

LEASE ADDENDUM FOR RENT CONCESSION  
OR OTHER RENT DISCOUNT



1. APARTMENT DESCRIPTION.

Unit No. 0608T, 2138 S Indiana Ave  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Chicago  
(city), Illinois, 60616 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: August 3, 2021  
Owner's name: FPACP4 Lex, LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Residents (list all residents):  
Rain Anderson  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. CONCESSION/DISCOUNT AGREEMENT. As consideration for your agreement to remain in your apartment and to fulfill your Lease obligations throughout the full term of your Lease, you will receive the following rent Concession and or Discount. (Check all that apply)

- ☒ **One-Time Concession.** You will receive a One-Time Concession off the rent indicated in the Rent and Charges paragraph of the Lease Contract in the total amount of \$ 4210.00. This Concession will be credited to your rent due for the month(s) of: Two Months Free at time of move in as leasing incentive.  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ **Monthly Discount/Concession.** The rent indicated in the Rent and Charges paragraph of the Lease Contract includes a Monthly Discount of \$ \_\_\_\_\_ per month off of the suggested rental rate for your apartment.
- ☐ **Other Discount/Concession.** You will receive the following discount off the rent indicated in the Rent and Charges paragraph of the Lease Contract:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- ☐ **Non-Monetary Concession.** You will receive the following non-monetary concession during the term of the Lease.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. CONCESSION CANCELLATION AND CHARGE-BACK. The concession and discounts indicated above are provided to you as an incentive and with the understanding that you will fulfill your obligations under the Lease Contract through the entire term of your Lease.

If your lease is terminated early due to your default (for example, if you abandon the premises without paying rent or are evicted), this Concession/Discount Agreement will be immediately terminated, and you will be required to immediately repay to the Owner the amounts of all (Check all that apply)

- ☒ Concessions
- ☒ Discounts

that you have actually received for the months you resided in the Premises, and without further notice from us.

5. MARKET RENT. The market rent for this apartment is the rent stated in the Lease Contract. You acknowledge that the market rent is a fair representation of what the specific apartment would actually rent for at the time the Lease Contract was negotiated and executed, and is reflective of the rent for a similar apartment at comparable properties.

6. SPECIAL PROVISIONS. The following special provisions control over any conflicting provisions of this printed Addendum form or the Lease Contract.

Concession amount NOT included on page one of the lease. Any concession (s) will be forfeited and must be paid back to the property if the lease term is not fulfilled. When terminating your lease, repayment of the concessions and termination fee will be due within 24 hours of the time the notice to terminate is given, in certified funds only. Concession (s) will be forfeited for any month that terms of lease are violated or not fulfilled. If rent is paid late, Resident (s) agrees to forfeit the concession for that particular month.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Resident or Residents**  
(All residents must sign)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Owner or Owner's Representative**  
(signs here)  
\_\_\_\_\_  
  
**Date of Lease Contract**  
August 3, 2021



<sup>1</sup> Rain Y Anderson      <sup>2</sup> Ryan Prohaska

# Addendum for Rent Concession

## Signature Details

	Signer	IP Address	Date Signed
1	<b>Rain Y Anderson</b> Primary (17225329)	208.59.144.138	08/03/2021 03:10:29 PM
2	<b>Ryan Prohaska</b> Owner/Manager	207.229.165.130	08/05/2021 11:09:15 AM