

Lease Addendum for a Lease in

The Villas Condominiums Association, Inc.

This is an addendum to the lease dated _____, between _____, as Owner, and _____, as Tenant, (the "Underlying Lease") for Unit _____, in The Villas Condominiums Association, Inc. (the "Association").

The Owner and the Tenant agree that:

1. The Owner and Tenant acknowledge that under Article 17.8 of the Declaration of Condominium every lease of a Unit in the Association shall specifically provide (or, if it does not, shall be automatically deemed to provide) that a material condition of the lease shall be the Tenant's full compliance with the covenants, terms, conditions and restrictions of this Declaration and all Exhibits and with any and all Rules and Regulations adopted by the Association from time to time.
2. By virtue of Article 17.8, the Underlying Lease includes a condition that the Tenant shall comply with the covenants, terms, conditions and restrictions of the Declaration of Condominium, its Exhibits, all amendments to it and with any and all Rules and Regulations adopted by the Association from time to time, and
3. The Declaration of Condominium, its exhibits and all amendments to it are a matter of public record, and are therefore readily available to them, and they have either read them or have freely chosen not to, and
4. The current Rules and Regulations are attached to this Lease Addendum. They have a date of 04.12.11. The Owner and Tenant have either read them or have freely chosen not to, and
5. They will abide by the covenants, terms, conditions and restrictions of the Declaration of Condominium, the Exhibits, all amendments to it, and any and all Rules and Regulations adopted by the Association from time to time, and
6. They understand that if the Tenant, or any guests, occupants, family members or invitees, violate the Declaration of Condominium, any Exhibits, any amendments to it, and any and all Rules and Regulations, that the Association can evict the Tenant and other occupants, and the Owner will be responsible for reimbursing the Association for the costs and legal fees associated with the eviction. The Owner and Tenant hereby waive any defense in law or equity to the eviction of the Tenant and other occupants that is based on the standing of the Association to evict the Tenant or other occupant, and to charge the Owner for the costs and fees incurred in doing so. And
7. This Lease addendum shall survive any termination or any modification of the Underlying Lease and in the event of the extension of the Underlying Lease, this Lease Addendum shall be automatically extended likewise.

8. In the event of any conflict between the Underlying Lease or any amendment to it, and this Lease Addendum, this lease addendum shall control.
9. The parties agree that the Association shall have standing as a third party beneficiary to enforce at law or in equity the terms and conditions of this Lease Addendum. In the event the Association must take any action to enforce the terms of this Lease Addendum, the prevailing party shall be entitled to a judgment for its attorney fees and costs including fees and costs on appeal.

Owner:

Print Name of Owner

Signature of Owner

Tenant:

Print Name of Tenant

Signature of Tenant