

## *LEASE ADDENDUM*

This addendum is made this 13<sup>th</sup> day of November, 2009, and is added to and amends that certain agreement by and between Atterbury, Goldberger & Weiss as Tenant(s) and Alan Barnett as Landlord (s), regarding the property located at [REDACTED] as Property Rented which rental agreement is dated 1<sup>st</sup> day of December, 2009 with regards

Said lease rental agreement is amended as follows:

1. Landlord shall not advertise the premise for sale or enter the premise to show prospective buyers/tenants until 60 days prior to lease expiration.
2. Should tenant become 30 days delinquent or terminate lease early landlord has the right to immediately advertise the property for sale or rent and landlord's agent's have the right to show the property.
3. Should tenant default the lease it is understood that the reminder of the lease payments are due to landlord and any security deposits retained will be forfeited to landlord.
4. Tenant agrees to pay for electric and any connection charges. Upon tenant establishing a new account with FPL, tenant will provide landlord with FPL account number.
5. Should landlord become delinquent with association dues it is understood between both parties that the condominium association will have the right to collect tenant's monthly rent until the landlord becomes current.
6. Should landlord become more than 30 days delinquent with their mortgage(s) tenant shall have the right to terminate lease and receive full refund of their deposits.
7. Tenant upon vacating premises shall provide Landlord with 2 mailbox keys, 2 front door keys, 1 a/c closet key or it is understood that tenant shall pay the replacement cost for each item and said replacement cost may be deducted from security deposit.
8. Lease price includes the use of the parking space (s) 237 and storage MEZZ B-1 (15) assigned to the unit.
9. Tenant has the right to terminate the lease early with 30 day written notice and no penalties.

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Landlord: Alan Barnett

\_\_\_\_\_  
Landlord: \_\_\_\_\_

\_\_\_\_\_  
Tenant: \_\_\_\_\_

\_\_\_\_\_  
Tenant: \_\_\_\_\_