

B.- ADDENDUM TO LEASE -

Addendum to Lease Agreement by and between Unit Owner _____
("Landlord") and _____ ("Tenant").

Dated: _____, 20__ for Unit _____

The following terms and conditions are incorporated in and are specifically made a part of the above Lease Agreement.

1. Governing Documents. Tenant hereby agrees to be bound by all terms and conditions contained in the Patriots Ridge Condominium Association Declaration of Condominium (Declaration), the Bylaws, the Rules and Regulations, and the Administrative Resolutions (hereafter collectively referred to as the "Governing Documents") as any or all of the foregoing may be amended from time to time. Tenant further agrees to assume all duties and responsibilities and, except as otherwise specifically provided herein with respect to charges and assessments of Patriots Ridge Condominium Association (here after referred to as the "Association"), to be jointly and severally liable with the Landlord for all liabilities and for the performance of all obligations applicable to the Unit under the PA Uniform Condominium Act, the Governing Documents, or otherwise during the term of this lease. However, Landlord in all events shall retain and may exercise any voting rights associated with the Unit.

1a. Tenant acknowledges receipt of full and complete copies of the Governing Documents including, but not limited to, Patriots Ridge "Rules and Regulations" and Trash Removal Schedule, in effect as of date of the Lease, and further, that Landlord and Tenant have read and understood and agree to abide by same.

_____ **Initial** _____ **Date**

2. Registration of Lease. A copy of any new lease and renewal of an existing lease must be presented to the Association or its Managing Agent within 10 days of its effective date.

2a. Landlord and Tenant acknowledge receipt of revised Patriots Ridge Condominium Rules and Regulations effective April 1, 2015 including, but not limited to, Section "E" Unit Leasing, and further that Landlord and Tenant have read and understood and agree to abide by same.

_____ **Initial** _____ **Date**

3. Lease Term: No lease shall be for a term of less than one (1) year.

4. Use of Unit. (1) The Unit is to be used only as a single-family dwelling. (I) No business

or occupation, whether professional or otherwise, is permitted to be operated from the Unit. (II) No lease shall be for less than the whole or entire Unit. (III) No transient Tenants may be accommodated in any Unit.

5. Landlord's Obligation. It is expressly understood and agreed that the Landlord shall not be released or relieved for any responsibility for the payment of any charges or Assessments levied by the Association, nor shall the Landlord be relieved or released from compliance with all the terms and conditions of the Governing Documents.

It is expressly understood and agreed by both the Landlord and Tenant that in the event the Landlord shall fail to pay any charge or Assessment levied by the Board against the Unit, and this failure to pay continues for sixty (60) days, the Board shall have the right, after first giving the Landlord written notice, sent by certified mail return receipt requested, that the Board so intends to proceed, to notify the Tenant in writing of the amounts(s) due and within fifteen (15) days after the date of the notice, Tenant shall pay to the Board the amounts(s) of all unpaid charges or Assessments. In no event shall the Tenant be responsible to the Board for any amount of unpaid charges or Assessments during any one month in excess of one monthly rental installment. In no event shall the delivery of such notice from the Board to the Tenant or payment by the Tenant of the sums due from the Landlord to the Association give the Landlord any right to default under the Lease or otherwise fail to perform its obligation under the Lease. The amounts of unpaid charges or Assessments paid to the Board by the Tenant after the nonpayment by the Landlord shall be credited against and shall offset the next monthly rental installment due to the Landlord following the payment by the Tenant of the charges or Assessments to the Board.

6. Landlord and Association Access. The Tenant agrees to permit Landlord and/or the Association, or their agents, servants, workmen, or employees authorized by the Landlord and/or the Association, to have free access to the Unit, at reasonable times, for the purpose of making repairs or alterations as may be required, provided the Association shall have no obligations hereunder with respect to the repair of any portions of a Unit as set forth in the Governing Documents.

7. Maintenance of the Unit. The Tenant shall remove any and all garbage, trash, rubbish, or other matters that infringe upon the Common Elements and/or Limited Common Elements or interfere with the use and enjoyment by other residents of the Common Elements and/or Limited Common Elements which are shared by more than one Unit.

8. Assignment and Subletting. The Tenant shall not be permitted to assign or sublet this Lease, and it is hereby agreed and understood that any levy upon or sale of the Unit upon execution or other legal process, or assignment or sale of the Unit pursuant to a petition in bankruptcy by the Tenant, shall be deemed and taken to be an invalid assignment of the Lease.

9. Amendments and Modifications. If this Lease is amended, extended or modified in any

