

ADDENDUM TO LEASE FOR PARADISE OF STUART, INC

LONG & SHORT TERM RENTALS

- **VEHICLES:** Vehicle(s) must be currently licensed, owned by TENANT, registered, operational and properly parked. TENANT agrees to abide by all parking rules established now or in the future by The City of Stuart FL and the LANDLORD and the Paradise of Stuart Association's rules or regulations, if applicable. No trailers, campers, vehicles on blocks, motorcycles, electric bicycles or scooters, boats, or commercial vehicles are allowed on or about the Premises without LANDLORD's prior written approval. TENANT is not to repair or disassemble vehicles on the Premises. Vehicles not meeting the above requirements and additional rules of LANDLORD are unauthorized vehicles subject to being towed at TENANT's expense. Parking on the front lawn/yard is prohibited except on a stabilized surface, as shown on a site plan approved by the city of Stuart. TENANT agrees to indemnify LANDLORD for any expenses incurred due to the towing of any vehicle belonging to the guest or invitee of TENANT.
- **USE:** The Premises shall be used for the quiet enjoyment and for residential purposes only. TENANT shall not use the Premises for business, including but not limited to any type of daycare or child sitting service. TENANT shall maintain the Premises in a clean and sanitary condition and not disturb surrounding residents. No guest may occupy the Premises for more than thirty (30) days without the written consent from LANDLORD; additional charges may apply. TENANT shall obey and require all guests to obey all laws, ordinances, restrictions, rules, and regulations, including those of Paradise of Stuart, Inc association that apply to the Premises. TENANT shall not use or permit the Premises to be used for any disorderly, unlawful purpose, or detrimental conduct, including but not limited to illegal, loud, indecent, boisterous, rowdy, or immoral activities on the part of TENANT, TENANT's family, or guests. THE TENANT AGREES THAT THE FAILURE TO USE THE PREMISES FOR THEIR QUIET ENJOYMENT AND NOT IN ANY PROHIBITED WAY MAY RESULT IN THE IMMEDIATE TERMINATION OF THEIR LEASE AND THE REQUIREMENT TO VACATE THE PREMISES IN 7 DAYS FORFEITING ALL PREPAID RENTS AND DEPOSITS.
- **HAZMAT:** TENANT agrees not to use, keep, or store on the Premises any dangerous, explosive, toxic material which would increase the probability of fire or which would increase the cost of insuring the Premises. TENANT may not paint, install fixtures, or make any alterations or improvements to the Premises without first obtaining written consent of LANDLORD. In the event there are any chemicals, cleaning supplies, paint, or harmful or hazardous substances on the Premises, TENANT(s) agrees to promptly and safely dispose of same or use such items, if safe, at TENANT's own risk, holding LANDLORD and its agents harmless for any associated injuries, losses, expenses, or damages sustained.
- **ATTORNEY'S FEES:** If it is necessary for the landlord to employ an attorney to enforce the terms and conditions of this Agreement or any other Association rules, TENANT shall be responsible for all reasonable costs and attorneys' fees as incurred by landlord whether or not suit is filed. The TENANT specifically waives the right to demand a jury trial concerning any litigation over a dispute arising from this Agreement, specifically but not limited to, any issues involving TENANT's tenancy.