LEASE ADDENDUM FOR ABANDONMENT

Whereas, Tenant and Landlord desire to add the following terms and conditions to that certain lease dated _____, between _____ _____ ("Tenant"), and _____ ("Landlord"), for the premises known as _____,

Tenant and Landlord agree as follows:

1. ABANDONMENT. Resident covenants to occupy the Premises and shall be in default if Resident does not occupy the Premises on a regular, continuing, and consistent basis unless otherwise agreed to by Agent in writing. Resident shall have abandoned or surrendered the Premises if Resident turns in all keys or access devices regardless of whether rent is paid or not. Resident shall have abandoned or surrendered the Premises if any of the following events occur and if Resident's personal belongings have been substantially removed, and Resident does not appear to be living in the Premises in Agent's reasonable judgment: Resident's move out or notice to vacate date has passed; Resident is in default for non-payment of rent for 5 consecutive days; water, gas, electric, or any other service for the Premises connected in Resident's name has been terminated or disconnected; Agent is in the process of judicially evicting Resident for any reason; and Resident fails to respond for 2 consecutive days to any notice posted on the inside of the main entry door to the Premises stating that Agent considers Resident to have abandoned. Resident also abandons or surrenders the Premises 10 days after the death of a sole resident. If Resident abandons the Premises or vacates the Premises upon the expiration or termination of this Lease while leaving personal property within the Premises, Resident specifically and irrevocably waives all title and interest Resident has to such property and grants to Agent full authority to immediately dispose of same without notice, court order, or accountability. Resident shall indemnify Agent, Agent's employees and representatives against any claim or cost for any damages or expense with regard to the removal, disposal or storage of any property, including attorneys' fees and costs regardless of who makes a claim against Agent or any other indemnified in connection with Agent's removal of any property.

_____

Tenant Date

_____

Landlord Date

Courtesy of Hopkins Tschetter Sulzer P.C.
For More Information Call 303.766.8004