

**LEASE ADDENDUM**

This addendum (Addendum or Agreement) amends the Lease signed on \_\_\_\_\_. In the event of a conflict between the provisions of the Lease and this Addendum, the provisions of this Agreement shall be controlling.

1. Parties and Dwelling unit: The parties to this Agreement are \_\_\_\_\_, referred to as Landlord, and \_\_\_\_\_ referred to as the Tenant. The landlord leases to the Tenant unit number \_\_\_\_\_, located at \_\_\_\_\_ in the project known as \_\_\_\_\_.
2. Length of Time (Term): The term of this Agreement shall begin on \_\_\_\_\_ and end on \_\_\_\_\_ unless terminated by the Landlord. The lease term is for one year. **Lease terms are never month to month.**
3. Rent: The Tenant agrees to pay rent as determined by the Lease and Lease Amendments in the amount of: \_\_\_\_\_
4. Termination of Tenancy:
  - a. Termination of the Agreement by the Landlord must be carried out in accordance with State and local law, and the terms of this Agreement. The Landlord may terminate this Agreement upon:
    1. The Tenant's material non-compliance with the terms of this Agreement;
    2. The Tenant's material failure to carry out obligations under any State Landlord and Tenant Act; or
    3. Criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants or any drug-related criminal activity on or near such premises, engaged in by a tenant, any member of the tenant's household, or any guest or other person under the tenant's control; or
    4. Other good cause.
  - b. If the landlord proposes to terminate this Agreement, the Landlord agrees to give the Tenant written notice of the proposed termination. If the Landlord is terminating this agreement for "other good cause," the termination notice must be mailed to the Tenant and/or hand delivered to the dwelling unit at least 30 days before the date the Tenant will be required to move from the unit. Notices of the proposed termination for other reasons must be given in accordance with any time frames set forth in State or local law. All termination notices must:
    1. Specify the date this Agreement will be terminated;
    2. State the grounds for termination with enough detail for the Tenant to prepare a defense;
    3. Advise the Tenant he/she has ten (10) days within which to discuss the proposed termination of tenancy with the Landlord. The 10 day period will begin on the earlier of the date the notice was hand-delivered to the unit or the day after the date the notice is mailed. If the Tenant request the meeting, the Landlord agrees to discuss the proposed termination with the Tenant; and
    4. Advise Tenant of his/her right to defend the action in court.
  - c. If the eviction is initiated, the Landlord agrees to rely only upon those grounds cited in the termination notice required by paragraph b.

5. Signatures

TENANT \_\_\_\_\_

DATE \_\_\_\_\_

CO-TENANT \_\_\_\_\_

DATE \_\_\_\_\_

MANAGER \_\_\_\_\_

DATE \_\_\_\_\_