

MOLD ADDENDUM TO NUMBER 1 BROKER LEASE AGREEMENT

MOLD AND MILDEW:

Tenant acknowledges that the dwelling unit may be located in a climate conducive to the growth of mold and mildew, and it is imperative to provide proper room temperature, climate control, and cleanliness of the unit. Lighting ventilation, air conditioning, and dehumidification of the rental unit to prevent the growth of mold and mildew. Resident agrees to clean and dust the dwelling on a regular basis and to remove visible moisture accumulation on windows, walls, sinks, bathtubs, showers, toilets, patio doors, and other surfaces as soon as reasonably possible, when showering or bathing. Resident agrees to use the bathroom fans or alternate ventilation and shall allow the fan to run until all excess moisture has been vented from the bathroom. Resident also agrees not to block or cover any of the heating, ventilation or air conditioning ducts in the dwelling unit. Resident also agrees to immediately report to the management office: (any evidence of a water leak or excessive moisture or musty odors in the dwelling unit, as well as in any storage room, garage or other common areas: Any evidence of mold-or mildew like growth that cannot be removed by bleach or applying a common house hold cleaning product and wiping the area; any failure or malfunction in the heating, inoperable exhaust fans, doors or windows. Resident shall not over fit closets or storage areas with as ventilation is Important in all areas of the dwelling unit, nor shall Resident allow damp or moist stacks of clothes or other damp cloth material to lie in piles for extended period of time. Resident agrees to be responsible for taking all proper action to attend and prevent mold and mildew and to protect his person and property from loss or damage as a result there of , and further agree that Resident shall be responsible for damage to the dwelling unit, the town home community, and the Residents and their occupants property as well as personal injury to Resident, their occupants, and other persons resulting from Residents failure to comply with the terms of this paragraph. Furthermore, Landlord and Manager shall not in any event be responsible for damage, loss or injury to persons or property caused by mold and mildew. A default under the terms of this paragraph shall be deemed a material breach of this lease, and the manager shall be entitled to exercise all rights and remedies available by law or in equity.

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TENANT SIGNATURE

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DATE

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OWNER SIGNATURE

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DATE