

THE PROPERTY MANAGER, INC.
ADDENDUM TO LEASE/SPECIAL STIPULATIONS

PROPERTY ADDRESS: _____

TENANT _____

- 1) TENANT acknowledges that rent received after the 5th of the month must be paid by cashier's check or money order.
- 2) TENANT is responsible for keeping garage door in operating condition, which includes functions of the door opener, remote controls, sensors, and off track adjustments, at TENANT'S expense.
- 3) TENANT is responsible for keeping all window blinds/treatments and patio doors in good working order, at TENANT'S expense.
- 4) TENANT is required to change the air conditioning filter each and every month and, if damage to the system results from the filters not being changed, TENANT is liable for any damage to the system.
- 5) TENANT acknowledges at the expiration of this lease, or any extension thereof, if the drywall is damaged and/or if the walls are excessively dirty, TENANT agrees to a mandatory minimum redecorating fee of \$150.00 for drywall repair and/or painting.
- 6) TENANT is responsible for all plumbing service calls for drain line stoppages at TENANT'S expense (unless a licensed professional plumber has determined a structural defect or tree roots interfering with proper drainage; after the proper tests have been performed.
- 7) TENANT is responsible replacing all light bulbs, at TENANT'S expense.
- 8) TENANT agrees that for placement of pictures, art, and other items on the walls, only "Wall Grip Hard Wall Hangers" may be used (available at home Depot and Lowes), and that no items in excess of twenty five (25) pounds. TENANT agrees not to damage the dry wall (including ceilings) by inserting or mounting any nails, screws, mollies, toggles, plastic expandable anchors, bolts, picture hooks or hangers, push pins, tacks, tape, glue, sticky pads, or any other type of fastener whatsoever unless authorized in writing by the LANDLORD or MANAGEMENT.
- 9) TENANT is responsible for keeping the mail box and post clean, as well as any damages incurred. For example, numbers falling off, door falling off, post broken or mail box damaged by vehicle or other reasons.
- 10) TENANT is responsible to water the lawn not less than ten (10) per zone during fall/winter months and not less than 40 minutes per zone during summer months, in full accordance with the designated watering times and days, per the Hillsborough County water restrictions.

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11) TENANT agrees to keep salt in the water softener at TENANT'S expense.

12) TENANT acknowledges that **THE CHILD SAFTY FENCE** is currently installed around the pool and agrees to keep said fence in place at all times.

All provisions of the lease agreement shall apply unless in conflict with this addendum in which this addendum shall apply.

6/23/10