

This VILLAS OF SOUTH COMMONS CONDOMINIUM LEASE AGREEMENT ADDENDUM (AGREEMENT) is entered into by and between The Villas of South Commons Condominium Association (hereinafter referred to as "ASSOCIATION"), the Owner of the unit to be leased (hereinafter referred to as "OWNER"), and the Lessee of the unit, (hereinafter referred to as "TENANT").

The TENANT desires to lease a condominium located at the address _____ South Commons Court, which is located within the 'Villas of South Commons' community, and currently belongs to the OWNER.

IN WITNESS WHEREOF, the BOARD, OWNER and TENANT agree to the following:

1. **Community Rules.** TENANT shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force or which may hereafter be in force pertaining to the use of the premises. By accepting this AGREEMENT, TENANT agrees to abide by any and all ASSOCIATION Rules and Regulations, provisions required by the ASSOCIATION'S Declaration of Ownership, and By-Laws, whether promulgated before or after the execution hereof, including but not limited to, rules with respect to noise, odors, disposal of refuse, pets, satellite dishes, exterior garage light bulb maintenance, parking, and use of common areas, some of which have been elaborated on below. It shall be the OWNER'S responsibility to provide the TENANT with a copy of the Villas of South Commons Declaration, Rules & Regulations and By-Laws.
 - a. **Pets.** Should the OWNER allow TENANT to keep pet(s) on the premises of the unit being leased, TENANT expressly understands that the Villas of South Commons By-Laws and the Laws of the Village of Deerfield require pets to be leashed at all times when outside. It is understood that the TENANT must pick-up and dispose of all solid waste created by TENANT'S pet(s). Furthermore, it is expressly understood that pet waste of any kind is prohibited from being stored outside of the unit being leased, whether temporary or permanent.
 - b. **Satellite Dishes.** Should the OWNER allow the TENANT to install a Satellite dish, the TENANT must follow the same procedures as any other owner, by first submitting a request to the Board of Directors (hereinafter referred to as "BOARD"). Included with the request must be written approval from the OWNER. Upon review of the request, the satellite dish must be installed as per the Association's 'Satellite Dish Installation & Maintenance Rules for the Villas of South Commons' document.
 - c. **Light Bulbs.** TENANT shall be responsible for maintaining the functionality of the light bulbs outside the garage of the unit being leased. When the bulb's burn out, it is the TENANT'S responsibility to change them. If the sensor that controls the bulbs becomes defective, it is the TENANT'S responsibility to coordinate with the Management Company, and to pay to repair or replace the sensor.
 - d. **Parking.** The TENANT understands that the primary parking location is the attached garage of the unit being leased. Regardless of whether the TENANT elects to or not to use the garage, the TENANT assumes sole responsibility for the security and well-being of TENANT'S vehicle. TENANT understands that vehicle(s) parked outside garage, are to be parked along South Commons Court only. No parking is permitted in the driveways or alleyways in between or behind the buildings. TENANT understands that if TENANT'S vehicle(s) are parked outside during a snow fall, and the ASSOCIATION'S snow removal services are prohibited from completely clearing the street, sidewalks, driveways or alleys, TENANT shall be fined in the amount of subsequent snow removal fees incurred by ASSOCIATION, if snow removal services are required to return to the site to complete work after TENANT'S vehicle(s) have been moved. TENANT further understands that if TENANT'S vehicle(s) are parked outside during a snow fall, neither the BOARD, the ASSOCIATION, nor The OWNER shall be responsible for any damage(s) inflicted upon TENANT'S vehicle(s) by snow removal services.
2. **Assignments and Subletting.** TENANT and OWNER understand that subletting is prohibited. TENANT shall not assign the lease or this AGREEMENT or sublet any portion of the premises being leased.
3. **Term.** As per Article IX of The Rules and Regulations for the Villas of South Commons Condominium, all leases must be for a period of one (1) year, no more and no less. Renewals of leases must be approved by the BOARD.
4. **Assessments.** It is understood that responsibility for paying the ASSOCIATION'S monthly assessments, remains with the OWNER. Notwithstanding any other agreement between the OWNER and the TENANT, the OWNER will be held financially responsible for timely payment of assessments, and late fees levied by the BOARD as the result of delinquent payments. Failure to compensate the ASSOCIATION for all assessments and late fees within thirty (30) days of issuance will result in a lien imposed by the BOARD against the property.
5. **Violations.** In the event that fines are levied against TENANT, both TENANT and OWNER shall be notified. TENANT shall have thirty (30) days to rectify or pay the fine. Should TENANT default on payment, OWNER shall be notified of default and be held financially responsible for payment of TENANT'S fines. Failure to compensate the ASSOCIATION for all fines within sixty (60) days of issuance to TENANT will result in a lien imposed by the BOARD against the property.

6. **Indemnification.** TENANT and OWNER shall indemnify both the BOARD and the ASSOCIATION against all disputes which occur between TENANT and OWNER. Any legal fees incurred by the BOARD or the ASSOCIATION as a result of such disputes between TENANT and OWNER shall be the responsibility of the OWNER.
7. **Conflicts.** TENANT and OWNER expressly understand that in the event of a conflict between this AGREEMENT and the Lease, this AGREEMENT shall prevail.
8. **AGREEMENT, Modification or Amendment.** This AGREEMENT may only be modified or amended by written notice signed by all parties.
9. **Governing Law.** The validity, interpretation and performance of this AGREEMENT shall be construed in accordance with the laws of the State of Illinois.
10. **Successors.** This AGREEMENT shall be binding upon and shall inure to the benefit of all assigns, transferees and successors in interest of the parties hereto; provided, however, that this AGREEMENT may not be assigned by one party without the prior written consent of all other parties.

In WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed as of the date first written below.

Owner: _____

Owner: _____

Date: _____

Owner's Address: _____

Tenant: _____

Date: _____

Board Member: _____

Date: _____