

**LAKEWINDS CONDOMINIUM ASSOCIATION**

**ADDENDUM TO CONDOMINIUM UNIT LEASE**

Date: \_\_\_\_\_

Lessor: \_\_\_\_\_

Lessee(s): \_\_\_\_\_

Other Occupants: \_\_\_\_\_

Unit No. \_\_\_\_\_ Garage Stall No. \_\_\_\_\_

This Addendum is part of a Lease dated \_\_\_\_\_ (the "Lease") under which the Unit referred to above is being rented from Lessor by Lessee. The Unit is part of Lakewind's Condominium (the "Condominium"). The Unit, and all persons who occupy it or use it, are subject to the Condominium Documents referred to in Paragraph 1 and the Minnesota Common Interest Ownership Act (the "Act"). Therefore, Lessee agrees as follows:

1. Condominium Documents. Lessee understands that the Condominium and the Unit are governed by the Condominium Declaration, Bylaws, and Rules and Regulations (the "Condominium Documents"). **Lessee acknowledges receipt of a copy of the Rules and Regulations.** If there is any conflict between the provisions of the Lease and the Condominium Documents or the Act, the Condominium Documents and the Act shall control.
2. Compliance with Condominium Documents. Lessee agrees to comply with the Condominium Documents and the Act, and to cooperate with the officers, directors and manager of the Condominium. If Lessee does not comply with the Condominium Documents and the Act, there is a violation of the Lease, and the Lessee may be evicted from the Unit.
3. Subleasing Prohibited. The Unit shall not be subleased, nor shall individual rooms be subleased, nor shall the Lease be assigned, without prior written consent of the Lessor and the Condominium.
4. Fines are Additional Rent. Lessor may be fined by the Condominium for any violation of the Condominium Documents or the Act caused by the Lessee, or Lessee's family or guests. The fine, plus any attorneys' fees and costs of enforcement, shall be additional rent under the Lease. The additional rent is

payable by Lessee to Lessor with the next regular rent installment under the Lease.

5. Use. The Unit shall be used by the Lessee only for residential purposes as a private dwelling. No business activity may be conducted in the Unit, unless authorized by the Condominium Documents or the Condominium. Lessee agrees to care for the Unit so as not to endanger the Unit or any other residents. Lessee shall keep the Unit in clean and sanitary condition, and free of pests.
6. Repairs and Alterations. Lessee shall not make alterations to the Unit without the prior written consent of Lessor and the Condominium. Lessee shall pay for all breakage or damage done to the Unit or the common areas of the Condominium by Lessee or Lessee's family or guests. Lessee shall report promptly to the Condominium any condition in the Unit that may (i) be a danger to the health or safety of any person, (ii) cause damage to the Unit, or any other part of the Condominium property, or (iii) cause waste of utilities provided by the Condominium. Lessee agrees that the Condominium is not responsible for the maintenance or repair of the unit.
7. Drugs Prohibited. Lessee shall not unlawfully allow controlled substances in the Unit or on any part of the Condominium property. No part of the Unit or Condominium property may be used by Lessee, or others acting under the Lessee's control or with the Lessee's permission, to manufacture, sell, give away, barter, deliver, exchange, distribute, or possess a controlled substance in violation of any criminal provision of Chapter 152 of the Minnesota Statutes. A breach of this paragraph voids the Lessee's right to possession of the Unit. All other provisions of the Lease, including the Lessee's obligation to pay rent, remain in effect until the Lease is terminated.
8. Representations by Lessee/Background Verification. Lessee represents to Lessor and the Condominium (i) that **Lessee has not been convicted of any felony involving burglary or theft, or an assault or other felony involving physical harm to a person within the past five years and (ii) that Lessee has not engaged in destructive or disruptive conduct during prior rental residencies.** Lessee understands that the accuracy of these representations will be independently verified and is being relied upon by Lessor and the Association.

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9. Misrepresentation by Lessee/Eviction. Lessee understands that if any representation contained in Paragraph 8 or if any information provided to the Condominium or to Lessor in connection with this Lease is found to be untrue at any time, that this Lease may be terminated immediately and Lessee may be evicted from the Unit.

10. Right of Entry. The officers and directors of the Condominium and the manager of the Condominium and its agents, shall have the right to enter the Unit at reasonable hours and upon reasonable notice for the purpose of maintenance or repair to the common areas, including common building systems. An attempt will be made to give prior notice to Lessee, except that in the case of emergency prior notice need not be given.
11. Consent to Amendments or Extensions. The Lease shall not be modified, amended, extended or assigned without the prior written consent of the Lessor and the Condominium.
12. Default. Lessee's violation of any provision of the Lease, the Condominium Documents or the Act can result in the termination of the Lease and the eviction of the Lessee. If there is a violation by the Lessee, Lessor may terminate the Lease immediately by written notice to Lessee at the Unit address. If Lessee does not surrender the Unit to Lessor voluntarily on or before the termination date, the Lessor, or an authorized agent, may commence legal eviction action.

This Addendum is a part of the Lease. Except as modified by this Addendum, the Lease shall remain in full force and effect.

LESSOR:

LESSEE(S):

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Printed Name)