



LEASE ADDENDUM

THIS ADDENDUM AGREEMENT is made and entered into this _____ day of _____, 20____, by and between _____ (OWNER), _____(ADDRESS) (hereinafter referred to as "UNIT OWNER") AND _____ (TENANT), (hereinafter referred to a "TENANT").

WHEREAS Orangewood Condominium Association, Inc., (hereinafter "Association") is a Florida corporation-not-for-profit responsible for the operation and maintenance of the Orangewood Condominiums.

WHEREAS OWNER and TENANT have entered into a Lease for the Lot with an address of:

WHEREAS OWNER and TENANT agree to modify such lease to include this Addendum.

NOW THEREFORE, in consideration of the following mutual covenants and promises. OWNER and TENANT agree as follows:

1. If at any time during the pendency of the lease, OWNER shall become thirty (30) or more days delinquent in the payment of assessments to the Association, OWNER and TENANT agree that association shall have the power, right and authority to demand lease payments directly from the TENANT and deduct such past-due assessments, costs and attorney's fees, if any, as may be delinquent. OWNER and TENANT agree that TENANT shall pay full rental to Association upon demand.
2. OWNER expressly absolves TENANT from any liability to OWNER for unpaid rent under the Lease Agreement if such payment is made directly to the Association upon demand from the Association.
3. The Association shall have the right to notify the OWNER of a default in the payment of assessments. In the event that the assessments are not paid in full within ten (10) days of such notification, the Association shall have the right to collect the rent for the lot from the TENANT.
4. Such notification of the election to collect rent shall be in written form addressed to the TENANT and copied to the OWNER. Such right to collect rent shall continue until the delinquency has been paid in full. At such time as there is no longer a delinquency, the Association shall instruct the TENANT to make future rental payments to the OWNER.



5. Should TENANT fail to comply with the Association's demand within three (3) days of receipt of a demand for payment, the Association is hereby granted the authority to obtain a termination of tenancy, in the name of the OWNER, through the eviction proceedings, or to seek injunctive relief or specific performance under the Addendum.

6. TENANT(S) and TENANT'S visitors must follow the rules and regulations of the Association. If they do not comply with the rules and regulations of the Association, the Association shall have the right to fine the tenant as well as to begin legal action/eviction proceedings against the TENANTS and or all others in possession without prior approval from the OWNER, and the OWNER will be responsible for any illegal fees and/or costs that are incurred.

7. OWNER and TENANT further agree that if such legal action becomes necessary, the Association shall, be entitled to recover reasonable attorneys' fees and costs, including appeals from OWNER. Any costs shall be deemed a special assessment against the Lot and collectible in the same manner as any special Assessment, pursuant to the Declaration of Covenants and Restrictions.

IN WITNESS WHEREOF the undersigned have executed this Addendum this _____ day of

_____ 20_____.

Tenant
Signature _____ Date: _____

Print Name: _____

Unit Owner's
Signature: _____ Date: _____

Print Name: _____