

STOCKBRIDGE AT TANGLEWOOD
CONDOMINIUM LEASE ADDENDUM

The Lease attached hereto, dated _____, 200_, is hereby amended by including the following terms, which are hereby incorporated into the terms of said lease.

1. **COMPLIANCE WITH GOVERNING DOCUMENTS:** The tenant hereby acknowledges that the condominium unit which is being leased (“Premises”) is located in the Stockbridge at Tanglewood Condominium and is therefore subject to the terms of the condominium documents, which include the Declaration and By-Laws of the Condominium (“Governing Documents”) and to such other rules and regulations as the Board of Directors of the Association may, from time to time, promulgate (“Rules and Regulations”). Failure to comply with the provisions of the governing documents or the Rules and Regulations shall constitute a material breach of the Lease. The Lease grants Tenant a leasehold estate on the Premises for their lease term specified, together with a license granting tenant, for such lease term, landlords rights to use the common elements of the association, providing that tenant and tenant’s family, guests and invitees exercise such license in accordance with the provisions of the governing documents and rules and regulations; provided, however, that the landlord retains all membership rights and obligations in the Condominium Association, including the right to vote and the obligation to pay assessments.

2. **ASSIGNMENT OF RENT:** If at any time during the term of the lease, including any extension or renewal thereof, the Landlord becomes delinquent in the payment of any amounts owed to the Condominium, the Association, at its option, may demand and receive payment from Tenant of all such amounts due or becoming due, to an amount sufficient to pay all sums due from Landlord to the Association, and any such payment from Tenant to the Association shall be deemed to be a full and sufficient payment of rent to Landlord in accordance with the Lease, and Tenant shall be discharged from any obligation to pay such amounts directly to Landlord so long as such payments are made to the Association, until Landlord’s delinquency to the Association has been fully cured. Furthermore, the Landlord and Tenant agree that if the Tenant receives a bill from the Association containing the amount of any such delinquency, it shall be conclusive proof of the amount owed to the Association and may be relied upon by the Tenant in paying said delinquency to the Association in lieu of rent to the Landlord.

3. **USES.** The premises will be used solely as a dwelling to be occupied by no

more than _____ persons, including children, and for no other purpose. No person, other than Tenant and members of the immediate family of Tenant, shall be permitted to occupy the premises without the prior written consent of Landlord; provided, however, that occasional visits of guests, not to exceed two weeks during any twelve month period, are permitted. Tenant will not use or allow the premises to be used for any disorderly or unlawful purposes or in any manner offensive to others, and Tenant will comply with all applicable laws and ordinances.

4. ASSOCIATION’S RIGHT TO EVICT. Pursuant to this Agreement, Landlord and Tenant, by execution hereof, expressly acknowledge that, in the event of any default by Tenant under the terms of this Lease, the Board of Directors of the Association has the right to terminate the Lease or bring summary proceedings to evict the Tenant in the name of the Landlord after 15 days written notice to the Landlord.

5. RECEIPT OF GOVERNING DOCUMENTS. By execution hereof the Tenant does hereby acknowledge receipt of the governing documents and of the current rules and regulations of the Condominium Association, and does waive any claim that he had not read or was unfamiliar with the terms thereof. Furthermore, the Tenant hereby agrees to abide by said documents and any amendments or modifications subsequently made thereto.

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be duly executed on the date first written hereinabove.

LANDLORD: _____
Address: _____

TENANT: _____
Address: _____

Approved by Board of Directors: October 21, 2003