

## RESIDENTIAL LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2011, by and between Krenzer Property Management Inc. (the "Landlord") and \_\_\_\_\_ (the "Tenant").

### WITNESSETH:

WHEREAS, the owner of the real property lying and situated in Hamblen Jefferson County, Tennessee, at \_\_\_\_\_ (the "Premises") has appointed Krenzer Property Management, Inc. (the "Landlord") as his lawful agent and attorney-in-fact to manage, operate, control, rent and lease the hereinafter described Premises; and

WHEREAS, Landlord desires to lease the Premises to Tenant, and Tenant desires to lease the Premises from Landlord, upon the terms and conditions as contained herein.

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

### I - TERM

Landlord leases to Tenant and Tenant leases from Landlord the above described Premises together with any and all appurtenances thereto, for a term of [term] (the "Term"), such Term beginning on [date] 2011, and ending at 12 o'clock midnight on [date], 2012. If Tenant does not take possession of the Premises at the beginning date of the Term, through no fault of Landlord, then Tenant will forfeit the entirety of the security deposit paid in accordance with Section III hereinafter. If the Premises are sold during the term, Landlord may terminate this Lease by giving the Tenant a sixty (60) day written notice to that effect. Tenant hereby waives any recourse he may have in law or in equity against Landlord for any and all losses, damages, costs and expenses arising or resulting, either directly or indirectly, from said termination.

### II - RENT

2.1 The total rent for the term hereof is the sum of [total rent] DOLLARS (\$0.00) payable on the first day of each month of the term, without demand, deduction or right of set-off, in equal installments of [monthly rent] DOLLARS (\$000), the first installment to be paid on [date], 2011. All such payments shall be made to Landlord at Landlord's address as set forth in Section XXII of this Lease on or before the due date.

2.2 Landlord acknowledges that \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_) of Tenant's monthly rent will be paid by the Morristown Housing Authority Section 8 ("MHA, Section 8"). Tenant shall be responsible for the payment of the difference between the MHA Section 8 payment and the total monthly Rent payable pursuant to this Lease.

2.3 For the period from Tenant's move-in date of \_\_\_\_\_, 20\_\_\_\_, through the end of the month, Tenant will pay to Landlord the prorated monthly rent of \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_). This sum will be paid upon the due execution of this Lease.

2.4 In the event that any payment required to be paid by Tenant hereunder is not made within three (3) days of when due, Tenant shall pay to Landlord, in addition to such payment or other charges due hereunder, a late charge equal to ten (10%) percent of the monthly rent. Late charges are due at the time they are incurred.

2.5 If any check offered by Tenant to Landlord in Payment of Rent or any other sum due under this Lease is returned for lack of sufficient funds, or if a "Stop" payment is placed on any such check or if returned for any other reason, Tenant will pay Landlord a returned check charge of Thirty-Five Dollars (\$35.00), plus any additional bank fees charged to Landlord.

### **III - SECURITY DEPOSIT**

Upon the due execution of this Lease, Tenant shall deposit with Landlord the sum of \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_), as a security deposit for the faithful performance of all the terms and conditions of this Lease, and for any damage caused to the Premises during the term hereof. Under no circumstances shall the security deposit be construed as rent, and Tenant shall not be entitled to any interest on same. The refundable portion of the security deposit will be returned to Tenant, without interest, only upon the occurrence of all the following conditions: (a) payment of all rent due; and (b) the vacating of the Premises in clean condition; and (c) the return of all keys and/or garage door openers to Landlord; and (d) the removal of abandoned articles; and (e) upon furnishing a forwarding address to Landlord. Deductions from the security deposit shall be made for professionally cleaning the Premises upon Tenant's departure, and for any damages done to the Premises, normal wear and tear excepted, including, but not limited to, landscaping, driveways and any other outside appurtenance or equipment, insufficient light bulbs, scratches, burns, stains, holes in walls, as well as other damages to the Premises, carpet cleaning, and unpaid late charges. After all the above conditions have been complied with by Tenant, the security deposit will be sent to the forwarding address furnished by Tenant, along with an itemized accounting of any charges or damages or other sums owed by Tenant, no later than thirty (30) days after the termination of this Lease. In no event shall Tenant have the right to withhold payment of the last month's Rent or any portion thereof on the ground that the security deposit serves as security for the unpaid Rent.

