MOONGLOW CONDOMINIUM ASSOCIATION, INC.
LEASE ADDENDUM

This Addendum is attached to and made a part of the Lease, entered into the ___ day of ----------, **201** by and _____ as Lessor (owner) and _____.

hereinafter referred to as Lessee, as follows:

1. Lessee shall abide by and comply with the condominium Documents and all Rules and Regulations now or hereafter promulgated by Moonglow Condominium Association, Inc.
2. Lessee covenants and agrees to avoid doing, at any time, anything or act so as to disturb or interfere with the quiet and peaceful enjoyment of other Lessees or Unit Owners and that Moonglow Condominium Association is designated by the Lessor as his agent for the purpose of directly enforcing all the Rules and Regulations of the condominium, the Declaration of Condominium, the By-Laws and Articles of Incorporation of Moonglow Condominium Association, Inc. and the Association shall have the authority to terminate this Lease in the event of a violation of any of the provisions of the aforesaid documents by the Lessee, by members of his/her immediate family, guests, and/or invitees and further agrees that a breach of any provision of the aforesaid Rules and Regulations documents by Lessee any member of his/her family, guests, and/or invitees, constitutes a breach of this lease subjecting Lessee to any action for eviction and/or damages.

The parties of this Lease further agree to the following terms and conditions:

1. All regular assessments are due and payable to the Association, by the Unit Owner on the first (1^{st}) day of each and every month, and every month shall be considered in arrears after the tenth (10^{th}) day of each month. All special assessments due will be due and payable as set by the Board of Directors and considered late ten (10) days after the due date.
2. In the event a Unit Owner fails to timely pay assessments within ten (10) days of the due date as noted in the preceding paragraph, whether regular or special assessments, the Association shall notify in writing, be regular mail, the Unit Owner of such delinquency at his most recent address known to the Association; the Association shall likewise notify by regular mail the Lessee or other authorized resident residing in the condominium unit.
3. Upon receipt of such Notice by Lessee or authorized resident, said Lessee shall immediately pay over to Moonglow Condominium Association, Inc. and in no event later

then twenty-four (24) hours after such notice, the entire amount of such delinquent assessment whether regular or special, including late fees, interest and any other costs and fees incurred.

4. In the event the sums owed, and actually paid to the Association exceed the next regular rental payment, the Lessee is authorized to continue such deductions from month to month until Lessee has been fully reimbursed for those sums actually paid to the Association.
5. In the event the Lessee fails to pay delinquent assessments, costs and fees incidental thereto as previously described, Lessee shall be deemed in default of his/her Lease and subject to summary eviction proceedings and such other relief as the Lessor is entitled to.
6. Moonglow Condominium Association, Inc. shall have the irrevocable right to act on behalf of the Lessor (unit owner) in the event such eviction proceedings are necessary and this power shall be deemed an irrevocable agency coupled with an interest.
7. In the event such eviction proceedings or other action is necessary, the Association shall be entitled to attorney's fees and costs.

Dated this -____ day of ---------- , 201

Lessor/Landlord/Owner

_____ _____

Print Signature

Lessee/Tenant

_____ _____

Print Signature

Lessee/Tenant

Print

Signature

Witness

Print

signature

DO NOT WRITE IN THIS BLANK

(Each signature must be notarized)