



500 East Grant Street, Minneapolis, Minnesota 55404 • Phone (612) 333-3600 • Fax (612) 333-3202

### RENTAL ADDENDUM TO LEASE

This Addendum is entered into by \_\_\_\_\_ and \_\_\_\_\_, Lessor(s),  
Owner Name Owner Name  
and \_\_\_\_\_ and \_\_\_\_\_ and \_\_\_\_\_, Lessee(s),  
Renter Name Renter Name Renter Name

for Residential Unit # \_\_\_\_\_ and Parking Stall # \_\_\_\_\_ at Grant Park, pursuant to a written Lease.  
(If applicable)

Agreement dated \_\_\_\_\_, 20\_\_\_\_\_, to which this Addendum becomes a part thereof.

If Lessor has failed to make Association payments within 45 days of being due, the Association through its management agent will notify Lessee. Lessee will then pay said fees to Grant Park but only to the extent they do not exceed the rental payment to the Lessor on the next rental date. Lessee is allowed to deduct said fee amount from rent due to the Lessor. Lessee's payment to Grant Park shall be due when rent under the lease is due. Failure of Lessor or Lessee to pay association assessments due and owing as outlined in the Declaration and this addendum to Lease, will be considered to be a default under the Lease. Such a default shall give the Association the right to pursue collection action against both the Lessor(s), as Owner(s) of the unit, and Lessee(s) and to terminate the Lease with the statutorily required minimum notice. The Association shall be entitled to recover all costs of collection, including attorney fees, from Lessor(s) and Lessee(s) in default. The remedies provided herein are in addition to all other remedies the Association has under the Association's governing documents and Minnesota law.

Lessor(s) and Lessee(s) further state that the Lease shall be for a term of six (6) months or more; that signatories to the Lease and/or this Addendum have received or will receive a current copy of the Grant Park Rules and Regulations; that the signatories to the Lease and/or this Addendum are familiar with and will abide by the Rules and Regulations as stated or amended; that signatories to the Lease and/or this Addendum will be subject to sanctions and/or fines for any violation(s); that the written Lease is subject, in all respects, to the provisions of the Rules and Regulations as stated or amended; and that in the event that any of the statements and assurances made by Lessee(s) in the Lease or this Addendum are untrue or become untrue, or are not abided by, the same shall be a default under the Lease and said Lease can then be terminated on 30 days written notice from the Lessor(s) or, under the process described below, from the Association.

The Association reserves the right to approve additional remedies beyond termination of the lease against owners of units whose tenants violate the Rules and Regulations or against owners of units whose tenants do not fulfill the six month minimum lease requirement. For this reason, owners are recommended to secure a security deposit of at least one month's rent and to include provisions in the lease that the security deposit is to be forfeited if the lease is broken prior to the sixth month minimum lease term.

Lessee(s) hereby state that the occupancy by the stated occupant(s) will not be in violation of any code, ordinance of law; that neither the Lessee(s) nor any of the stated occupant(s) have been convicted of a felony in the last five years for crimes of theft, breaking and entering, burglary, property vandalism or similar crimes against property or assault, battery, rape, criminal sexual conduct, homicide or other crimes against persons; and that none have any background of residential disruption.

An executed written Lease containing all of the statements contained herein and/or this completed and executed Addendum and a \$758 (subject to change) nonrefundable processing fee, per Lessee, and a General Consent Form shall be delivered to FirstService Residential no later than ten (10) business days prior to the proposed occupancy of the residential unit. The failure to timely deliver the written Lease or this Addendum shall be treated as if the required statements were verified as untrue.

The Association, directly or through its management, shall take those steps reasonably necessary to verify the statements and assurances set out in the Lease or this Addendum and inform the potential Lessor(s) within ten (10) business days in the event that the statements have been verified as untrue. In the event the Association fails to so report, the proposed occupancy shall be regarded as a permitted occupancy. In the event the Association finds and reports to the potential Lessor(s) that one or more of said statements or assurances have been verified to be untrue, neither the Association nor the potential Lessor(s) shall permit any move-in or non-owner occupancy, and any such occupancy, if it takes place, shall be deemed a Prohibited Occupancy.

In the event any occupancy has commenced as a permitted occupancy, it may become a Prohibited Occupancy at such time as: (1) the Lessor(s) or Lessee(s) are in default of obligations for paying Association assessments for greater than 45 days; (2) the Association's management finds that any of the said statements or assurances were or have become untrue or have been breached, (3) the Association's management has notified the Lessor(s) and occupant(s) that

Note: This Addendum shall become effective for all non-Owner occupancies at Grant Park commencing after April 22, 2008.

management will seek a determination of violations and sanctions, (4) such a determination has been made and the Association determines that the circumstances are such that termination of the occupancy is the appropriate sanction and (5) the Lessor(s) has failed to take those steps necessary to lawfully terminate the occupancy.

Executed by the parties hereto on \_\_\_\_\_, 20\_\_\_\_\_

Lessor(s) Signature(s) (**Owner(s) Must Sign**)

Lessee(s) Signature(s) (**Tenant(s) Must Sign**)

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Association executes this Rental Addendum for the limited purpose of agreeing to and accepting its rights and obligations set forth above.

Association Agent

\_\_\_\_\_