LEASE ADDENDUM

This is an addendum to the lease dated	between the following parties:		
Landlord(s):			
Tenant(s):			
Premises:			

The following additional terms and conditions are included as a part of the lease described above:

Property Manager: For the purposes of this lease, BloodhoundRealty.com is understood to the be the landlord's property manager. Rights, responsibilities and privileges of the landlord agreed to herein will be effected and/or overseen by the property manager.

Earnest Deposit: Tenant agrees that the earnest deposit collected herewith shall become non-refundable to tenant immediately upon landlord's signing of this lease, and as such, in the event of a default or a cancellation of this lease by tenant prior to its beginning date, then said earnest money shall be entirely forfeited to the landlord without recourse.

Non-Refundable Fees: Tenant understands that the non-refundable Cleaning and/or Pet Fees will be used for additional cleaning performed by landlord after tenant vacates the premises, including sanitizing the kitchen and bathrooms, cleaning of window and floor coverings and replacing air-conditioner filters, rekeying locks, etc. Non-refundable portion of Pet Fee is to compensate landlord for the additional wear and tear on carpet, floor, window coverings, etc., and the additional cleaning required. The non-refundable Application Fee is used to defray the administrative costs of processing and screening prospective applications.

Insurance Disclosures: Tenant has by this notice been made aware that it is in tenant's best interests to obtain Renter's Insurance.

Termination Policy: All notices shall be in writing and the 30 day notice of termination must be given on or before the 1st day of the month along with that month's rent in full. Tenant further understands that they have not paid last month's rent, and tenant and

landlord agree and understand that none of the deposits collected herein (Security, Cleaning, Pet) can be used as rent, especially not as last month's rent.

Last 30 Days of Tenancy After Receipt of Notice to Vacate: During the last 30 days of this tenancy, tenant agrees to: 1. Allow a "For Lease" sign to be placed on property. 2. Allow landlord and/or his agents to show subject property to prospective tenants or buyers, by appointment and with Reasonable Notice (Reasonable Notice is defined herein as a minimum of 3 hours notice). 3. To clean home, restoring it to its move-in condition and to have all carpets professionally cleaned upon vacating property.

Holdover Rent: Rent shall automatically increase twenty percent (20%) on all holdover periods, shall remain valid for the duration of the holdover period and shall be collectable as rent. This provision shall not limit the landlord's remedies provided by A.R. S. § 33-1375. Tenant shall indemnify landlord for all damages and expenses incurred and shall reimburse landlord for payment of all reasonable settlements made by landlord with third-parties (i.e., other tenants) as a result of tenant holding over.

Personal Property: Tenant expressly authorizes landlord to dispose of abandoned property and property left on the premises by tenant after tenancy has terminated, in any manner landlord deems fit, where the landlord reasonably determines that the value of said property is so low that the cost of moving, storing and conducting a public sale would exceed the amount that would be realized from the sale. Tenant holds landlord harmless for loss of property and/or value of said property disposed of under these circumstances. **Utilities:** Tenant is responsible for all utilities services. Failure to maintain utilities (i.e., failure to pay utility provider, resulting in turn-off of water, electricity or gas) shall be deemed a noncompliance materially affecting health and safety. Tenant will compensate landlord for any costs incident to resumption of utilities services.

Litigation: Landlord and tenant agree that the prevailing party in any litigation, action or controversy arising from this Rental Agreement shall be entitled to reimbursement of or, if appropriate, an award of reasonable attorneys' fees, litigation expenses and court costs incurred prior to trial, during trial, post-judgment and/or on appeal, without regard to whether or not the matter is contested. To minimize delay and to reduce the cost of potential litigation, the parties hereby agree to waive their right to a trial by jury. The parties understand that they are entitled to a jury trial for claims arising out of this rental agreement and/or the Arizona Residential Landlord and Tenant Act, but knowingly and voluntarily waive this right.

Parking: Commercial vehicles, trailers and RV's shall not be parked on or near the Premises. Maintenance and/or repair of vehicles is not permitted on the Premises, except for minor repairs to vehicles belonging to tenant or occupants. As used in this Rental Agreement, minor repairs shall mean oil/filter changes, tune-up, changing a tire and washing of vehicles; vehicle shall mean vehicles of any and all types, including automobiles, trucks, motorcycles, mopeds, bicycles, etc. Tenant shall clean-up any mess (i.e., oil, grease, etc.) resulting from minor repairs.

Home Warranty: Premises are covered by a home warranty which provides for the repair of all major systems and appliances; tenant agrees to pay first \$100.00 of the

cost of all such repairs and to contract directly with home warranty underwriter to arrange for and oversee said repairs; tenant agrees to undertake all repairs costing less that \$100.00 at tenant's expense, all subject to full or partial forfeiture of refundable Security deposit.

Miscellaneous: 1. Landlord has the option to collect rent in the form of Certified Funds (i.e., cashier's check or money order) throughout the term of this tenancy; landlord to notify tenant in writing upon exercising this option. 2. Tenant agrees to keep yard and landscaping mowed, trimmed and watered; if property is not maintained accordingly, landlord shall have deferred maintenance corrected and bill to tenant to be paid by tenant with next due rent payment. 3. Tenant agrees to replace air conditioner filters on a monthly basis. 4. Any appliances, excluding built-ins, are included herein on a "Gratis Only" basis and, as such, any required repairs to same will be done at landlord's discretion; tenant hereby understands that if landlord chooses not to repair same due to age or cost, it is tenant's obligation to provide for any desired replacement. 5. In the event that pets or service animals are a part of this lease, and if applicable, the following will apply: If the costs of the repairs caused by pets or service animals exceed the pet deposits or fees collected herein. the tenant authorizes the landlord to use any or all of the Security deposit to correct said damage. 6. Tenant agrees that any fees or fines assessed against the property or its residents by the Homeowner's Association or any governmental agency during the tenancy will be the financial responsibility of the tenant; if landlord pays any such fees or fines, costs will be billed to tenant to be paid by tenant with next due rent payment. If any such fees or fines are pending and unpaid at the end of the tenancy, the tenant authorizes the landlord to use any or all of the Security deposit to pay any pending and unpaid fees or fines.

The undersigned agrees to these additional terms and conditions and acknowledges receipt of a copy hereof.

Tenant:	 	 	
Tenant:			
Landlord:			
Landlord:			