



LEASE ADDENDUM FOR
GARAGE, CARPORT AND/OR STORAGE UNIT



1. DWELLING UNIT DESCRIPTION.

Unit No. 201, 11238 SW Village
CT #201

Port St. Lucie

(city), Florida, 34987 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: December 17, 2022
Owner's name: Continental 409 Fund LLC

Residents (list all residents):
Freeman Lewis

The term of this Addendum is as follows:
Begins on _____, _____ and
ending on _____, _____.
This Addendum constitutes an Addendum to the above
described Lease Contract for the above described premises,
and is hereby incorporated into and made a part of such Lease
Contract. Where the terms or conditions found in this
Addendum vary or contradict any terms or conditions found
in the Lease Contract, this Addendum shall control.

3. PREMISES.

The Premises as defined herein, shall be an
enclosed garage, a carport and/or storage unit (hereinafter
referred to as the "Premises):
☐ garage or carport attached to the dwelling;
☐ garage space number(s) _____;

☐ carport space number(s) _____;

and/or
☐ storage unit space number(s) _____;
_____.

4. USE.

Only those persons whose names appear on this
addendum may use the Premises. The Premises may be used
solely for private residential storage and under no
circumstances shall any business activity be conducted from
or in the Premises. No person shall be permitted to sleep in
the Premises at any time or remain in the Premises with the
door closed.

5. PETS.

No pets or animals may be kept in the Premises.

6. DEFAULT AND REMEDIES.

If Resident(s) default in complying
with this addendum or the law, Owner has the right to retake
possession as provided by Florida law and institute eviction
proceedings. If, Resident(s)' or invitees(s) engage in criminal
activity on the Premises, such action will be a default for
which this addendum and the apartment tenancy may be
immediately terminated. In addition to any of the foregoing,
Owner has all other rights and remedies provided by law.

7. RIGHT TO ENTER AND TERMINATE.

Resident(s) consent
to Owner entering the Premises at any time and for any
purpose without notice. Owner reserves the right to terminate
this Addendum at any time and for any reason whatsoever
and Resident(s) agree to immediately remove all items from
the Premises or face eviction proceedings from the Premises
and the apartment unit.

8. REPAIR AND MAINTENANCE.

Resident(s) acknowledge that
they have inspected the Premises and are fully satisfied and
accept it in "as is" condition. Resident agrees to be fully
responsible for any damage caused to the interior of the
Premises including but not limited to the walls, ceiling, floor
and the door(s).

9. ALTERATIONS.

Resident(s) may not make any alterations
or additions to the Premises or affix anything to the floor,
ceilings or walls.

10. CONTENTS.

Nothing may be used or kept in or about the
Premises which would in any way affect the terms and
conditions of Owner's fire and extended coverage insurance
policy, constitute a violation of the law, or otherwise be a
hazard in Owner's sole judgment. **NO FLAMMABLE OR
COMBUSTIBLE LIQUIDS OR GASES, BATTERIES,
FIREWORKS, EXPLOSIVES OR ANY OTHER ITEM OR
SUBSTANCE, WHICH OWNER DEEMS DANGEROUS OR
UNACCEPTABLE, MAY BE KEPT IN THE PREMISES. NO
ELECTRICITY MAY BE HOOKED UP TO THE PREMISES
AND NO PLANTS MAY BE GROWN IN THE PREMISES.**

11. PEST CONTROL.

Owner will in no way whatsoever be
providing any pest control for the Premises and shall not be
liable for any damages caused by pests to the Premises.

12. LIABILITY.

Owner will not be liable for any damage, loss,
or injury to persons or property occurring within or about
the Premises, whether caused by Owner, someone else,
weather, fire, wind, rain, water, mold, mildew, microbial
growth, flood or any other acts of God. Resident(s) are
responsible for obtaining Resident(s)' own casualty and
liability insurance, and, agree to save and hold Owner
harmless and indemnify Owner from any liability. **OWNER
STRONGLY RECOMMENDS THAT RESIDENT(S) SECURE
INSURANCE TO PROTECT YOUR PROPERTY.** Resident(s)
agree to save and hold Owner harmless and indemnify Owner
from any liability resulting from injuries arising from the
use of the Premises.

13. SECURITY.

Owner does not provide and has no duty to
provide security services for Resident(s)' protection or the
protection of Resident(s)' property in the Premises.
Resident(s) must look solely to public police for such
protection. The Premises has a lock, which Owner does not
warrant in any way. In the event any locks are broken,
Resident(s) shall be responsible for the cost of replacement
of the locks. **Resident(s) may not change the lock(s) on
the Premises.**

14. POLICIES.

In addition to the policies herewith and the
attached rules and regulations or any other attachments,
the receipt of which is hereby acknowledged, Resident(s)
agree to observe and be bound by any other reasonable
policies or rule changes which may be later implemented by
Owner.

15. GARAGE SALES.

Resident(s) agree that no "garage sales"
shall be permitted in or around the Premises, parking areas
or common areas and nothing shall be sold out of or around
the Premises, parking areas or common areas without
express written permission of the Owner.
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16. ABANDONED PROPERTY. Resident(s) agrees that should they vacate leaving any items in the Premises or should resident(s) fail to vacate the Premises after notice or eviction, Owner is expressly given permission to dispose of the items in any way holding the Owner harmless and Resident(s) agree to be liable for any expenses arising out of the disposal with regard to any items left in Premises after Resident(s) vacate the Premises. Resident(s) expressly agree to waive all rights and procedures regarding the disposition of abandoned property provided in Florida Statutes. By signing this addendum, Resident(s) agree that upon surrender or abandonment, as defined by Florida Statutes, that Owner shall not be liable or responsible for storage or disposition of the Resident(s) personal property.

Resident or Residents
(All residents must sign here)

17. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Any lost or stolen garage door openers will be charged an additional \$50 to the resident's account.***Use of the garage is at RESIDENT'S OWN RISK and Owner makes no representations or warranties regarding the safety, security, or condition of the garage. Resident is solely liable for any damages (regardless of cause) that are incurred by Resident in connection with Resident's (or Resident's guests') use of the garage, including but not limited to damages incurred in connection with the storage of any items in the garage. Owner encourages Resident to check with their renters insurance company to ensure that any items placed in said garage are covered under their renters insurance policy.

Owner or Owner's Representative
(signs here)

Date of Lease Contract

December 17, 2022

