

ADDENDUM TO LEASE AGREEMENT

This Addendum is made as of the date of execution and is hereby incorporated into and made a part of the Lease Agreement between _____ and _____ ("Landlord") and _____ ("Tenant") concerning the property located at _____ ("Property").

1. Tenant's Maintenance and Safety Responsibilities

The Tenant is responsible for taking necessary actions to ensure the safety of all occupants of the Property during the term of the lease. This includes, but is not limited to, installing safety measures such as baby gates, anti-slip mats, or carpets on stairs, and any other appropriate precautions to prevent accidents. The Tenant agrees to maintain these safety measures throughout the duration of the tenancy. Failure to implement and maintain such safety precautions shall be deemed a breach of the lease.

2. Limits on Tenant Behavior

The Tenant shall not use the Property or any adjacent areas, including but not limited to sidewalks and common areas, in a manner that violates any local, state, or federal laws or ordinances. This includes, but is not limited to, laws prohibiting the use, possession, or sale of controlled substances. Any violation of this provision shall be considered a material breach of the lease agreement and may result in termination of tenancy.

3. Restrictions on Use of the Property

The use of waterbeds or any other water-filled furniture is strictly prohibited inside the Property. Any violation of this restriction may result in damage to the Property, and the Tenant shall be held fully liable for any costs incurred due to such violations.

4. No Assignment or Subletting

The Tenant shall not assign this lease or sublet any part of the Property to any other party without the prior written consent of the Landlord. Any unauthorized assignment or subletting shall constitute a material breach of the lease.

5. Landlord's Right of Entry for Routine Inspections

The Landlord shall have the right to enter the Property for the purpose of conducting routine inspections, making measurements, or performing maintenance and repairs. The Landlord shall provide the Tenant with at least one (1) day advance notice, and the Tenant shall cooperate.

6. Waiver of Liability and Release of Claims

The Tenant expressly waives and releases the Landlord from any and all claims, demands, actions, or liabilities of any kind, whether known or unknown, arising from or related to the Tenant's occupancy of the Property except where such claims result solely from the Landlord's gross negligence or willful misconduct. This waiver includes, but is not limited to, claims for personal injury, property damage, inconvenience, emotional distress, or loss of use.

7. Indemnification

The Tenant agrees to indemnify and hold the Landlord harmless from any claims, liabilities, damages, or legal actions arising from the Tenant's use of the Property, the conduct of any guests, or the failure to comply with the terms of this agreement, except where such claims result solely from the Landlord's gross negligence.

8. Limitation of Landlord's Liability

The Landlord shall not be responsible for any damages, injuries, losses, or claims arising from acts of third parties, weather conditions, fire, theft, or any condition of the Property not caused by the Landlord's negligence.

9. Alternative Dispute Resolution (Mediation & Arbitration)

Any disputes arising under this lease shall first be submitted to mediation. If mediation is unsuccessful, the dispute shall be resolved through binding arbitration instead of litigation in court. The parties agree to select a neutral arbitrator and equally share arbitration costs.

10. No Warranties or Guarantees

The Tenant acknowledges that the Property is provided as-is, without any warranties or guarantees as to its condition, suitability, or fitness for a particular purpose.

11. One Dollar Rent or Compensation for Tenant's Temporary Stay

The Tenant acknowledges that their occupancy of the Property for the 30-day period following escrow closing is granted at a cost of one dollar. The Tenant shall have no claim against the Landlord for any rent credit, relocation assistance, or compensation in connection with this arrangement.

12. Tenant's Notification Responsibility

The Tenant should notify Landlords or their agent of any matter that needs immediate attention.

Buyer/Landlord:_____ Date _____

Buyer/Landlord:_____ Date _____

Buyer Agent:_____ Date _____

Seller/Tenant:_____ Date _____

Seller/Tenant:_____ Date _____

Seller Agent:_____ Date _____

Proprietary Rights & Liability Disclaimer

These real estate transactional forms and all related content are the exclusive intellectual property of the author and are provided solely for limited demonstration, exhibition, or explanatory purposes. No license, assignment, or right of use—express or implied—is granted for any commercial, transactional, or operational purpose. Unauthorized use, reproduction, modification, distribution, or reliance upon these materials, in whole or in part, is strictly prohibited.

The forms are not legal advice and are not intended for use in any real estate transaction. The author makes no representations or warranties of any kind, express or implied, including but not limited to accuracy, completeness, enforceability, or compliance with applicable laws or regulations. Any use or reliance is undertaken entirely at the user's own risk.

To the fullest extent permitted by law, the author expressly disclaims and shall not be liable for any claims, damages, losses, costs, or liabilities of any nature whatsoever—whether direct, indirect, incidental, consequential, contractual, tortious, or otherwise—arising out of or related to the use, misuse, presentation, or interpretation of these materials, under any circumstances.

All rights are expressly reserved.