

**SPECIAL ADDENDUM TO LEASE FOR
5333 LAMPASAS, HOUSTON, TX 77056**

- 1) Tenant is responsible for repairing sheetrock, fixtures, appliances, woodwork, mirrors, windows, cabinets and doors and repainting as needed, for damages not caused by normal wear and tear. Landlord may require that repairs be made by Landlord's contractors.
- 2) Unless otherwise advised by Landlord, Landlord will manage the Property. Landlord's contact info is _____. Tenant must notify Landlord immediately if there is a problem or question regarding any portion of the Property that has been damaged, something needing replacement or repair. Landlord may require that repairs be made by Landlord's contractors
- 3) Landlord expressly prohibits any and all portions of Property's use for short-term lodging including as an Air BNB, VRBO or similar lodging services.
- 4) Tenant will change the air filters monthly.
- 5) Tenant will remove all personal items, have all carpets cleaned and house professionally cleaned upon move-out. Landlord may require that house and carpet cleaning be done by Landlord's contractors.
- 6) Smoking and vaping are not allowed inside house and garage.
- 7) Tenant must maintain renter insurance during the term of this lease and provide Landlord with copy of policy or policy binder no later than move-in and upon annual renewal of policy
- 8) Tenant must be respectful of occupants in surrounding homes and refrain from loud noises that would interfere with their peaceful enjoyment of those homes. Tenant may operate a home-based business while residing in Property. However, Tenant may have no signage, no employees, no independent contractors and no inventory.
- 9) Landlord will not make repairs nor service garage lift. Furthermore, Landlord makes no warranty that garage lift is operational or safe if being operated properly. Landlord strongly recommends that garage lift not be connected to a power outlet, that children not be allowed to operate the lift and that no one be allowed to be under the lift. However, Landlord warrants that, if not connected and in lock mode, a vehicle could be parked safely under garage lift.
- 10) Tenant agrees to open the Property, as needed or as instructed by Landlord, to allow Landlord's pool and landscape contractors to regularly service the Property. Landlord will provide Tenant with the contact information for both contractors.

11) During the last 30 days of the lease Tenant will cooperate with Landlord and Landlord's real estate broker to facilitate showing the Property to prospective tenants and buyers.

12) Page-Pryde Properties is representing only Landlord in this transaction.

Landlord

Tenant

Landlord

Tenant