

**Lofts at Perkins Rowe Condominium HOA  
Addendum  
To Lease Agreements**

This Lease Addendum (the "Addendum") is hereby incorporated into the Lease Agreement (the "Lease") between \_\_\_\_\_ and \_\_\_\_\_ and applies to the leased property located at Lofts at Perkins Rowe Unit \_\_\_\_\_. This Addendum is provided to clarify certain terms and conditions applicable specifically to units within Lofts at Perkins Rowe. By signing this Addendum, Tenant(s) agrees that the terms stated herein shall take precedence over any conflicting provisions in the standard Lease Agreement.

**1. Superseding Terms**

Any clauses or permissions contained within the standard Lease Agreement that conflict with the terms of this Addendum is hereby superseded by the terms outlined below. Where there is any inconsistency between the standard Lease Agreement and this Addendum, the terms of this Addendum shall govern.

**2. No Subleasing**

Subleasing, in any form, is strictly prohibited. Only entire Unit may be leased, no room rentals or room shares are allowed. Any attempt to sublease or transfer the unit will be considered a violation of this Addendum and the Lease Agreement.

**3. Pets**

Pets if allowed by landlord must be registered with Lofts of Perkins Rowe HOA and abide by all rules established by both Lofts at Perkins Rowe and Perkins Rowe.

**4. Additional Restrictions and Rules**

Tenant(s) agrees to abide by any specific rules, restrictions, or regulations established by the Lofts at Perkins Rowe HOA, as may be updated or amended periodically. Such rules and regulations are considered part of this Addendum and must be strictly observed. Failure to abide by the Declaration or the Rules and Regulations is a default under the lease. Current Rules are available in the Documents Section of TownSq.

**5. East Baton Rouge Water Bill**

For all new leases at The Lofts, the water bill must remain in the unit owner's name. The owner may choose to recover the cost of water from the tenant, as specified in the lease agreement.

**6. Recording of Leases**

No leases may be recorded, and any recording of a lease shall automatically terminate the lease, making it null and void.

**6. Insurance**

The master policy's covering Building A and Lofts at Perkins Rowe does not cover individual units or contents within. It is the responsibility of tenant to secure Renters insurance to protect personal items from loss.

**7. Indemnification**

Tenant agrees to defend and hold harmless the Owner and Lofts at Perkins Rowe Condominiums Homeowner Association and Building A Retail and Residential Condominiums from all claims or assertions of every kind and nature

**8. Term**

Lease term is to be between 6 months and 1 year. Renewal is subject to HOA approval.

**9. Acknowledgment of Priority**

Tenant(s) acknowledges that by signing this Addendum, they understand the terms herein override any conflicting provisions in the standard Lease Agreement.

By signing below, both parties agree to adhere to the terms of this Addendum in conjunction with the Lease Agreement.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Property Manager/Homeowner

\_\_\_\_\_  
Tenant

\_\_\_\_\_