

KEYSTONE BAY CONDOMINIUM ASSOCIATION INC.
RENTAL LEASE ADDENDUM

THIS LEASE ADDENDUM, entered into this _____ day of _____,
20_____, by and between _____, as Owner of
Unit No. _____ (the "**Unit**") of Keystone Bay Condominium, a Condominium
(hereinafter referred to as "**Landlord**") and _____
(hereinafter referred to as "**Tenant**"), supplements and modifies that certain Lease
Agreement dated ____/____/____ by and between Landlord and Tenant for the
leasing of said Unit. The parties hereby agree as follows:

1. RULES AND REGULATIONS. Tenant, and his guests, invitees, licensees and servants, agree to take subject to, assume and abide by the Declaration of Condominium and all its exhibits Incorporated thereto, of Keystone Bay Condominium, a Condominium as well as (collectively, the "**Declaration of Condominium**" of the "**Condominium**"), and by execution of this Lease Addendum, Tenant acknowledges that Tenant has received copies of the foregoing documents. Tenant specifically, but without limitation, acknowledges that Tenant has received the rules and regulations of the Condominium and Tenant understands that Tenant takes subject to same and agrees to abide by such rules and regulations as same may be amended from time to time, and that the breach by Tenant (or Tenant's guests, invitees, licensees and servants) of any such rule or regulation, or of any of the terms, conditions and covenants of the Declaration of Condominium or the exhibits thereto, shall constitute a breach of a substantial obligation under the Lease. Failure of Tenant to abide by said condominium documents and/or rules and regulations of Keystone Bay Condominium Association, Inc., a Florida corporation not for profit (the "**Association**") shall entitle the Association to all the rights of Landlord to terminate the Lease and evict Tenant. The Board of Directors of the Association shall have the power, but shall not in any manner be obligated, to terminate the Lease and/or to bring summary proceedings to evict Tenant, in the name of Landlord and/or itself, in the event of (i) a default by Tenant in the performance of Tenant's obligations under the Lease, or (ii) a foreclosure of a lien placed on the Unit by the Association in accordance with the Declaration of Condominium. In the event the Association brings any action, proceeding or litigation to terminate the Lease and/or to evict Tenant, the Association shall recover from Landlord and/or Tenant all costs and reasonable attorney's fees incurred therefor.

Tenant Initials _____

2. USE AND OCCUPANCY. The Unit shall be used solely as a private residence for Tenant, and the following individuals, as listed below:

(List each occupant stating name, age and relationship to Tenant)

The Unit shall not be occupied by more than 2 persons in the case of a one bedroom unit; a 2 bedroom unit shall not be occupied by more than 4 persons. In addition, Tenant hereby specifically agrees to abide by any and all rules, regulations, covenants and restrictions contained in the Declaration of Condominium and all other Condominium documents pertaining to guests within the Unit and/or upon Condominium property, as same may be amended from time to time. Tenant agrees not to use the Unit, or permit the Unit or any portion of the Condominium Property to be used, for any illegal, immoral, improper, offensive, hazardous or unlawful purpose. All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed by Tenant, his family, licensees, invitees and guests. Tenant further agrees not to make, nor permit to be made, any disturbance, noise or annoyance of any kind which is detrimental to the Unit or any portion of the Condominium Property, or to the comfort of any of the other inhabitants of the Condominium.

3. ASSIGNMENT AND SUBLETTING. Tenant shall not assign nor sublet the Unit or any part thereof, nor shall the Lease Agreement be assigned by Tenant, without the prior written approval of the Landlord and the Association.

4. RIGHT TO RENT. In the event Landlord is delinquent in landlord's obligation to pay to the Association any general or special maintenance assessments, or any installment thereof, the Association shall have the right, but not the obligation, to require Tenant to pay said rental installments, or the portion thereof, sufficient to pay said delinquent maintenance assessments, directly to the Association, upon the Association giving written notice of the exercise of such right to Tenant and Landlord. This right of the Association is cumulative and in addition to any and all other rights or remedies the Association may have against Tenant or Landlord.

Tenant Initials _____

5. RIGHT OF ENTRY. The Association, its employees or their agents shall have the right to enter the Unit at all reasonable hours to examine the Unit, to make all repairs deemed necessary for the safety of the other residents of the Condominium or the preservation of the Condominium property (or any portion thereof), or to do whatever is deemed necessary to assure orderly use and proper maintenance of the Unit or any portion of the Condominium property.

6. SUBORDINATION. The Lease is hereby expressly made subject and subordinate to any lien filed by the Association, whether prior or subsequent to such Lease, as well as to all Condominium assessments, ground or underlying leases, mortgages, building loan agreements and all advances which may now or hereafter affect or become a lien upon the Condominium real property of which the Unit forms a part, and to any renewals, modifications, consolidations, replacements or extensions thereof.

7. INDEMNIFICATION. Landlord and Tenant agree to jointly and severally indemnify and hold harmless the Association from and against any claims for damages to person or property arising from Tenant's use of the Unit, or from any activity or work permitted or suffered by Tenant in or about the Unit. The Association shall not be liable for personal injury, or damages to Tenant's personal property from theft, vandalism, fire, water, rain storms, smoke, explosions, riots or other causes whatsoever. Additionally, Landlord and Tenant shall be jointly and severally liable with each other for any amount which is required by the Association to repair any damage to the Common Elements resulting from acts or omissions of the Tenant (as determined in the sole discretion of the Association) and to pay any claim for injury or damage to property caused by the negligence of the Tenant. The provisions of this paragraph shall survive the termination of the Lease.

8. MODIFICATION OF LEASE. The Lease may not be modified, amended, extended or assigned without the prior written consent of the Board of Directors of the Association.

9. NOT A PARTY, ETC. Nothing contained in the lease, this Lease Addendum, or the Declaration of Condominium or other Condominium documents, shall in any manner (i) be deemed to make the Association a party to the Lease or this Lease Addendum (except to the extent, if any, necessary to enable the Association to enforce its rights hereunder or under the Declaration of Condominium or other Condominium documents), or (ii) create any rights or privileges of Tenant under the Declaration of Condominium or other Condominium documents or in or as to the Association.

10. REMAINDER OF LEASE. All other terms, conditions and provisions of the Lease Agreement shall remain in full force and effect, except as modified herein. In the event that any provision in this Addendum conflicts with any provision in the Lease or, the provisions in this Addendum shall supersede those provisions in the Lease. Any capitalized terms used herein that are not defined in this Addendum or the Lease shall be given the meanings ascribed to such terms in the Declaration.

Tenant Initials _____

11. SEVERABILITY. If any part of any provision of this Addendum, or any other agreement, document or writing given pursuant to or in connection with this Addendum shall be invalid or unenforceable under applicable law, said part shall be ineffective to the extent of such invalidity or unenforceability only, without in any way affecting the remaining parts of said provisions or the remaining provisions of said agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this _____ day of _____, 20_____.

Signed, sealed, and delivered in the presence of:

Signature of Witness for Landlord

Landlord Signature

Print Witness Name

Signature of Witness for Tenant

Tenant Signature

Print Witness Name

Signature of Witness for Tenant

Tenant Signature

Print Witness Name

Tenant Initials _____