

ADDENDUM

To the residential Rental Agreement dated _____, 20____, between _____, "Landlord," and _____, "Tenant," for the leasing or rental of _____, Unit _____, at Linden Green Condominium. Anything contained in the Rental Agreement to the contrary notwithstanding, Landlord and Tenant covenant and agree that the referenced Rental Agreement shall be subject to the following material provisions:

(1) **Condominium Rules and Regulations.** Tenant acknowledges that the leased premise is a Unit in Linden Green Condominium, a condominium community administered by an executive board known as the "Council." Tenant acknowledges that Unit ownership and occupancy are subject to the Rules of Conduct (the "Rules"). Tenant acknowledges that Tenant has received a photocopy of the Rules, has reviewed the Rules, and agrees to abide by them. Tenant's violation of any of the provisions of Rules shall constitute a material breach of this Lease, which, if uncured within seven (7) days (or such longer minimum notice as may be required by the Delaware Landlord-Tenant Code) after Tenant's receipt of written notice of such violation, or if repeated, shall entitle either Landlord or the Council to commence a summary proceeding for possession. Landlord and Tenant acknowledge that Council shall have an independent right to enforce this Lease and institute a summary proceeding for possession in the event of Tenant's violation of any terms of this paragraph. Landlord irrevocably names and appoints the Council as Landlord's non-exclusive agent, coupled with an interest, to assert in court Landlord's rights under this Lease when and if the Council shall elect to do so.

(2) **Use and Occupancy of Leased Premises.** Tenant covenants and agrees to use the leased premises solely for residential purposes. No one-bedroom Unit shall be occupied by more than two (2) individuals; no two-bedroom Unit shall be occupied by more than four (4) individuals; and no three-bedroom Unit shall be occupied by more than five (5) individuals. The names of all persons, other than occasional guests, who will occupy the leased premises, are

and no other person(s) shall occupy the premises without the prior written consent of Landlord. Tenant and Landlord are jointly responsible for keeping the Council advised of the names(s) of, and contact information for, all persons occupying the leased unit.

(3) **Assignment of Rents.** Landlord and Tenant acknowledge that, in the event that any common expense assessment, special assessment or violation assessment issued to the leased Unit shall not be fully paid by the Unit Owner for a period of sixty (60) days after the due date for such assessment, and for a period of thirty (30) days after the sending of written notice of the violation to the Unit Owner at said Unit Owner's address on record with the Council, Tenant shall remit its rent payments due under the rental agreement directly to the Council or its management agent in accordance with written notification and instructions to that effect delivered to Tenant by the Council or its management agent, and that the rent payments will continue to be made as directed in the notification until (i) the Unit Owner's assessment arrearage (together with any interest and late charges thereon) shall have been paid in full and (ii) Tenant has received written notification from the Council or its management agent that the Tenant may resume paying its rent to Landlord.

(4) **Subleases Prohibited.** The parties acknowledge that subleasing of Units at Linden Green Condominium is prohibited by the Declaration, and any subleasing of the Leased Unit will constitute a material breach of this Lease.

Sealed and Delivered
in the Presence of:

Witness

Landlord (Seal)

Witness

Tenant (Seal)