

## NO SMOKING LEASE ADDENDUM

Reference is hereby made to a lease and/or tenancy-at-will agreement (“Lease”) by and between the Tenant and the Landlord. The following additional provisions shall be fully applicable to the Lease and made part thereof as though included within the Lease itself.

**DEFINITIONS:** Smoking shall include the combustion of any cigarette, cigar, pipe tobacco, roll-your-own tobacco, other product containing any amount of tobacco, or other like substance, including marijuana.

**NO SMOKING RULE:** No Tenant shall smoke in his/her unit or anywhere in or on the property. Tenant shall not allow his/her family members, occupants, invitees or guests to smoke in the Tenant’s unit or anywhere on the property or shall be subject to losing their deposit for repairs to premises. Smoking shall be prohibited throughout the entire building and grounds, including but not limited to, inside all tenants’ units, hallways, stairways, foyers, common rooms and facilities, decks, patios, exterior landings, front steps, entrance ways, roof tops, fire escapes, basements, storage areas, parking areas, driveways, walkways, lawns, gardens, adjoining grounds and building facilities.

**COMPLIANCE:** Tenant shall inform Tenant’s guests of the no smoking rule. Tenant shall promptly give Landlord notice of any incident of smoking or migrating secondhand smoke.

**DISCLAIMER:** Tenant acknowledges the following: a) that the implementation and/or enforcement of the no smoking rule shall not make the Landlord a guarantor of Tenant’s health; b) the implementation and/or enforcement of the no smoking rule shall not, in any way, change the warranty of habitability, the covenant of quiet enjoyment, or other duty of care owed to the Tenant; and c) that Landlord’s ability to police, monitor, or enforce the no smoking rule is dependent in significant part on compliance by the Tenant. Landlord specifically disclaims any implied or express warranties that the building, common areas, or Tenant’s premises will have any higher or improved air quality standards than any other rental property. Landlord cannot and does not warranty or promise that the unit or common areas will be free from secondhand smoke during implementation and enforcement efforts by Landlord or based on the migration of secondhand originating from areas located off of the property.

**IMPLEMENTATION DATE:** This lease addendum shall be effective as of   August 15, 2020  .

**WITNESS** the execution hereof under seal this        day of           , 20  .

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Landlord: Margaret Centra

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Tenant

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Landlord: Michael Centra

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Tenant

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Tenant