

Addendum to Lease Agreement

Property Address

_____ 1) Yard(s) to be maintained, watered, mowed, weeded, trash and debris removed (this is routinely a weekly or bi-weekly maintenance). Landlord, at landlords option, shall contract for lawn maintenance if grass exceeds 3 inches, if yard is not weeded, if yard is not watered or if trash (such as cigarette butts) or debris is not picked up. Tenant agrees to pay for such expenses, either directly to the lawn maintenance service provider or reimbursement to landlord.

_____ 2) Tenant to maintain sidewalks free of ice and snow as required by city ordinance. Snow must be removed from public walks within 24 hours.

_____ 3) NO other pets allowed except those specifically listed on lease agreement. There is a \$25.00 per month, per pet fee for each pet listed on the lease agreement.

_____ 4) All furnace filters to be changed by tenant at tenant's expense monthly. Landlord reserves the right to a monthly inspection to make sure new filters are being installed. Tenant agrees to pay for furnace repair expenses if filters are not changed monthly.

_____ 5) Tenant agrees to maintain drains and toilets free from foreign objects, examples such as excessive amounts of toilet paper, paper towels of any type, wipes of any type, diapers, feminine hygiene products, toys, oil, foods, cleaning apparatuses, etc. In toilets, nothing other than human feces and moderate amounts of toilet paper is allowed. Tenant will incur the cost of clearing drains and must pay the service company directly at the time service is rendered. The only exception is when the landlord will clear the drains as a result of roots.

_____ 6) Tenant is not allowed to put hooks into ceilings, cabinets or window frames.

_____ 7) Only designated parking spaces to be used by tenant, visitors to park on public streets. Parking spaces are designated by Landlord.

_____ 8) Carpet cleaning per lease. Drapery cleaning is required if tenant, or guests of tenant, burn incense inside dwelling. NO cigarette/pot/drug/cigar/etc. smoking or vaping permitted in or on the property.

_____ 9) If landlord has agreed in writing to the installation of satellite or cable, then tenant must coordinate installation with landlord, as landlord MUST be present at all installations.

_____ 10) If washer and/or dryer are in property at time of tenant move in. Landlord doesn't warrant condition and will not fix or repair.

_____ 11) NO changes of curtain or drapery rods without prior written consent of Landlord. Tenant to pay for any and all expense and/or repairs required to reinstall original curtain or drapery rods.

_____ 12) Landlord may inspect property at a minimum of every 6 months or sooner if landlord deems necessary.

_____ 13) The following are examples, and are not conclusive, of what is not to be put in garbage disposal; potato peels, bones, excess food, corn husks, meat scraps anything fibrous or peels from fruits and vegetables, etc

_____ 14) No brackets or ornamentation of any kind to be attached to the outside of house.

_____ 15) No screws or hooks to be attached to any woodwork.

_____ 16) No additional cable/internet outlets to be installed.

_____ 17) No alterations or changes of any kind to property without written consent by Landlord.

_____ 18) If tenant is allowed to have pets according to the lease agreement, pet waste must be removed from the yard weekly. Landlord may require tenant to remove pet waste or more often if it is offensive to others or receives complaints from neighboring properties.

_____ 19) Tenant to pay for weekly trash pickup and all utilities during full term of the lease.

Date: _____

Tenant

The Renaissance Companies, LLC Landlord

Tenant

By: Bill Shaw