### **IV - UTILITIES**

Tenant shall be responsible for arranging for and paying for all utility services required on the Premises. Any items/services provided by Landlord, such as, without limitation, kitchen and other appliances, parking space and other equipment in and around the Premises and common areas are convenience items. Landlord makes no representation to the condition of these items/services. Tenant understands that Landlord cannot be held liable for any loss suffered by Tenant if the items or services are temporarily not operational or not available. Utilities must be left on for a period of four (4) days after Tenant has vacated the Premises. Failure to do so shall constitute the forfeiture of the security deposit provided for by Section III herein.

### **V - USE OF PREMISES**

The Premises shall be used and occupied by Tenant and Tenant's immediate family exclusively, as a private single family dwelling, and no part of the Premises shall be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling. Tenant shall not allow any other person, other than Tenant's immediate family or transient relatives and friends who are guests of Tenant, to use or occupy the Premises without first obtaining Landlord's written consent to such use. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

## **VI - CONDITION AND SURRENDER OF PREMISES**

Tenant stipulates, represents and warrants that Tenant has examined the Premises and its appurtenances, and that they are at the time of this Lease in good order, repair, and in a safe, clean and habitable condition, and are free of insect infestation or rodent on the beginning date of the Lease. Upon the expiration of the term hereof, Tenant shall surrender the Premises and its appurtenances in as good a state and condition as they were at the commencement of this Lease, reasonable wear and tear and damages by the elements accepted.

## **VII - ASSIGNMENT AND SUB-LETTING**

Tenant shall not assign this Lease, or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Landlord, which consent Landlord may withhold at his sole discretion. Consent by Landlord to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of Landlord or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Lease.

## **VIII - ALTERATIONS AND IMPROVEMENTS**

Tenant shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written Lease between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Lease.

## **IX - MAINTENANCE AND REPAIR; RULES**

9.1 Tenant will, at its sole expense, keep and maintain the Premises and its appurtenances in good and sanitary condition and repair during the term of this Lease and any renewal thereof. Without limiting the generality of the foregoing, Tenant shall:

- (a) Not obstruct or damage the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only
- (b) No trucks, trailers, campers, boats, recreational vehicles, or similar vehicles are to be parked or stored in the parking areas. All vehicles are to be fully licensed and operational. Any inoperable or abandoned vehicle is defined as the one without current state registration or vehicles parked upon the lawn, sidewalk, or other areas not assigned for parking. Bicycles, motorcycles, motorbikes, minibikes, etc. shall not be parked on the sidewalk or grass. NO PARKING OR TURNING IN THE GRASS.
- (c) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair; and not obstruct or cover the windows or doors;
- (d) Not leave windows or doors in an open position during any inclement weather;
- (e) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
- (f) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
- (j) Keep all air conditioning filters clean and free from dirt (change filters every month);

(h) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant;

(i) Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other tenants or neighboring residents;

(j) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other tenants or neighboring residents;

(k) Deposit all trash, garbage, rubbish or refuse in the locations provided therefore and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;

(l) Care for and maintain the lawn and shrubbery; keep all rain gutters free of leaves and debris. **[delete if owner responsible for same]**

(m) Keep the Premises free of insect or rodent infestation, and to arrange and pay for periodic pest control treatments;

(n) Abide by and be bound by any and all rules, regulations and restrictions affecting the Premises or the common area appurtenant thereto or the subdivision where the Premises are located. Tenant acknowledges having received and having read a copy of the above-mentioned rules, regulations and restrictions, and same are made part hereof by reference;

(o) Properly operate, service and maintain any electrical or mechanical equipment which is a part of the Premises, including, without limitation, dishwashers, garbage disposals, automatic range and ovens, refrigerators and freezing units, attic fans, heating and air conditioning equipment, automatic clothes washers and dryers, swimming pools and equipment, and automatic lawn sprinkling equipment. Tenant acknowledges that these equipments have been delivered by the Landlord in good operating order and that Tenant shall surrender same in good operating order at the termination of this lease. Any service, maintenance, or repair for other than worn out parts or equipment will be at the Tenant's sole expense.

