

Lease Addendum

This lease addendum is provided for landlords and can be executed with tenants immediately. Please note that a fine of \$50 will be assessed to the property owner/landlord when the property is found in violation of Charlotte City Code Section 10.106 three times in two calendar years.

Agreement made this _____ day of _____, 20__, by and between _____ hereinafter referred to as Landlord and _____ hereinafter referred to as Tenant.

The parties hereto further agree to the terms of this addendum to the residential lease entered into between the Landlord and Tenant dated _____, 20__, by which Landlord agreed to rent and Tenant agreed to take the premises located at _____ for a term of _____ beginning _____.

WHEREAS the Landlord and Tenant desire to enter into a new agreement modifying or supplementing the provisions of said lease in consideration of the mutual covenants contained herein, Landlord and Tenant agree as follows:

1. The terms of this residential lease addendum are agreed to control over any residential lease agreement to which this addendum specifically refers or to which it may be physically attached.
2. All provisions of said lease are incorporated herein and are hereby modified or supplemented to conform herewith but in all other respects are to be and shall continue in full force.
3. Tenant acknowledges that the Landlord and/or its agents have made hi/her aware of the proper procedures for disposing of bulky solid waste.
4. Tenant acknowledges that he/she fully understands the procedures.
5. Tenant agrees to dispose of bulky solid waste per City Code Section 10.106. Failure to do so will result in a fine by Landlord of _____.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provision of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provision of this addendum and any other provision of the lease, the provisions of the addendum shall govern.
8. In signing this LEASE ADDENDUM, the Tenant authorizes the Landlord or Landlord's Agent to release their rental information to solid waste officials or their agents upon request.

IN WITNESS WHERE OF, the parties to said lease have executed this lease addendum by affixing their signatures on the day and year first above written.

Landlord _____
Tenant _____