

Revised 30 March 2010

ADDENDUM TO LEASE AGREEMENT DATED _____

1. This is a **NON SMOKING** property for tenants and any guest **INSIDE** and **OUTSIDE** of the unit to include common areas.
2. Tenant agrees to comply with the city noise ordinance and understands that it is a criminal offense and fines range from \$200-\$1075.
3. **NO PARTIES** of any size shape or form, at anytime or large gathering of individuals, **THIS IS A QUIET PROPERTY, one violation will invoke the eviction process.**
4. Due to fire concerns, **Cooking Grills**, are not to be kept on the front or rear Piazza's.
5. Due to appearances, no **Bicycles are to be** kept on the Front Piazza (Porch).
6. Tenant is responsible for service calls up to \$60, if found at fault.
7. Tenant agrees to Maid Service access, (notification will be given via email from the Maid Service), and is aware that Maid Service has a copy of resident's keys. **Tenant will not hold Landlord Liable for any Claims against said Maid Service. (Maid Service is bonded).**
8. Wireless Internet Service is provided but not guaranteed. **Wireless Internet Service Interruptions or Difficulties will be attended to ASAP by the Wireless Internet Administrator (Christopher A. Terry 843-814-0203).** Service due to difficulties will be free of charge if it is determined that the problem is associated with the network or wireless hub. **If the difficulties are associated with the user's knowledge or computer use there will be a minimum charge of \$75 for any visit, plus an additional charge of \$50/hr for trouble shooting and problem solving.**
9. **Tenant will have all personnel belongings removed and ready for a walk thru/ checkout by Noon on the 30th Day.** In the event tenant has not removed personnel items or furnishings at this time, Landlord will contract professional moving service and storage a tenants expense; Please plan ahead as this is a very expensive situation. In addition our intent behind this firmness is to insure we are able to provide the property to the new residents.
10. **There is a professional cleaning service not to exceed \$200.00, upon vacancy. Tenant is responsible for leaving ELECTRICITY AND WATER in service and available until Midnight on the last day of the lease term (IE 11:59pm +1min on the 31st. This is for professional cleaning services and inspection of the premises with tenant prior to the end of the lease agreement. Said inspection will take place between 8AM-6PM Monday thru Friday.**
11. Tenant will fill out and provide the Check-in and Check-out checklist (www.24thomas.com info tab) within 7 days of occupancy via fax or email or regular mail to management.
12. Tenant will use furniture felt pads to avoid damage to hardwood floors. _____ initials

TENANT _____ DATE _____

TENANT _____ DATE _____

LANDLORD _____ DATE _____

