

Parkview Point Condominium

7441 Wayne Avenue • Miami Beach, FL 33141

305-306-2638 • info@parkviewpoint.com

ADDENDUM TO LEASE AGREEMENT

This ADDENDUM shall serve to modify and/or supplement that certain Lease Agreement dated _____, by and between _____ (hereinafter called "Landlord") being the owners of the following unit: Unit _____ of Parkview Point Condominium Association, Inc. a Condominium, and _____ (hereinafter "Tenant"). Notwithstanding anything to the contrary in the aforementioned Lease Agreement, the parties hereto agree as follows:

1. PARKVIEW POINT CONDOMINIUM ASSOCIATION, INC., hereinafter "Association") and/or its authorized agent shall have the irrevocable right to have access to each unit from time to time during reasonable hours as may be necessary for inspection, maintenance, repair or replacement of any common element therein or accessible there from, or for making emergency repairs therein necessary to prevent damage to the common elements or another unit or units.
2. The Tenant shall not assign, mortgage or encumber this Lease, nor sublet or permit the leased property or any part thereof to be used by others without the prior written approval of the Association.
3. The Tenant agrees not to use the demised premises, or keep anything in the unit which will increase the insurance rates of the unit or interfere with the rights of other residents or the Association or any other residents by unreasonable noises or otherwise; nor shall Tenant commit or permit any nuisance, immoral or illegal act in the unit, or on the Common Elements, or the Limited Common Elements.
4. The Tenant covenants to abide by the Rules and Regulations of the Association, and the terms and provisions of the Declaration of Condominium, Articles of Incorporation and By-Laws of the Association (hereinafter the "Condominium Documents"), and agrees to be bound by the rules and guidelines of the Association and any other rules which may become operative from time to time during said leasehold.
5. The parties hereto specifically acknowledge and agree that the Association is hereby empowered to act as agent of Landlord with full power and authority to take such action as may be required to compel compliance by the Tenant and/or Tenant's family or guests, with the provisions of the Declaration of Condominium, its Supportive Exhibits, the Florida Condominium Act and the Rules and Regulations of the Association, including the power to take legal action to evict the tenant.
6. The approval of the proposed lease Agreement issued by the Association is to be expressly conditioned upon the Tenant's observance of the provisions contained in this Addendum. Any breach of the terms herein shall give the Association the authority to take immediate steps to cure the breach, prevent further breaches and/or terminate the lease Agreement. The landlord acknowledges that he remains ultimately responsible for the acts of Tenant and Tenant's family and guests. Landlord and Tenant agree that they remain jointly and severally responsible for any costs incurred by Association, including attorneys' fees in remedying violations of this Addendum and/or violations of the condominium documents.
7. No pets of any kind shall be brought upon the Association property or maintained in a unit by Tenant, or Tenant's family or guests.
8. No more than _____ persons shall be permitted to occupy the unit. The maximum number of persons allowed to occupy a unit is: 3 persons in a one-bedroom unit and 5 persons in a 2 bedroom or 2-bedroom plus den unit.
9. The persons permitted to occupy the unit are:
 10.

1. _____	4. _____
2. _____	5. _____
3. _____	

 - 11. No persons other than those specifically named above may occupy the unit for more that 10 consecutive days without the express written approval of the Association. New occupants must apply to and be approved by the Association and pay any screening fees and undergo such screening procedures and interview as required by the Association.
 - 12. There shall be no changes to the Lease Agreement, or extensions or renewals thereof without the prior written approval of the Association.

13. The parties hereto acknowledge and agree that a **security deposit of \$500.00** is hereby tendered by Owner to Association to insure against any damage to the common elements of the Condominium or Association Property or nonpayment of required fees for reserving freight elevator or costs for disposing of abandoned personal property by Tenant, Tenant's family, guests, agents, contractors, invitees or licensees. The parties hereto acknowledge and agree that if the security deposit does not cover any damage to the common elements or Association property or the fees and /or costs above, Landlord and Tenant are jointly and severally responsible for the cost to correct any such damage or unpaid fees and/or costs over and above the amount of the deposit. Any unused portion of the deposit shall be returned to the Owner within fifteen day.
14. Nothing contained in the Lease, this Addendum, or the Condominium Documents shall in any manner (i) be deemed to make the Association a party to the Lease or this Addendum (except to the extent necessary, if at all, to enable the Association to enforce its rights hereunder or under the Condominium Documents), (ii) create any obligation or liability of the Association to Landlord or Tenant (including, without limitation, any obligation as a landlord under applicable law or any liability based on the Association's approval of Tenant pursuant to the Declaration of Condominium, such approval being solely for the benefit of the Association) , or (iii) create any rights or privileges of Tenant under the Lease, this Addendum, or the Condominium Documents in or as to the Association.
15. The Association shall have the right to collect, and the Tenant shall have the obligation to pay to the Association, all rental payments and to apply same against unpaid Assessments (as defined in the Declaration of Condominium) together with interest, costs and reasonable attorney's fees, if and to the extent that Landlord is delinquent in the payments of assessments.

The Association shall notify Tenant of such delinquency and of its intent to collect all rental payments in satisfaction thereof, by written notice to Tenant. Upon receipt of such notice, Tenant shall direct all rental payments necessary to satisfy the amounts due and owing to the Association, including any and all current assessments as they come due. Tenants failure to make payment according to the terms hereof, will constitute a default under this Agreement.

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

Landlord_____ Tenant_____

Landlord_____ Tenant_____

Association_____ as _____ (Title)