

ADDENDUM AGREEMENT TO LEASES FOR RENTALS OF UNITS
IN CONDOMINIUM 7, HERITAGE HILLS OF WESTCHESTER

Lease of Unit # _____

Period of Lease: From _____ To _____

OWNER(S)

LESSEE(S)

Name _____

Name _____

Address _____

Address _____

By signing this Agreement, the parties to the lease agree to the following provisions, and to the fact this Agreement becomes a valid addition to the lease:

1. I/We understand that a Unit may not be rented more than once in any 12-month period, commencing with the beginning date of the rental, except when the Lessee(s) violates the terms of the lease or in case of death, in which case a replacement rental may be initiated, again for a minimum 12-month term from the effective date. This restriction does not prevent a Unit Owner from leasing his/her Unit for a lesser period than one year, as, for example, while the owner is on vacation, but the Unit may not be rented again until 12 months from the beginning date of the original or replacement rental period.

2. I/We understand that all residents, owners and renters alike, are subject to the Bylaws and Rules and Regulations of this Condominium, as set forth in the Declaration, which is recorded in the Office of the Clerk of Westchester County, Division of Land Records, White Plains, New York, as well as by those Rules and Regulations which may be authorized and announced by the Board of Managers of this Condominium.

3. I/We understand that no portion of a Unit (other than the entire Unit) may be rented. No transient tenants may be accommodated therein. A transient tenant is a person in occupancy of a Unit on a temporary basis while the Unit Owner is not in occupancy who is not a member of the immediate family of the Unit Owner and who does not have a written or oral lease for the Unit.

4. I/We understand that if any deviation from the Declaration or the Bylaws and the Rules and Regulations by the Lessee(s) or his/her guests occupying this Unit under the accompanying lease continues seven (7) days or more after the Lessee(s) receives written notices by Certified Mail of such infractions from the Unit Owner or his/her agent, or from the Condominium Board of Managers, that such continued infraction shall constitute valid and sufficient grounds for the Unit Owner to cancel this agreement without penalty to him/her or his/her agent.

(SEE OVER PLEASE)

APPENDIX E - 1

5. In the event the lease is cancelled for cause as stated in Paragraph 4 above, the Lessee(s) shall vacate the premises within fourteen days from the cancellation date, and shall forfeit any security held by the Unit Owner. The Unit Owner may modify the vacating date, and the amount of security to be forfeited as the Unit Owner may desire, without prejudice.

Signed: (OWNER(S))

Signed: (LESSEE(S))

Date: _____

Date: _____

NOTE: A COPY OF THIS ADDENDUM AGREEMENT MUST BE ATTACHED TO THE LEASE, AND A COPY ALSO MUST BE MAILED TO THE BOARD OF MANAGERS, CONDOMINIUM 7, HERITAGE HILLS OF WESTCHESTER, P.O. BOX 102, SOMERS NY 10589, UPON SIGNING THIS AGREEMENT.

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