby acknowledge, the Parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All capitalized terms set forth in this Addendum shall have the meaning as set forth in The Declaration unless the context otherwise provides.
3. Lessee shall abide by and comply with the provisions of the Association's Declarations, By-Laws, Articles of Incorporation, and Rules and Regulations, as same may be amended from time to time (hereinafter referred to as the "Governing Documents") and shall comply with all laws, ordinances, regulations and administrative rules applicable to the Unit including, but not limited to, Chapter 718, Florida Statutes (the "Condominium Act"). By executing this Addendum, the Lessee acknowledges receipt of the Governing Documents from the Lessor and acknowledges review of same.
4. All leases must be for a period of not less than seven (7) months, and must be in writing. **THE BOARD OF DIRECTORS HAVE THE RIGHT TO TERMINATE THE LEASE AND EVICT A TENANT FOR VIOLATIONS OF ANY OF THE RULES AND REGULATIONS OF THE ASSOCIATION, IN ACCORDANCE WITH ARTICLE XIX OF THE DECLARATION OF CONDOMINIUMS OF WIMBLEDON PARK ORLANDO NO. 1.**

Lessor Initials: \_\_\_\_\_ Lessee Initials: \_\_\_\_\_

5. In the Event Lessor is delinquent in the payment of any regular maintenance assessments or special assessments due to the Association the rent for the Unit shall, upon written demand from same by Association, be dispatched directly to Association by the Lessee in furtherance of the obligation to pay rent to Lessor. Full payment of any delinquent assessment or installment shall be made by Lessee to Association before payment of the balance, if any, of such rent shall be made to the Lessor.
  - a. If any assessments and/or installments are not paid within ten (10) calendar days after the due date, the Association shall notify the Lessor of such delinquency by certified and regular mail to the last address furnished to the Association by Lessor and shall notify Lessee of same by regular mail to the Unit address. Upon receipt of such notice, Lessee shall immediately pay to the Association the amount of such delinquent assessment, including late fees, interest, collection costs and attorney's fees (if any), and shall deduct such sums paid to the Association from the next rental payment.
  - b. Notwithstanding the foregoing, in the event the sums owing to the Association exceed the Lessee's rental payment, Lessee shall not be obligated to pay any sums in excess of such rental payment. Any such payment by the Lessee to Association shall not constitute a default by Lessee of Lessee's obligations under the Lease and the Lessor shall have no claim or cause against Lessee for said deduction.
  - c. In the event the Lessee fails to pay the Lessor's delinquent assessments and costs and fees incidental thereto, the Lessee shall be deemed in default under the Lease and subject to eviction proceedings as described in paragraph 6 of this Addendum. In addition to all other remedies the Association may have, the collection of rental payments from the Lessee shall not be deemed an election of remedies, and the Association may still proceed to collect delinquent assessments in accordance with the Governing Documents and the Condominium Act, including but not limited to the filling of a claim of lien, foreclosure, and personal money actions.
6. Lessee agrees to abide by this addendum, the Governing Documents and all applicable laws, ordinances and regulations. If Lessee fails to comply with this Addendum, the Governing Documents or any applicable laws, ordinances and regulations, Lessor shall promptly commence action to evict Lessee, Lessor hereby authorizes the Association as the Lessor's agent and attorney in fact, to commence eviction proceedings. In the event the Association files an action for eviction, the Lessor and Lessee shall be liable for all attorney's fees and costs, including appellate proceedings. Nothing contained herein shall be deemed to obligate the Association to commence eviction proceedings or to preclude the Association from pursuing any other available legal or equitable remedies available to it.
7. **Lessee shall not be entitled to occupancy of the Unit prior to receipt of this fully executed Addendum to Lease and written notice from Association that Lessee has been approved to reside within the Association.**
8. The Unit shall be possessed, occupied and utilized solely for the purpose of a private single family residential dwelling and for no other purpose. Lessee will be permitted only one assigned parking space and one guest space. Lessee warrants and represent that the only occupants of the Unit will be the following individuals:

Lessor Initials: \_\_\_\_\_ Lessee Initials: \_\_\_\_\_

Name	Age	Relationship
Name	Age	Relationship
Name	Age	Relationship
Name	Age	Relationship

9. The Association and/or its authorized agent(s) shall have the irrevocable right to have access to the Unit as may be necessary for inspection, maintenance, repair or replacement of any Common Elements accessible, therefrom, or for making emergency repairs necessary to prevent damages to the Common Elements or other units.
10. The Lessee shall not assign the Lease, nor sublet or permit the Unit or any part thereof to be used by others without the prior written approval of the Association.
11. The Lessee agrees not to keep anything in the Unit that will increase the insurance rates of the Association or interfere with the rights of other residents of the Association by creating unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance, immoral or illegal act in the Unit, or on the Common Elements, or the Limited Common Elements.
- 12. There shall be no extensions or renewals of the Lease without the prior written approval of the Association.**
13. Lessee and Lessor specifically acknowledge that as of the expiration date of the term of the Lease, unless the appropriate approval has been obtained for an extension or renewal of the Lease, the Lessee shall have no access or use rights in the Association's property including, but not limited to, all Common Elements and amenities except as an invited guest. In connection with the termination of the Lessee's use rights as specified above, Lessee and Lessor specifically acknowledge that the Association shall have the authority to deactivate and/or terminate all entry devices and/or other means for the Lessee to access the Condominium and/or the Unit as of the expiration date of the term of the Lease.
14. When used herein, the singular shall include the plural, the plural the singular and the use of any gender shall include all genders as appropriate.
15. The partial or complete invalidity of any one or more provisions of this addendum, or any other instrument required to be executed by Lessee in connection with the leasing of the Unit, shall not be affected thereby, and each and every term and provision otherwise valid shall remain valid and be enforced to the fullest extent permitted.
16. The failure of any party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions of this Addendum, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenants, conditions or rights as respects further performance.

Lessor Initials: \_\_\_\_\_ Lessee Initials: \_\_\_\_\_