9.2 **Smoking is strictly forbidden in all Krenzer Property Management, Inc. rental units.** If Tenant chooses to smoke, Tenant may do so outside of the Premises. If Tenant smokes inside the Premises, Tenant will immediately forfeit the security deposit. There are no exceptions to this rule.

9.3 Tenant shall be responsible for professionally cleaning the carpet at the expiration of term hereof. Landlord recommends Pro-Clean (423) 581-4769. If Tenant does not professionally clean the carpet, Landlord will do so after Tenant has vacated the Premises and the cost shall be deducted from Tenant's security deposit.

9.4 Any repairs that need to be made to the Premises or its appurtenances are to be executed through Krenzer Property Management, Inc. If Tenant makes a repair by himself or pays someone to do it, Tenant WILL NOT be reimbursed. Krenzer Property Management, Inc. may be contacted in the manner provided for in Section XXII hereof. Repairs include, but are not limited to: appliance repair, air condition/heating unit repair, electrical, plumbing, hot water heater, water damage, floor/wall damage, or any other defect/damage to the property.

9.5 Tenant acknowledges receipt of the keys and garage openers listed below. Tenant agrees not to loan, give possession of, misuse, modify or alter the below keys and/or garage openers. Tenant further agrees not to cause, allow or contribute to the making of any

unauthorized copies of the below keys. Tenant understands and agrees that violation of this subsection 9.5 may render Tenant responsible for the expense of a re-lock of the Premises. Tenant will report lost or stolen keys and/or garage openers to Krenzer Property Management, Inc. at the address found in Section XXII hereof. Tenant will return all keys and/or garage openers issued upon termination of this Lease. All keys and/or garage openers must be returned before reimbursement of the security deposit as provided for in Section III hereof. Failing to return keys and/or garage openers will result in cost of re-keying and replacement of garage openers being deducted from the security deposit. Tenant will pay Krenzer Property Management, Inc. a re-keying charge one hundred dollars (\$100) if all keys are not returned. Tenant will pay Krenzer Property Management, Inc. a charge a fifty dollars (\$50) for each unreturned garage opener.

Keys	Garage Openers	Date received	Date returned

**X - NON-DELIVERY OF PREMISES**

In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the Lease term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Lease and all rights hereunder shall terminate.

**XI - DAMAGE TO PREMISES**

In the event the Premises are destroyed or rendered wholly uninhabitable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Lease shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered uninhabitable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such uninhabitable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Lease continue according to its terms.

**XII - TENANT'S INSURANCE**

The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss. Tenant must, at its own expense, maintain a policy of comprehensive general liability insurance with respect to the Premises with the premiums thereon fully paid on or before due date, issued by and binding upon a reputable insurance company. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's

compliance with this Section. Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

### **XIII - INSPECTION OF PREMISES**

Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Lease and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon, and for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord will give Tenant reasonable notice of his intent to enter the Premises, unless there is an emergency in which case no notice is required. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions that do not conform to this Lease or to any restrictions, rules or regulations affecting the Premises.

### **XIV - SUBORDINATION OF LEASE**

This Lease and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

### **XV - TENANT'S HOLD OVER**

If Tenant remains in possession of the Premises with the consent of Landlord after the natural expiration of this Lease, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof except that such tenancy shall be terminable upon Thirty (30) days written notice served by either party. Failure by Tenant to give such notice shall constitute the forfeiture of the security deposit herein. Landlord retains the right to make changes to the rental amount referenced in Section II once this Lease has expired and upon thirty (30) days written notice to the Tenant.

