

DEED OF LEASE STANDARDS OF PERFORMANCE ADDENDUM

This Deed of Lease Addendum is made in reference to a Deed of Lease made on _____ by and between _____ (Landlord), and _____ (Tenants) for the property located at _____

WITNESSETH THE ADDENDUM

Landlord, Tenant, and agree that the above described Deed of Lease is hereby amended as follows:

- A. LATE PAYMENT AND RETURNED CHECKS.** Installments of rent not received by the Landlord on or before 5th of the month are late and a default under this Lease. If any installment of rent is not received in full by the Landlord on or before the due date, the Tenant agrees to: a. Pay an administrative charge of \$100, and b. Double the per diem rent rate until the rent is received by the Landlord. The Tenant also agrees to pay the Landlord an additional charge of \$25 for each returned check. The Landlord has the right to require that all payments be made by money order, cashiers check or certified check and that the entire payment be made by one instrument payable to the Landlord.
- B. The Tenant agree's not to allow the consumption of any tobacco related products on the premises. Any evidence of tobacco being smoked on the premises by the Tenant or the Tenants guests will be considered a default under the terms of this lease.
- C. The Tenant will not allow grease to be put into any sink or floor drain or into any toilet. All grease is to be put into a separate container and disposed of in the regular trash.
- D. The Tenants agree to vacuum the carpeting on a regular basis.
- E. The Tenants agree to clean the tubs, showers, lavatory sinks, and kitchen counter tops only with non-abrasive cleaners.
- F. The Tenants agree to keep the interior of the house heated to no less than 60 degrees Fahrenheit.
- G. The Tenants agree not to drive any nails or place any screws or hooks into the ceilings.
- H. The Tenants agree not to place any water beds or other heavy objects such as freezers or washers on the premises.
- I. The Tenants agree only to use existing nails previously installed to hang pictures. Installing additional nails or picture hangars without written permission from the Landlord is a violation under the terms of this lease.
- J. The Tenants agree not to make any modifications to the premises without the specific written permission of the Landlord. For example, the installation of telephone jacks or cable tv jacks or the painting of any walls.
- K The Tenants agree to immediately notify the Landlord by telephone and then follow up with written notification of any problems with the Heating, Ventilation and Air Conditioning system (HVAC) or electrical or plumbing systems. Failure to promptly notify Landlord in writing of any problems will cause the Tenant to be responsible for the repair or replacement of the affected system.
- L. The Tenants agree to prevent the uncontrolled growth of the shrubs and trees by pruning the shrubs and tree's at least twice a year. The Tenants agree not to allow the shrubs or trees to come into contact with the house at any time.
- M. The Tenants agree to mow the grass on a regular basis and to bag or rake the grass clippings for proper disposal in accordance with applicable zoning or homeowners association guidelines. The Tenants agree not to allow the grass to grow any longer than 4" in length.
- N. The Tenants agree to limit the wattage of light bulbs used in light fixtures in accordance with manufacturers instructions and not more than 60 watts.
- O. The Tenants agree to thoroughly clean all surfaces of grease, dirt, soap scum, and any other contaminants at the end of tenancy Should the Tenant fail to deliver the premises in satisfactory condition, which is any condition short of EXACTLY THE SAME AS BEFORE TENANT MOVED IN less normal wear and tear (grease, dirt and soap scum are not normal wear and tear), the Tenant agrees to pay to have the premises professionally cleaned by a contractor of the Landlords choice.
- P. The Tenants agree have the carpets professionally steam cleaned at least once a year on the anniversary of the Deed of Lease or within 30 days upon written notice to do so by the Landlord.
- Q. The Tenants agree not to use or permit to be used any home heating equipment other than that which is currently permanently installed in the premises.
- R. The Tenant agrees to provide the certificate of insurance as required in paragraph 2 1. of this lease before the beginning of the initial lease term.

All other terms of the above described Deed of Lease remain effect and all of the parties hereto hereby certify that they have carefully read this addendum, that they fully understand all the terms and conditions thereof and that in affixing their signatures hereto they mutually agree that it shall be binding upon them and each of their respective heirs, executors administrators, successor's, or assigns.

LANDLORD(S)

TENANT(S)

Date _____
 Date _____
 Date _____

Date _____
 Date _____
 Date _____
 Date _____
 Date _____

