

ADDENDUM TO RESIDENTIAL LEASE AGREEMENT

TENANT: _____

UNIT OWNER/LANDLORD: _____

UNIT: _____

LEASE PERIOD (M/D/YR to M/D/YR:) _____

The Landlord and Tenant have entered into a Residential Lease Agreement for the aforesaid Unit dated _____ ("Lease") and further agree as follows:

1. The terms of the Lease shall be subject to and subordinate to the provision of the River Oaks Condominium Association ("ROCA") documents, including but not limited to, the "Declaration" dated April 1, 2000, and recorded in the Land Records of Anne Arundel County in Liber 9734, folio 446, as amended from time to time, which amendments are incorporated herein by reference; By-Laws, recorded in the Land Records of Anne Arundel County in Liber 9734, folio 467, as amended from time to time, which amendments are incorporated herein by reference; and the Rules and Regulations of ROCA as amended from time to time (collectively "ROCA Documents").
2. The Tenant and Landlord hereby agree to comply with all terms of the ROCA Documents. This includes the submission of the Lease and Lease Addendum to the Property Management Office on or before the beginning of the Lease Term stated in the Lease.
3. No portion of any Unit, other than the entire Unit, shall be leased for any period.
4. Failure of the Tenant to comply with the aforesaid and the ROCA Documents shall be a default under the Lease and the basis for termination of the Lease.
5. In addition, the Tenant and Landlord shall both be liable for any violations by Landlord and/or Tenant of the above items, the ROCA Documents and subject to hearings and fines by ROCA, which may include fines and damages incurred in the enforcement thereof, including but not limited to any attorney's fees incurred by ROCA.
6. The Tenant shall throughout the Lease Term provide insurance coverage for the Unit and its contents at a minimum Tenant HO4 Form coverage with at least a \$250,000.00. River Oak Condominium Association, Inc. shall be named as a co-insured and shall be notified at least 30-days in advance of any cancellation. Verification of the insurance coverage is attached as Exhibit A of this Addendum.
7. The Property Management Office shall be notified at least 30 days in advance of an early termination or extension of the Lease Term.
8. If any of the terms of the Lease conflict with this Addendum, the Addendum shall control.

Date

Landlord

Date

Tenant

CONSENTED TO:
RIVER OAK CONDOMINIUM ASSOCIATION, INC.

Date

President / Property Manager