### **XVI - PETS**

Tenant shall be entitled to keep no more than \_\_\_\_\_ (\_\_\_\_) domestic dogs, cats or birds; Tenant shall pay to Krenzer Property Management, Inc. a NON-REFUNDABLE pet fee of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) per pet. Tenant shall execute Landlord's pet addendum which will be an integral part of this Lease as if recited herein at length.

### **XVII - LIABILITY OF LESSOR AND INDEMNIFICATION**

Landlord, its employees and agents do not warrant the condition of the Premises in any respect, and they shall not be liable for any injury to the person or property of the Tenant, his family, guest, invitees, servants, agents, or those claiming under any of them, or for injuries to any other person or property on the Premises arising out of defects in the Premises, or arising out

of the actions of any other tenant and/or neighboring resident of the Premises or of any other person or entity. Tenant hereby agrees to indemnify, defend and hold Landlord, its employees and agents harmless against any and all claims arising out of injuries to person or property upon the Premises

#### **XVIII - DEFAULT**

If Tenant fails to comply with any of the material provisions of this Lease, other than the covenant to pay rent, or of any present rules, regulations or restrictions, or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within seven (7) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Lease. If Tenant fails to pay rent when due and the default continues for seven (7) days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this Lease.

#### **XIX - ABANDONMENT**

If at any time during the term of this Lease Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such re-letting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by Landlord by means of such re-letting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then **Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.** \_\_\_\_\_ (*initial here*)

#### **XX - ATTORNEY FEES**

If the Landlord must file suit against the Tenant to collect rent or otherwise enforce compliance with the covenants or Leases contained in this lease, the Landlord may recover from the Tenant the Landlord's reasonable attorney's fees, as well as other costs and expenses of litigation.

#### **XXI - MISCELLANEOUS**

This Lease shall be governed, construed and interpreted by, through and under the Laws of the State of Tennessee. If any provision of this Lease or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Lease nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law. The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the

heirs, legal representatives, and assigns of the parties hereto. If more than one individual have executed this Lease as Tenant, than they are jointly and severally responsible for the execution and performance of the terms and conditions of this Lease. The pronouns used herein shall include, where appropriate, either gender or both, singular and plural. No indulgence, waiver, election or non-election by Landlord under this Lease shall affect Tenant's duties and liabilities hereunder. The parties hereby agree that this document contains the entire Lease between the parties and this Lease shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.

**XXII - NOTICE**

Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to: **KRENZER PROPERTY MANAGEMENT, INC.**  
525 West Morris Blvd, Suite F, Morristown, TN 37813  
Telephone: (423) 581-4537 / Fax: (423) 587-9450  
After Hours Emergency: (423) 312-6748  
Website: www.krenzerproperty.com / Email: chris@krenzerproperty.com

If to Tenant to: At the Premises

Landlord shall have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the Tenant.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Residential Lease on the date first above written.

**TENANT:**

Sign: \_\_\_\_\_ Print: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Sign: \_\_\_\_\_ Print: \_\_\_\_\_

Contact Number: \_\_\_\_\_

**LANDLORD:**

**KRENZER PROPERTY MANAGEMENT, INC.**

By: \_\_\_\_\_  
Christian Lamoureux  
Property Manager

**PET ADDENDUM TO RESIDENTIAL LEASE**

**PROPERTY:** \_\_\_\_\_

**LANDLORD:** **KRENZER PROPERTY MANAGEMENT, INC.**

**TENANT(S):** \_\_\_\_\_

**DATE OF LEASE:** \_\_\_\_\_

**1. Allowance of Pet(s):** Landlord agrees that the pet(s) described in Paragraph 7 hereinafter may be permitted on the Property. Tenant may not have any other pet(s) on any part of the Property without Landlord's written permission.

**2. Location of Pet(s):** Pet(s) will be kept inside the Property at all times, except when on a leash or otherwise restrained by and under the full control of Tenant.

