

## ADDENDUM TO LEASE AGREEMENT

**Whereas**, the undersigned (hereafter collectively referred to as the "Parties") \_\_\_\_\_ and \_\_\_\_\_ (Lessor), and \_\_\_\_\_ and \_\_\_\_\_ (Lessee) entered into a lease agreement on \_\_\_\_\_, 20 \_\_, for the property described as:

\_\_\_\_\_, Hampton VA 23664  
Southall Condo, unit \_\_\_\_, Block \_\_

**And whereas**, the Parties to said lease now wish to amend the lease to bring it into compliance with Article 13, *Declaration of Southall Condominium*.

**Now therefore**, the Parties agree to add the following paragraphs to said lease:

1. The Lessee agrees to abide by all "Governing Documents" of the *Southall Landing Property Owners Association (SLPOA)* and the *Southall Condominium Owner's Association (SCOA)* (hereafter collectively referred to as the "Associations"), including the Associations' Declarations, Bylaws, Articles of Incorporation, Policies, Rules and Regulations or any amendments thereto, plus any subsequent amendments to said governing documents that may be promulgated by the Board of Directors of either Association.

2. A breach of the with the Associations' Governing Documents by the tenant-lessee(s) shall be a breach of the lease and the tenant-lessee agrees that the Board shall have the right to enforce compliance with the Associations' Governing Documents directly against the tenant(s)-lessee(s), in addition to any and all rights the Associations has against the owner.

3. This lease may be terminated at the option of the Lessor, for failure to abide by the Associations' Governing Documents. Should the Lessor elect not to terminate this lease within a reasonable time, after requested to do so by either Association, and the Lessee continues to fail to comply with the Associations' Governing Documents, either Association may terminated this lease as an interested third party.

4. The tenant-lessee(s) of any Unit shall be responsible for any damage to the Common Area, any adjoining Unit, or any other property subject to this Declaration (collectively, the "Property"), caused by the tenant-lessee and/or its guests and invitees, and shall be responsible for legal fees, court costs, or other costs incurred by the Association in enforcing the terms of this Addendum or in removing the tenant- lessee from the Unit. The ultimate responsibility for the conduct of any tenant-lessee, however, rests with the Owner(s). As such, Owners and their tenant- lessees are jointly and severally liable for any damage to the Property, legal fees, and other costs reasonably associated with enforcement or termination of this lease by either Association .

5. No more than three (3) unrelated persons may occupy a Unit.

6. Subletting is not permitted.

**In witness whereof**, the Parties have signed this lease on the dates indicated below.

LESSOR: \_\_\_\_\_ Date \_\_\_\_\_

LESSOR: \_\_\_\_\_ Date \_\_\_\_\_

LESSEE: \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: \_\_\_\_\_