

ADDENDUM TO LEASE OF:

This addendum attached to the original lease is incorporated as a part herein and binding on leases:

1. Locks on leased unit are not to be changed, under any circumstances, without prior approval of the office and then you must provide a copy of the keys to the office if approval was given to change.
2. No unit is permitted to have a pet without prior approval and payment of a \$500 NON-REFUNDABLE pet fee. If we suspect that a pet is in the unit without the payment of the pet fee, Lessor or his agents, reserve and are given the right to enter the unit without prior notice and remove any animal. No “babysitting” of pets is allowed in the leased unit. Any pet in the unit, for any reason, will be required to pay the required pet fee. No pets over 20 pounds. No puppies or kittens. Any violation of this will result in the Lessor terminating this lease.
3. Carpets will be automatically cleaned for leased unit. The Lessor or his agents will arrange for this to be done and the cost will be deducted from the Lessee’s deposit. In addition, painting will also be automatically deducted from the security amount according to extent of touch-up/repainting required. Also items such as stove pans, light bulbs, etc that must be replaced will be charged against your deposit.
4. House rules include, but are not limited to the following:
 - A. No loud music, parties, or other disturbances, etc., are permitted that will disturb other Lessees.
 - B. No barbecues, toys, gardening equipment, etc., are to be stored on the front porch at any time.
 - C. At no time should a Lessee block the garage of another unit. To do so will result in the vehicle being towed at the expense of the owner of the vehicle.
 - D. Only two cars will be permitted per household and are authorized to park in parking lot adjacent to units. All guests, relatives, etc., visiting need to be parked in the street. Violation of this rule will result in vehicles being ticketed or towed at the expense of the owner of the vehicle. No parking on the grass. No washing of vehicles on the premises.
 - E. No inoperable vehicles will be allowed on the premises at any time. If in violation of this rule vehicle will be towed at owner’s expense.

- F. One violation of any and all house rules are cause for immediate termination of the Lease.
5. No more than two adults are permitted to reside in the leased unit. Any violation of this will result in the termination of the Lease.
 6. Deposits are NOT to be applied to the last month's rent. All deposits will be returned within 30 days after expiration of lease, unless additional cleaning or repairs need to be made and deducted from deposit.
 7. Any Lessee not returning all keys will be charged \$45.
 8. Prior to occupying the leased unit, Lessor shall provide lessee a walk-thru list to write down any problems in the units, i.e., spots on carpet, crack in sink, windows, etc. and this should be turned in to the office within 7 days of possession of unit to avoid being charged for repairs or clean up, etc., upon termination of your lease.
 9. Prior to move-out, a walk-through inspection needs to be scheduled, **IN ADVANCE**, with the owner. All utilities are to be left on until this walk-through inspection is completed and any remaining deficiencies taken care of. If utilities are turned off prior to this, Lessee will be charged all fees incurred to have the utilities turned back on. In addition, Lessee is to inform the owner as to the date utility turn off is scheduled.
 10. There will be a lockout fee of \$40.00 for after hour service payable at the time of call out and \$25.00 lockout fee during working hours.
 11. Additions and alterations made to apartment such as paint, wallpaper etc. must be approved in writing by management. If approval is not given to do any changes to the apartment such as painting or new wallpaper etc., and you make the change anyway, you will be charged \$100.00 per room to get back to the original color or wallpaper.
 12. For call outs resulting from misuse or neglect by tenant there shall be a minimum charge of \$40.00 plus repair cost.
 13. Change air conditioner and heating filters regularly (at least every 3 months at lessees expense). If they are clogged, your electric bills will be higher. Any repairs caused by dirty filters will be charged to you. Make sure you check your smoke detectors and fire extinguishers on a monthly basis also. If maintenance is dispatched for A/C or heater problems and it is found to be caused for not changing of filters regularly, tenant will be charged a \$50.00 charge or taken out of your deposit upon move-out.

14. If upon our inspection, we find a big trash build up, we will order it cleared and send you the bill or it will be added to your rent, or deducted from your deposit.
15. Be cautious of items placed in toilets, sinks and disposals that cause lines to become plugged. The expense to unclog lines will be your responsibility.
16. You are responsible for keeping the grounds clean and free of trash and articles. Also, be careful not to leave toys, bicycles, hanging clothes, and the like in front of your property. This is unsightly to your neighbors and community.
17. No vehicle repairs will be permitted in the parking lot/car port of this residence. You cannot have a junk non-working vehicle on the premises. If we find a junk vehicle, we will have it towed at your expense.
18. You must refrain from using the premises in a fashion inconsistent with quiet neighborhood standards including the keeping of anything unsightly, hazardous or noisy. Failure to conform to this policy will be grounds for eviction.
19. Please report any leaks, maintenance repairs or problems to Landlord/Office at once (225) 930-9996. Should an emergency arise, identify the call as an "EMERGENCY SITUATION" and give your name, phone number, apartment number, and state of emergency. An emergency is defined as a situation in which life or property is in danger. If the emergency is a fire or civil disturbance, call the fire department or police first, then place the emergency call to us. Any repairs reported to anyone other than our Management Team will be ignored and, if completed by anyone other than our maintenance crew, will be paid for at your expense. If a problem is not reported, it then becomes tenant neglect and tenant will be charged for the labor and materials to repair it.
20. Carpet cleaning during the term of your lease is your responsibility. If the carpets are left unclean at move out, a minimum of \$50.00 will be held from your deposit to cover the cleaning. Carpets must be professionally cleaned with a copy of the invoice to Garry Lewis Properties.
21. If you have curbside trash service, you must use a trash can. Do not place bags on the curb and any additional trash must be brought back to your unit by the end of the same day.
22. If renting at Shenandoah, I have received and read the pool rules and am aware of assigned parking spaces for tenants only.

23. If renting unit that has joint utilities, I agree to pay the pro-rated share and will submit payment two (2) weeks upon receiving the invoice. If not paid, tenant agrees to have the rent increased \$50.00 per month for payment of utilities and will stay at increased amount through the term of lease.
24. If repair is made and it is clearly caused by tenant, tenant will be charged for materials and labor needed to repair.
25. If you call and report a problem and no one comes to make repair within a reasonable amount of time, please call the office back.
26. If you rent a unit with a washer and dryer in the unit, these are complimentary. We will not replace them or repair them if they need repairs. If you have someone to come and repair the washer and dryer, this is at your cost. If you do not wish to use the complimentary set provided by Lessor, please notify Lessor at once to schedule removal of complimentary set. Do not place complimentary set outside of your unit. If the complimentary set is not in your unit after you move-out, you will be charged a replacement fee for set.
27. Tenant is responsible for changing and maintaining all light bulbs (inside and out) as well as batteries for smoke alarms. Tenant shall be charged for replacement of burned out bulbs or dead batteries in smoke alarms upon move-out and will be deducted from deposit.

THOSE OF YOU WHO HANDLE ALL OF THE ABOVE IN AN EXCELLENT MANNER, WE THANK YOU, AND NO PERSONAL REFLECTION HAS BEEN INTENDED. IT IS A PLEASURE TO SERVE YOU AND WE ARE OPEN FOR YOUR SUGGESTIONS.

TENANT

DATE

TENANT

DATE

GUARANTOR

DATE

AGENT OF LESSOR

DATE