

- b. Causing damage while parked in an area within the drip line of a tree.
- c. Abandoned or inoperable and the area where it is parked has grass, weeds or overgrown vegetation that exceeds seven inches in height, or which otherwise obstructs the clear sight triangle as shown in the city design criteria for public improvement projects.
- (3) Any vehicle that is dismantled or inoperable, unless the vehicle is stored within an enclosed building, except that it shall not be considered a nuisance, for purposes of this article, if one such vehicle is being dismantled, repaired, stripped, or serviced on residential property, provided that the work is completed within seven consecutive calendar days by the owner of the property and that the vehicle is registered to that owner.

Crime & Drug Free

X

[Signature] [Signature]
IN CONSIDERATION OF THE EXECUTION OR
RENEWAL OF A LEASE OF THE DWELLING UNIT
IDENTIFIED IN THE LEASE, LANDLORD AND
TENANT AGREE AS FOLLOWS:

1. Tenant, any members of the Tenant's household or a guest or other person under the Tenant's control shall not engage in illegal activity, including drug-related illegal activity, on or near the said premises.
"Premises" means the dwelling unit and any other area located within the building or on the property where the dwelling unit is located. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act (21 U.S.C. 802)) or possession of drug paraphernalia.
2. Tenant, any member of the Tenant's household or a guest or other person under the Tenant's control shall not engage in any act intended to facilitate illegal activity, including drug-related illegal activity, on or near the premises.
3. Tenant and/or members of the household will not permit the dwelling unit to be used for, or to facilitate, illegal activity, including drug-related illegal activity, regardless of whether the individual engaging in such activity a member of the household or a guest is.
4. Tenant, any member of the Tenant's household or a guest, or another person under the Tenant's control shall not engage in the unlawful manufacture, sale, use, or suspicion of use, storage, keeping, giving, or distribution of illegal drugs at any locations, whether on or near the dwelling unit premises or otherwise.

5. Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of the rental agreement on the premises that otherwise jeopardizes the health, safety or welfare of the landlord, his or her agent(s), or other tenants.

6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation and material non-compliance with the lease. It is understood and agreed that a single violation or reason to believe there is a violation shall be good cause for Drug testing, prosecution, and/or termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence. As a tenant, you are agreeing to taking a drug test when asked by management and understand that refusal to do so is automatically a fail. Failing the drug test means you will agree, with no exceptions, to vacate the property within 48 hours of said test.

CRIME-FREE/DRUG-FREE LEASE ADDENDUM

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

8. This LEASE ADDENDUM is incorporated into the lease executed on the [Lease.MoveInDate()] between the Landlord known as Round Table Asset Management LLC and the Tenant known as _____ for the property located at [Address.City()]City, State of [Address.State()].

This addendum is not intended to offend or imply criminal involvement and shall apply to all Tenants of the property.

SMOKE DETECTOR ADDENDUM

X

| | |
|------|------|
| MD | SD |
| ____ | ____ |

Property Address In reference to the Residential Lease Agreement ("Lease Agreement") executed by OWNER'S Name: [Asset.OwnerName] covering the above-referenced real property, the parties hereby agree that the Lease Agreement be amended as follows: Landlord and Tenant agree that the premises are equipped with smoke detection devise(s). Tenant shall agree as follows:

1. It is agreed that Tenant will test the smoke detector(s) within twenty-four (24) hours after occupancy and inform Landlord or his/her Agent immediately if detector(s) is not working properly.