

ADDENDUM TO LEASE

This is an Addendum to the Lease dated _____, by and between _____, as Lessor(s), and _____, as Lessee(s), for the condominium unit located at: _____.

Lessee(s) hereby acknowledges receipt of and agrees to abide by all provisions of the Rules and Regulations of The Coach Homes at Mariners' Village Condominium Association, Inc. Lessee(s) further acknowledges that Lessee's failure, or the failure of Lessee's family, guests or other invitees while on condominium property, to abide by the terms of the Rules and Regulations shall constitute a material breach of this Lease Addendum and the Lease.

The parties agree that all the covenants and agreements contained in this Lease Addendum shall be deemed to be part of the Primary Lease and incorporated entirely therein as if included originally. The parties further agree that, in case of a conflict between the terms of this Lease Addendum and the Primary Lease, the terms of this Lease Addendum shall take precedence.

The Lease is subject to and consistent with the provisions of the Rules and Regulations covering leases as the same may be amended from time to time. In the event of any inconsistency between the Lease and the provisions any of the Condominium Documents of the Association, the provisions of the Condominium Documents shall take precedence.

Lessor hereby transfers and assigns to Lessee for the term of the Lease any and all right and privileges that Lessor has to use the association's common elements, including, but not limited to the use of any and all recreational facilities and amenities. Lessor and Lessee acknowledge that the association reserves the right to withhold access to common element amenities from Lessee for any reason that it would, under the terms of the governing documents, be authorized to refuse a member such access, including Lessee's failure to comply with any of the provisions of the Condominium Documents or Lessor's failure to pay monthly assessments when due.

Lessee(s) shall have the right to park one automobile in the Unit Garage and one automobile in the parking pad immediately behind the garage to unit so leased. All vehicles must be registered with the Association and must have a parking permit affixed to its lower left hand corner of the windshield. Lessee must follow all of the Association's parking rules which can be found in Rule VII A, and is subject to the penalties stated therein for all violations.

In the event of a default by Lessee in the performance of the terms of the Primary Lease of this Lease Addendum, or of the Condominium Documents of the Association, then, in addition to all other remedies which it may have, the Association or its representative shall notify the Lessor of the default and demand that they be corrected through the Lessor's efforts within 30 days after such notice. If the default is not corrected within the 30-day period, the Lessor shall immediately thereafter, at his or own cost and expense, institute and diligently prosecute an eviction action against Lessee. The eviction action shall not be settled without the prior consent of the Association or its representative. In the event the Lessor fails to fulfill the foregoing obligation, the Association shall have the right, but not the duty, to institute and prosecute an action as attorney in fact for the Lessor at the Lessor's sole cost and expense, including all legal fees incurred. The Lessor hereby irrevocably names, constitutes, appoints and confirms the Association as his or her attorney-in-fact to take all such actions as it deems appropriate on his/her behalf. All costs and attorneys fees incurred by the Association to enforce the terms of the Primary Lease or of this Lease Addendum or the Condominium Documents of the Association or to evict Lessee pursuant thereto, will be assessed against the unit and owner thereof and shall be deemed to constitute a lien on the unit involved. The Association may enforce collection of the lien in the same manner as an assessment. Both the Lessor and Lessee acknowledge that the association is a third-party beneficiary of the Primary Lease and Lease Addendum.

Dated this _____ day of _____, 20____.

Lessor/Owner

Lessor/Owner

Lessee/Tenant

Lessee/Tenant

COACH HOMES AT MARINERS' VILLAGE
CONDOMINIUM ASSOCIATION, INC.

NOTICE OF INTENT TO LEASE

Address of Unit

THIS PORTION TO BE FILLED OUT BY LESSOR (OWNER):

TO: BOARD OF DIRECTORS

In compliance with Rule XXIII. Purchases and Leases, Sections 1 and 2 of the Rules and Regulations of The Coach Homes at Mariners' Village, I (we) hereby serve notice that as owner(s) of the above listed unit, I (we) intend to offer said unit for lease.

I (We) agree to provide a copy of the Rules and Regulations of the Association to all Lessees. The Lease will be for not less than One (1) year and will include an Addendum prepared by the Association, signed by the Lessor(s) and Lessee(s). A copy of the Lease and Addendum is attached.

Dated this _____ day of _____, 20_____.

Signed: _____ (Lessor)

Signed: _____ (Lessor)

ALL BLANKS MUST BE COMPLETED. THIS PORTION TO BE FILLED OUT BY LESSEE(S):

I(We) intend to lease from the above named Lessor(s) the unit located at: (address) _____, in Coach Homes at Mariners' Village Condominiums, for the period starting _____ and ending _____, I(We) represent that the following information is factual and true. (Please Print)

NAME OF LESSEE _____ Phone # _____ SS# _____

PLACE OF EMPLOYMENT _____ Phone # _____

NAME OF LESSEE _____ Phone # _____ SS# _____

PLACE OF EMPLOYMENT _____ Phone # _____

NUMBER OF INTENDED OCCUPANTS: _____ Adults _____ Children _____

DO YOU HAVE A PET? _____ Yes _____ No (Mark One) – (All pets require Board approval – 25 lb. weight limit.)

IF YES, DESCRIBE PET: _____

MAKE/MODEL/COLOR OF CAR: _____ YEAR _____ TAG# _____

MAKE/MODEL/COLOR OF CAR: _____ YEAR _____ TAG# _____
*(Parking decal required)

As a tenant, I understand I am subject to the same Rules and Regulations as an owner. I have received a copy of the Rules and Regulations of the Association and agree to abide by same.

Dated this _____ day of _____, 20_____.

Signed _____ (Lessee) Received: _____

Signed _____ (Lessee) _____