**3. Tenant's Duties:** Tenant will clean up after the pet(s) in any area of the Property, including common areas.

**4. Loss or Damage:** Tenant is responsible for any loss or damage caused by the pet(s). Tenant agrees that Landlord bears no responsibility for any damage, injury, or nuisance caused by the pet(s).

**5. Removal of Pet(s):** If Landlord determines that the pet(s) is annoying, bothersome, or in any way a nuisance to others, Landlord will notify Tenant in writing and Tenant will remove the pet(s) immediately from the Property. All other terms and conditions of this lease will remain in full force and effect. Tenant's failure to remove the pet(s) from the Property will be grounds for eviction.

**6. Additional Fees/Charges:** Tenant will pay \$250 as a non-refundable Pet Fee in addition to other deposits required by the Lease.

6.1. Any part of the Property or any common areas fouled by the pet(s) will be professionally cleaned and treated upon termination of the Lease. This will include carpet cleaning, treatment for flea infestation, or any other treatment as deemed necessary by Landlord in order to return the Property to the condition as existed at the start of the Lease. The cost of the cleaning and/or treatment will be deducted from the Pet Fee.

6.2. If damage caused by the pet(s) exceeds the amount of the Pet Fee, additional costs must be paid by Tenant immediately upon demand by Landlord.

**7. Description of Pet(s):** Total Number of Pet(s): \_\_\_\_\_

Type of Animal \_\_\_\_\_ Breed \_\_\_\_\_

Name of Pet \_\_\_\_\_ Age \_\_\_\_\_ Weight \_\_\_\_\_

Spayed/neutered?    Yes    No    Declawed?    Yes    No

**8. Dangerous Dogs** Under no circumstances is a “dangerous dog” permitted on the Property. A dog is considered dangerous where:

A. The dog has done one or more of the following:

1. Inflicted severe injury on a human being without provocation on public or private property.
2. Killed or inflicted severe injury on a domestic animal without provocation while off his owner's property.
3. Attacked a human being without provocation.
4. Been used in a commission of a crime.

B. The dog has either or both of the following:

1. A history of attacking human beings and/or domestic animals without provocation.
2. A propensity to attack human beings and/or domestic animals without provocation.

**TENANT:**

\_\_\_\_\_  
[NAME]

**LANDLORD**  
**KRENZER PROPERTY MANAGEMENT, INC.**

By: \_\_\_\_\_

Christian Lamoureux, LL.L.  
Property Manager

**PEST CONTROL ADDENDUM**

This addendum is incorporated and made part of the Lease executed by and between the above-referenced Landlord and Tenant for the following lease premises:

ADDRESS: \_\_\_\_\_

Landlord and Tenant agree as follows:

1. Tenant acknowledges that the Premises are free of insect infestation or rodent on the beginning date of the Lease. Tenant further acknowledges that it has the duty to arrange and pay for periodic pest control treatments on the Premises.
2. Tenant must report any pest infestation and/or problem with the Premises as soon as it is noticed. This includes but is not limited to bedbugs, roaches, ants, carpenter ants, termite, mice or rats.
3. Landlord and Tenant agree that any violation of this Addendum shall be a violation of the Lease.
4. Tenant agrees to cooperate with the Landlord in all efforts and courses of action required to erase and control pest infestation. Tenant's full cooperation shall include, but is not limited to, immediately reporting any pest infestation including that of bedbugs to Landlord, and permitting any entry to complete any inspections, pre-treatment, and treatment to eliminate any pests. Tenant understands that evacuating the Premises during and after treatment for a specified time frame may be necessary. Tenant will follow all directions and perform any critical actions to comply with all the pest-treatment requirements to keep the Premises pest free and prevent any re-infestation.
5. Tenant has been informed that used or secondhand furniture is one of the most frequent ways that bedbugs and roaches are introduced and spread. Tenant agrees not to acquire or purchased used or secondhand furniture.

**TENANT:**

\_\_\_\_\_  
[NAME]

**LANDLORD**  
**KRENZER PROPERTY MANAGEMENT, INC.**

By: \_\_\_\_\_  
Christian Lamoureux, LL.L.  
Property Manager