

Addendum to Lease for
234 Garden St #3, Hoboken, NJ

Additional Lease Provisions

1. NO smoking in home.
2. Pets OK with landlord approval for \$35/mo with maximum 15lb weight restriction.
3. Tenant will be responsible for changing light bulbs.
4. All non emergencies will be emailed to the owner and responded to within 48 hrs.
5. Landlord or landlord's representative shall have the right to enter the home with 24 hrs notice for routine inspection or repairs.
6. Tenant will put felt protectors under all furniture.
7. Tenant acknowledges that they will change the filters for the air unit once a quarter.
8. Tenant is responsible for scheduling move in with landlord.
9. Tenant will have rent direct deposited into landlord's bank. Banking info to be provided after lease signing.
10. No propane or charcoal grills permitted on balcony, only electric grill can be used.
11. If home and kitchen appliances are not cleaned upon move out the cost of cleaning will be deducted from the security deposit.
12. Tenant does NOT have the right to sublet or rent through AirBNB or any similar type of company. Any attempt or advertising for sublet or similar type will result in a \$100 a day fine and give the landlord the right to terminate the lease with the tenant being evicted within 7 days.
13. Any fines to landlord from management company caused by tenant not following rules of association will be charged back to the tenant.
14. Upon key pick up tenant will be given a move in condition checklist. Tenant has 7 days to return signed checklist to rental@mkgroupproperties.com. If the Checklist is not returned in 7 days, landlord will assume property was in excellent move in condition and all keys (fobs, access cards, garage openers) were provided.
15. At the end of the lease term should this convert to a month-to-month lease it will require the tenant to give 60 days notice from the 1st of the month to end the month to month tenancy.
16. Beginning 60 days prior to lease end, tenant will permit showings to prospective tenants that will be accompanied by a licensed realtor between the hours of 12 and 7. Tenant will be given

notice prior day so no same day showings without tenant permission. Tenant shall have the right to exclude 1 day they do not want showings. If tenant fails to permit showings tenant agrees to pay the landlord a fine of \$25 per appointment denial.

17. No holes in walls without landlord's written consent. Use 3M Command Strips or tenant must have the walls professionally painted.
18. Tenant will NOT remove batteries or smoke detectors from walls or ceiling.
19. If with landlord approval, any tenants are added or terminated from the lease during the agree upon lease term, there will be a \$250 fee for processing the new tenancy payable to Liberty Realty.
20. Should the tenant agreed to renew the lease, the tenant will pay a \$100 lease renewal fee payable to Liberty Realty.

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