

**River Ridge Owners Corp
150 Overlook Ave.
Peekskill, NY 10566**

Rider to Sublease Agreement Between

_____, **Tenant(s)**

and

_____, **Subtenant(s)**

1. In the event of any conflict, discrepancy or inconsistency between the provisions of the Sublease Agreement, dated _____ between the Tenant(s) and Subtenant(s) and the provisions of this Rider, the provisions of this Rider shall be paramount and controlling.

2. The Tenant(s) and the Subtenant(s) covenant, represent and agree that they have reviewed and are familiar with the provisions of the Sublet Policy adopted by River Ridge Owners Corp. ("River Ridge"). The Tenant(s) and the Subtenant(s) further covenant, represent and agree that they shall at all times act in compliance with the Sublet Policy of River Ridge.

3. The Tenant(s) and the Subtenant(s) covenant, represent and agree that they have reviewed and are familiar with the provisions of the House Rules adopted by River Ridge Owners Corp. ("River Ridge"). The Tenant(s) and the Subtenant(s) further covenant, represent and agree that they will be bound by the House Rules, and shall at all times act in compliance with the House Rules of River Ridge.

4. The Sublease Agreement and this Rider are subject and subordinate to the provisions of the Proprietary Lease between River Ridge and Tenant(s).

5. The Sublease Agreement and this Rider are subject to and conditioned upon approval by the Board of Directors (the "Board"), or the shareholders of River Ridge, as the case may be, of:

(a) Tenant(s)'s application seeking permission to sublet Apt. _____ at premises known and designated as _____ Overlook Avenue, Peekskill, New York (the "Apartment");

(b) Subtenant(s)'s application seeking approval to occupy the Apartment, including a personal interview of Subtenant(s) by the Board or Admissions Committee of River Ridge;

(c) Amendments to the House Rules of River Ridge by the Board, which amendments take effect after the effective date of this Rider;

(d) Amendments to the Proprietary Lease of River Ridge by the shareholders of River Ridge, which amendments take effect after the effective date of this Rider.

6. In the event the Board or shareholders of River Ridge, as the case may be, fails or refuses to approve the Sublease Agreement between Tenant(s) and Subtenant(s), then the Sublease Agreement and this Rider, shall be null, void and of no further force and effect.

7. In the event any part, paragraph, clause or portion of this Rider shall be declared by a Court to be null, void, and of no further force and effect, or by any statute, code, rule, regulation or ordinance adopted by any governmental board, agency or commission having jurisdiction over the Apartment, then such invalidity shall be limited to such part, paragraph, clause or portion of this Rider, and all other provisions of this Rider shall remain in full force and effect.

8. In the event the Board incurs any cost or expense, including reasonable attorneys fees, in connection with the enforcement of any part, paragraph, clause or portion of this Rider, the Proprietary Lease for the Apartment or the House Rules of River Ridge, Tenant(s) shall reimburse River Ridge for such cost or expense within ten (10) days after demand for reimbursement made by or on behalf of River Ridge. In the event Tenant(s) refuse(s) to pay such cost or expense within ten (10) days as aforesaid, such cost or expense shall be added to Tenant(s)'s maintenance as additional maintenance under the Proprietary Lease. Payment by Tenant(s) of such cost or expense shall in no way limit Tenant(s)'s right to recover such cost or expense from Subtenant.

9. This Rider shall not be amended, revised, modified or otherwise changed without the express written consent of River Ridge, which may withhold its consent to such amendment, revision, modification or change for any reason or for no reason.

Tenant

Subtenant

Tenant

Subtenant