

Lease Addendum for Coldwater Crossing Condominium Association

PREMISES: _____

LESSOR: _____

LESSEE: _____

DATE OF LEASE: _____

Notwithstanding anything to the contrary contained in the lease, LESSOR and LESSEE further agree as follows:

1. It is expressly understood that LESSOR shall not be released from any responsibility for payment of all charges and assessments levied by Coldwater Crossing Condominium Association ("the Association") and for compliance with all terms and conditions of the Association Documents including those relating to or restricting the use of the Premises and imposing penalties of violation of such use restrictions. Provided that, if LESSEE fails to comply with the terms and conditions of the Association Documents, aforesaid, or if LESSEE, and/or members of LESSEE'S household and/or LESSEE'S employees, servants, independent contractors, guests or licensees damage any portion of the COMMON ELEMENTS of the Condominium.
2. LESSEE shall be responsible to pay or to reimburse LESSOR for any assessments, other than those for regular common expenses, made by the Board in connection therewith, and LESSEE hereby agrees to indemnify LESSOR and/or the Association from and against all liabilities, costs and expenses incurred by LESSOR and/or the Association arising from or in connection with any violation of the Association Documents or by any such damage to the Association caused by LESSEE and/or members of LESSEE'S household and/or LESSEE'S employees, servants, independent contractors, guests or licensees.

3. LESSOR hereby agrees to maintain insurance on the demised Premises/unit pursuant to Section 15.05 of the Declaration of Coldwater Crossing Condominium and/or as otherwise required by the controlling community documents.
4. LESSOR hereby agrees to immediately notify the insurer of the demised Premises/unit, in writing, that the demised Premises/unit is being used in a rental capacity and that LESSOR is not occupying the demised Premises/unit.
5. LESSOR hereby agrees to immediately provide written notice to any and all mortgage holders, and/or any others that hold a security/ownership interest in the demised Premises/unit, that the demised Premises/unit is being used in a rental capacity and that LESSOR is not occupying the demised Premises/unit.
6. Association Documents LESSEE hereby agrees to be bound by all of the terms and conditions contained in the Declaration, By-Laws and Rules and Regulations ("Association Documents") of the **Coldwater Crossing Condominium Association** as shall apply to the demised Premises/unit, and, LESSEE shall comply with and abide by the terms and conditions of the Association Documents, except that LESSEE shall not be liable for payments for regular common expense assessments.
7. LESSEE hereby acknowledges receipt of the Association Rules and Regulations.
8. LESSEE shall not have the right to make any alterations or improvements to the demised Premises/unit without the prior written consent of the LESSOR and the Association's Board.
9. LESSEE shall use the demised Premises/unit solely as a private dwelling for LESSEE and members of LESSEE'S household as identified in the lease ("authorized occupancy"), and shall not use or permit use of the demised Premises/unit for other purposes, including but not limited to subletting or leasing the demised Premises/unit to any other person and/or entity that is not a party to this Agreement or otherwise.

10. Ten days after the Lease is executed, a copy shall be forwarded to the Management Office.

WITNESS: _____ LESSOR

LESSOR

WITNESS: _____ LESSEE

LESSEE