

SATELLITE DISH OR ANTENNA LEASE ADDENDUM

This is an Addendum to the Lease Contract dated the _____ day of _____ 20_____ by and between Owner and _____ (Resident).

- Number and size.** You may install one (1) satellite dish or antenna(s) on the Leased Premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. Antennas that only transmit signals or that are not covered by 47 CFR §1.4000 are prohibited.
- Location.** Your satellite dish or antenna must be located: (1) inside your Leased Premises; or (2) in an area outside your unit such as a balcony, patio, yard, etc. of which you have exclusive use under your Lease Contract. Installation is not permitted on any parking area, roof, exterior wall, window, window sill, fence or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.
- Safety and non-interference.** Your installation: (1) must comply with all applicable ordinances and laws and all reasonable safety standards; (2) may not interfere with our cable, telephone or electrical systems or those of neighboring properties; (3) may not be connected to our telecommunication systems; and (4) may not be connected to our electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching it to a portable, heavy object such as a small slab of concrete; (2) clamping it to a part of the building's exterior that lies within your Leased Premises (such as a balcony or patio railing); or (3) any other method approved by us in writing. No other methods are allowed. We may require reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception.
- Signal transmission from exterior dish or antenna to interior of dwelling.** You may not damage or alter the Leased Premises and may not drill holes through outside walls, door jams, window sills, etc. If your satellite dish or antenna is installed is installed outside your dwelling (on a balcony, patio, etc.), the signals received by it may be transmitted to the interior of your dwelling only by the following methods: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) connecting cables "through a window pane", similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window-without drilling a hole through the window; (4) wireless transmission of the signal from the satellite dish or antenna to a device inside the dwelling; or (5) any other method approved by us in writing.
- Safety in Installation.** In order to assure safety, the strength and type of materials used for installation must be done by a qualified person or company approved by us. Our approval will not be unreasonably withheld. An installer provided by the seller of the satellite dish or antenna is presumed to be qualified.
- Maintenance.** You will have the sole responsibility for maintaining your satellite dish, antenna and all related equipment.
- Removal and damages.** You must remove the satellite dish or antenna and all related equipment when you move out of the Leased Premises. You will be responsible for any damages and for the cost of repairs or repainting caused by negligence, carelessness, accident or abuse which may be reasonably necessary to restore the Leased Premises to its condition prior to the installation of your satellite dish, antenna or related equipment. You will not be responsible for normal wear.
- Liability insurance and indemnity.** You must take full responsibility for the satellite dish, antenna and related equipment. If the dish or antenna is installed at a height or in some other way that could result in injury to other if it becomes unattached and falls, you must provide us with evidence of liability insurance to protect us against claims of personal injury and property damage to others, related to your satellite dish, antenna and related equipment. The insurance coverage must be a minimum of \$_____, which is an amount reasonably determined by us to accomplish that purpose. Factors affecting the amount of insurance include height of installation about ground level, potential wind velocities, risk of the dish/antenna becoming unattached and failing on someone, etc. You agree to hold us harmless and indemnify us against any of the above claims by others.
- Installation.** You may start installation of your satellite dish, antenna or related equipment only after you have: (1) signed this addendum; (2) provided us with written evidence of the liability insurance referred to in paragraph 8 of this addendum; and (3) received our written approval, which may not be unreasonably withheld, of the installation materials and the person or company that will do the installation.
- Miscellaneous.** If additional satellite dishes or antennas are desired, an additional lease addendum must be executed. Violation of the above terms will be considered a breach of the Lease Contract which may result in termination of the Lease Contract.

The terms of this Addendum are agreed to and accepted by:

RESIDENT:

Signature: _____

Name Printed: _____

Date: _____

OWNER:

Signature: _____

Name Printed: _____

Date: _____