

Unit Address: _____

Society Hill at Lawrenceville Condominium Association, Inc.

RIDER TO LEASE

Between

_____, Owner

_____, Owner

and

_____, Tenant

_____, Tenant

THE TERMS OF THIS RIDER ARE INCORPORATED INTO THE LEASE BETWEEN OWNER AND TENANT PURSUANT TO PARAGRAPH 5.21 OF THE SOCIETY HILL AT LAWRENCEVILLE "MASTER DEED AND DECLARATION, RESTRICTIVE AND PROTECTIVE COVENANTS". IN THE EVENT OF A CONFLICT BETWEEN THIS RIDER AND THE LEASE, THIS RIDER SHALL PREVAIL.

The owner and Tenant agree as follows:

1. The lease and this rider to lease are subject to all provisions of the "Master Deed and Declaration, Restrictive and Protective Covenants," the By-Laws, Rules and Regulations and Resolutions of the Society Hill at Lawrenceville Condominium Association, Inc. and all amendments thereto adopted or to be adopted, (together referred to as the "Governing Documents"). By signing this rider to lease, tenant agrees to comply fully with the provisions of the Governing Documents and agrees that failure to so comply shall constitute a default under the terms of the lease and be grounds for termination of the lease and shall constitute good cause for eviction.
2. In the event tenant fails to comply with the provisions of the Governing Documents, then, in addition to all other remedies which it may have, the Society Hill at Lawrenceville Condominium Association, Inc. ("Association") may notify owner of such violations and demand that the same be remedied through the owner's efforts within thirty (30) days after such notice. If such violations are not immediately thereafter, at his own cost and expense, institute and diligently prosecute an eviction action against his tenant on account of such violations. Such actions shall not be compromised or settled without the prior written consent of the Association. In the event the owner fails to fulfill the foregoing obligation, then the Association

shall have the right, but not the duty, to institute and prosecute such action as attorney-in-fact for the owner and at the owner's sole cost and expense, including all legal fees incurred. Said costs and expenses shall be due and payable upon demand by the Association and shall be deemed to constitute a lien on the particular unit involved, and collection thereof may be enforced by the Board in the same manner as the Board is entitled to enforce the collection of Association assessments.

3. Owner agrees that in the event owner fails to pay any assessments (annual or special), upon written notice by the Association to tenant, the amount of the assessment, provided it does not exceed the rent paid by tenant, may be charged to and collected from tenant, who may then deduct the amount of said payment from the rent due to owner.
4. By signing this rider to lease, tenant expressly acknowledges receipt of copies of all Governing Documents, and expressly acknowledges that the Governing Documents provide that no unit shall be rented by the owner thereof or otherwise be utilized for transient or hotel purposes, defined as (A) rental for any period less than one hundred eighty (180) days or (B) any rental if the occupants of the unit are provided customary hotel services, such as room service for food and beverages, maid service, furnishing laundry and linen, and bellboy service, etc. Owner and tenant, by execution hereof, warrant and represent to the Association that the unit is not being and shall not be rented or utilized for transient or hotel purposes, as so defined. Owner and tenant acknowledge and agree that a copy of this rider to lease shall be furnished to the Association within five (5) days of the commencement of the term of the lease or any renewal thereof.
5. The unit owner acknowledges and agrees to be responsible for paying any fines properly assessed against the unit by the Association as a result of the actions or inactions of tenant.
6. The undersigned certify that the information on the attached "Rental Unit Information Form" is true and correct, and agree to notify the Association of changes to such information as they occur.

In witness whereof, the undersigned have set their hands and seals on the date(s) noted below.

Date

Owner

Owner

Date

Tenant

Tenant

RENTAL UNIT INFORMATION FORM

Please Print

Unit Owner's
Name(s): _____

Unit Owner's
Address: _____

Unit Owner's Home Telephone Number: _____

Unit Owner's Business Telephone Number: _____

Lease Dates: From ___/___/___ To ___/___/___

Tenant's Name(s): _____

Tenant's Home Telephone Number: _____

Tenant's Business Telephone Number: _____

Please list all persons occupying unit:

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____

NOTE: I certify that the above mentioned tenant(s) is aware that the following are strictly prohibited:

The storage/use of propane grills and propane tanks.

Date: _____
_____ Unit Owner

_____ Unit Owner

Date: _____
_____ Tenant

_____ Tenant