

HUNTING RIDGE CONDOMINIUM ASSOCIATION, INC.
CONDOMINIUM LEASE ADDENDUM

THIS ADDENDUM is made this _____ day of _____, 20 __, by and between ("Unit Owner") and ("Tenant") as an addendum to a lease executed by unit Owner and Tenant and dated _____, 20 __ ("the Lease") for the property located at _____, a unit in Hunting Ridge Condominium Association, Inc. (hereinafter referred to as "the Condominium").

In compliance with the Declaration, the Bylaws and the Rules and Regulations of the Condominium, Unit Owner and Tenant hereby further agree as follows:

1. The Lease is subject to and consistent with the provisions of the Condominium Documents (Declaration and Bylaws together with any and all exhibits, schedules or certificates thereto), and the Rules and Regulations of the Condominium, as the same may be amended from time to time. In the event of any inconsistency between the Lease and the provisions of the Condominium Documents or Rules and Regulations, the provisions of the Condominium Documents and Rules and Regulations shall prevail.

2. The right of Tenant to use and occupy the premises shall be subject and subordinate in all respects to the provisions of the Declaration, the Bylaws, and to such Rules and Regulations relating to the use of the Common Elements, or other "house rules", as the Board of Directors may promulgate from time to time.

3. Tenant acknowledges receipt of a copy of the Declaration, the Bylaws and all Rules and Regulations of the Condominium. Tenant agrees to abide and comply with all provisions of the Declaration, Bylaws and Rules and Regulations adopted pursuant thereto. Tenant further acknowledges that Tenant's failure to comply with the terms of the Declaration, the Bylaws or the Rules and Regulations shall constitute a material breach of the Lease Agreement.

4. There shall be no subleasing of or assignment of the Lease unless approved in writing by the Condominium's Board of Directors.

5. The period of the lease must be a minimum of one (1) year with a month-to-month lease permitted thereafter.

6. Unit Owner and Tenant acknowledge that the Condominium is the Third Party Beneficiary of the Lease and this Addendum to Lease and, that the Board of Directors of the Condominium shall, after thirty (30) days written notice to Unit Owner, have the power to terminate the Lease as if it were the Unit Owner, or to bring summary proceedings to evict the Tenant in the name of the Unit Owner in the event of a default by the Tenant in the performance of the terms of the Lease or of this Addendum to Lease, and the Unit Owner hereby appoints the Condominium and its agents as his or her attorney-in-fact to take actions on his or her behalf. All costs and attorney's fees incurred by the Condominium to evict the Tenant will be assessed against the Unit and the owner thereof.

7. Unit Owner and Tenant acknowledge that it is the responsibility of the unit Owner of the Unit here leased, to pay all association fees and assessments charged against the Unit in accordance with the Condominium Documents.

8. After notification to the unit Owner and upon request by the Board, Tenant shall pay to the Board all unpaid annual and special assessments, late charges, interest and attorney's fees, as lawfully determined and made payable during the term of the Lease or any other period of occupancy by Tenant; provided however, Tenant need not make such payment to the Board in excess of or prior to the due dates for monthly rental payments unpaid at the time of the Board's request. All such payments made by Tenant shall reduce, by the same amount, Tenant's obligation to make monthly rental payments to the unit Owner.

9. Unit Owner acknowledges that unit Owner is required to provide the Condominium with the unit Owner's current mailing address, and must notify the Condominium of any change of Unit Owner's address within seven (7) days.

10. Unit Owner and Tenant acknowledge that the number of persons residing in the proposed Tenant household shall be no more than two (2) persons in a single bedroom unit, no more than four (4) persons in a two bedroom unit and no more than six (6) persons in a three bedroom unit. The Unit Owner hereby transfers and assigns to the Tenant for the term of the lease, any and all rights and privileges that the unit Owner has to use the common elements of the Condominium to include, but not limited to the use of any and all recreational facilities and amenities.

11. Unit Owner and Tenant acknowledge that the Condominium reserves the right to withhold from Tenant access to common element amenities and to withhold from the Tenant use of the parking spaces assigned to the unit in the event that Tenant fails to comply with any of the provisions of the Declaration, the Bylaws or the Rules and Regulations.

12. It is the intention of the parties hereto that the provisions of this Lease Addendum shall be severable so that if any provision hereof is found by a court of competent jurisdiction to be invalid or void under any applicable Federal, state or local law or ordinance, the remaining provisions shall be unaffected thereby and continue in full force and effect as if the invalid provision had never been a part hereof.

IN WITNESS WHEREOF, the parties have executed this Addendum to Lease on the day and year first above written on the Lease attached hereto.

Unit Owner

Address

Telephone Number

Tenant

Address

Telephone Number

A FULLY CONFORMED COPY OF THE LEASE AND OF THIS ADDENDUM MUST BE DELIVERED TO THE MANAGEMENT COMPANY OF HUNTING RIDGE CONDOMINIUM ASSOCIATION, INC. WITHIN TEN (10) DAYS AFTER EXECUTION.

RECEIVED BY HUNTING RIDGE CONDOMINIUM ASSOCIATION, INC.

By: _____ Date: _____