ADDENDUM TO LEASE AGREEMENT

TENANTS AGREEMENT OF LANDLORD/OWNER

1. TENANT AGREES NOT TO INSTALL ANY BARS ON WINDOWS ON DOORS.

2. TENANT AGREES NOT TO HAVE A TRAMPOLINE ON THE PROPERTY.

3. TENANT UNDERSTANDS THAT INSPECTIONS MAY BE DONE ON THE PROPERTY THROUGHOUT THE TERM OF THE LEASE.

4. TENANT AGREES NOT TO CHANGE ANY LANDSCAPING WITHOUT OWNER'S WRITTEN APPROVAL.

5. TENANT IS NOT TO MODIFY OR PAINT THE PROPERTY WITHOUT PRIOR WRITTEN APPROVAL FROM PROPERTY OWNER.

6. TENANT TO TAKE CARE THAT EXCESSIVE OIL STAINS ARE NOT ON THE DRIVEWAY OR GARAGE FLOORS.

7. TENANT AGREES TO CHANGE AIR FILTERS EVERY MONTH. ANY AIR CONDITIONER REPAIR THAT IS A RESULT OF FAILURE TO CHANGE FILTERS WILL BE TENANT'S RESPONSIBILTY.

8. TENANT HAS VIEWED THE PROPERTY AND ACCEPTS THE PROPERTY IN "AS IS" CONDITION WITH THE EXCEPTION OF ANY NEGOTIATED AND APPROVED REPAIRS ON THE APPLICATION FORM.

9. TENANT IS RESPONSIBLE FOR FIRST $75 OF EACH MAINTENANCE REPAIR EXCEPT THOSE STATED IN THE LEASE AS SOLE RESPONSIBILITY OF PROPERTY OWNER.

10. TENANTS ARE RESPONSIBLE FOR SMOKE DETECTOR BATTERY REPLACEMENT. IF IT IS FOUND DURING INSPECTIONS THAT BATTERIES ARE INOPERABLE OR MISSING. TENANT WILL BE CHARGED $10 FOR EACH INSTALLATION. IF SMOKE DETECTORS ARE REMOVED BY THE TEANNT, TENANT WILL BE CHARGED $35 FOR EACH REPLACEMENT.

11. TENANT AGREES NOT TO POUR GREASE DOWN KITCHEN SINK.

12. TENANT AGREES NOT TO STORE ITEMS IN THE ATTIC.

13. TENANT AGREES NOT TO INSTALL SATELLITE DISH ON ROOF.

14. TENANT MUST MAINTAIN A MINUMUM OF $35,000 IN RENTERS INSURANCE.

15. IF THERE IS CARPET, TENANT MUST HAVE CARPETS PROFESSIONALLY CLEANED PRIOR TO MOVE OUT. IF LEASE IS RENEWED, CARPETS ARE TO BE CLEANED ANNUALLY.

16. IF THERE IS WATER SOFTENER SYSTEM, TENANT MUST MAINTAIN LEVELS OF SALT IN WATER SOFTENER SYSTEM.

17. NO WINDOW A/C UNITS.

18. IF THERE IS A COMMUNITY MAILBOX, TENANT IS RESPOSIBLE TO OBTAIN KEYS FROM THE POST OFFICE AND PAY ANY FEE THAT IS DUE.

THE FIRST PROPERTY INSPECTION WILL TAKE PLACE APPROXIMATELY 45 DAYS AFTER MOVE IN.

BY SIGNING BELOW, TENANT AGREES THAT THIS ADDENDUM BECOMES PART OF THE LEASE AGREEMENT.

_____   _____
TENANT   DATE   TENANT   DATE

_____
Gwendolyn Burwell, Landlord