

Addendum to a Lease Agreement for Mutual 14

In accordance with Mutual 14 Bylaws Article IX, Section 2 (Leasing), page 22-23

This is an addendum to the lease between the Unit Owner (Landlord) _____

and the Tenant (Lessee) _____ for the rental of the

Condominium Unit # _____ in Building # _____ in the subdivision of Leisure

World known as Mutual 14 Condominium of Rossmoor, Inc.

1. The Unit Owner is responsible for ensuring that the Tenant has received the Bylaws and Rules of Mutual 14. The Unit Owner and the Tenant understand that they are each responsible for the conduct of the residents of the unit and their guests, and they are each obligated to comply with the provisions of these Bylaws and Rules, especially those on *age and occupancy limitations*.

- a) The Unit Owner understands that if the Tenant fails to comply, the Unit Owner may be subject to reasonable penalties as set out in those Bylaws and Rules.
- b) The Tenant understands that a failure to comply shall be a default under the lease and may be grounds for eviction.

2. The Tenant shall keep the premises in a good state of repair, maintenance, and cleanliness, and shall promptly report any defect to the Mutual and the Unit Owner. The Unit Owner shall promptly see to the repairs of any defect caused by the negligence or acts of the Tenant, his family, guests, or employees.

3. The Unit Owner waives all right to his use and enjoyment of the community facilities and services provided by Mutual 14 and the Leisure World of Maryland Trust. The Tenant is entitled to the sole use and enjoyment of those community facilities until termination of occupancy, expiration of the lease, or sale of the unit, whichever comes first.

4. If the Unit Owner is delinquent in the payment of condo fees or other financial assessments, the Board may demand, in writing, that the Tenant make payments of the condo fees directly to the Mutual instead of to the Unit Owner. The Tenant shall make this payment until notified by the Board, in writing, to resume payments to the Unit Owner.

The signatures of all Unit Owners and all Tenants are required on this document.

Unit Owner:

Tenant:

Unit Owner:

Tenant:

Date:

Date: