	<b>Pet Addendum</b>		
	Doc#: FRM-0213e	Revision: 00	Effective: 09-24-2022
	Owner: CEO		Page 1 of 3

This Pet Addendum is made as of \_\_\_\_\_, 20\_\_ by and between the “Landlord” and “Tenant”.

Whereas, Landlord and Tenant freely and willfully desire to supplement the terms contained in the Lease in the manner and form hereinafter set forth.

In consideration of the above and in consideration of the warranties, covenants and conditions of the Lease, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, agree as follows:

1. Tenant’s Pet. Tenant shall be permitted to keep the following described pet (“Pet”) on the premises, subject to the terms and conditions in this Addendum:

**Pet #1**

Type: \_\_\_\_\_

Breed: \_\_\_\_\_

Name: \_\_\_\_\_

Weight: \_\_\_\_\_

**Pet #2**

Type: \_\_\_\_\_

Breed: \_\_\_\_\_

Name: \_\_\_\_\_


Weight: \_\_\_\_\_

2. Pet Fee

Concurrently with Tenant’s execution of this Addendum, Tenant shall pay to Landlord a NON-REFUNDABLE pet fee of \$ \_\_\_\_\_ (the “Pet Fee”). The Pet Fee is not a part of the Security Deposit under the Lease and is not an advanced payment of Rent. The Pet Fee is paid by Tenant in consideration of Landlord’s agreement to permit Tenant to keep the Pet in the Premises and shall not be returned to Tenant under any circumstances.

3. Responsibility

Tenant agrees that Tenant is solely responsible for the maintenance of the Pet, and Tenant agrees to keep the Pet under Tenant’s control at all times. Tenant agrees not to leave the Pet unattended for unreasonable periods of time.

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4. Restraint of Pet

Tenant agrees that the Pet shall be restrained (by leash, carrier or other reasonably appropriate restraint) but not tethered, when the Pet is outside the Premises. Reasonable precautions shall be taken by Tenant to prevent the Pet from escaping the confines of the Premises.

5. Applicable Laws

Tenant agrees to comply with all laws, rules, regulations and local ordinances applicable to the Pet, including, without limitation, leash and licensing requirements.

6. Waste and Odors

Tenant agrees to clean up after the Pet and to properly and promptly dispose of the Pet's waste. Tenant shall take all action necessary to control, to Landlord's satisfaction, any type of offensive or noxious odors associated with the presence of the Pet in the Premises.

7. Food

Tenant agrees not to leave unattended food or water for the Pet, or any other animal, outside the Premises.

8. Complaints

Tenant agrees to keep the Pet from being unreasonably noisy or aggressive and/or causing any annoyance or discomfort to others, and Tenant shall remedy immediately any complaints made to Landlord concerning the Pet.

9. Identification Tag

In addition to any tags or licenses required by applicable laws, Tenant agrees to provide the Pet with an identification tag that the Pet will wear at all times while kept in the Premises.

10. Breeding

Tenant agrees not to breed or allow the Pet to reproduce, but if this should unintentionally occur, the Pet's offspring shall be placed in homes other than the Premises within eight (8) weeks of birth.

11. Pests


Tenant agrees to pay all costs of remediation or extermination of any pest infestation resulting from the Pet, whether during or after the Term of the Lease.

12. No Other Pets

Tenant agrees that this Addendum applies only to the Pet described above and that no other pet(s) may be added to or substituted under this Addendum. Tenant shall provide Landlord with a picture of the Pet prior to occupancy of the Premises. Any animals on or about the Premises other than the Pet will be presumed to be strays and will be disposed of according to applicable laws, at the option of Landlord.

13. Revocation

In the event that Tenant fails to strictly comply with the terms and conditions of this Addendum, Landlord shall have the right to terminate this Addendum and thereby revoke

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Landlord's permission for Tenant to keep the Pet in the Premises. In such event, Tenant shall have ten (10) days to permanently remove the Pet from the Premises.

**14. Liability; Indemnification**

Tenant agrees to immediately pay for any damage, loss, or expense caused by the Pet. Additionally, Tenant agrees to indemnify and hold Landlord harmless from all claims (including costs and expenses of defending against such claims) arising or alleged to arise from the presence of the Pet in, on or about the Premises.

**15. Other Terms Unaffected**

It is expressly understood that except as specifically set forth herein this Addendum, all other terms, conditions, warranties, representations, covenants, and agreements in the Lease are ratified and shall remain in full force and effect. This Addendum and the language contained herein shall not be considered a waiver or relinquishment of any of the other rights or remedies of Landlord and Tenant. If there is more than one person constituting Tenant on the Lease, each of such persons will be jointly and severally liable for all obligations of Tenant imposed by the terms of this Addendum.

**16. Counterparts**

This Addendum may be executed in separate counterparts, all of which shall be deemed to be one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the day and year provided with their respective signatures below.

**TENANT:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Date: \_\_\_\_\_

**LANDLORD/MANAGER:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Date: \_\_\_\_\_