

Hardy & Hardy Investment LP  
DBA HHI LP

Lease Agreement Addendum:

A. Rent Policy

Rent is due the first day and late the 6th day of each month. Notice to Vacate will be served if rent is not paid by the 10th day. Three days after Notice to Vacate, eviction will be filed. Late fee and eviction fee will apply after filing of eviction. If you have special condition that you will need a different due date, please send the request to HHI LP.

B. Air Condition

To ensure efficient operation of the air condition and to minimize the break downs, Tenet is responsible to replace air filters once every month. Tenant will bear the cost of air condition repairs resulted from filthy air filters or screens. HHI LP will do periodical inspection of the air filters and screens. If filthy, Tenant will **pay \$50** for HHI LP to replace the air filters and clean the screens.

C. Smoke Alarms

Tenant is responsible to replace the batteries of smoke alarms when needed. Periodically, HHI LP Property Manager , along with Tenant, will test the smoke alarms to ensure that they are operational.

D. Toilets, Sinks, Bathtubs, Kitchen Counter, Garbage Disposal

Tenant will ensure that no inappropriate objects such as wet wipes, facial tissues, sanitary napkins, tampons are thrown into toilets or sinks. Tenant will bear the cost of snaking pipes or repairs resulted from inappropriate objects being thrown into toilet or sinks. The cost will be \$200 or more depending on extent of damages.

Tenant will ensure that bathtub water does not overflow onto floors. Tenant will bear the cost of repairs resulted from cumulative overflow of bathtub waters.

Tenant will use cutting board and not putting hot cooking ware on kitchen counter. Tenant will not use garbage disposal to grind bones or hard objects.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
HHI LP

\_\_\_\_\_  
Date