

**Scarborough House Condominium  
Addendum to Tenant Lease  
Declaration, By-Laws, and By-Law Amendments**

1. Use of Premises: The Unit shall be occupied by the signers of the lease.

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

Minor Name: \_\_\_\_\_

2. Compliance with Declaration, By-Laws, and By-Law Amendments of the Condominium:

The Tenant will conform to those portions of the Declaration, By-Laws, and By-Law Amendments of the Condominium, dealing with the use of and maintenance of the Condominium property.

A copy(s) of the Condominium's Declaration, By-Laws, and By-Law Amendments shall be provided by the Landlord to each signer of the Lease.

The Tenant hereby acknowledges receiving copy(s) of the Condominium Declaration, By-Laws, and By-Law Amendments by signing below.

The Tenant(s) agree to conform to such other and further Declaration, By-Laws, and By-Law Amendments that the Landlord or the Condominium adopts now and in the future.

3. Term of Lease: The minimum term of a Lease is six (6) months. Upon completion of a Lease that is six months or longer, a Lease Extension of up to three (3) months is permitted.

4. No Subletting: The Tenant, its heirs, legal representatives, and successors shall not assign, sublet, or permit others than those named in Paragraph 1 (above) to use all or any part of this Unit, or mortgage or otherwise encumber this lease.

5. Pets: Cats are the only pets allowed at Scarborough House. Tenant(s) agrees to dispose of clean or dirty litter in the dumpster, located in the back parking lot. Litter may not be flushed down the toilet or disposed down the trash compactor chute. This is a material provision of this Lease, and its violation shall be deemed a material default.

6. Rents: Pursuant to Real Property Law Section 339-kk, if the common charges, assessments, or late fees due for the Unit have not been paid in full within sixty (60) days after the expiration of any grace period or the earliest due date by the Landlord, the Board of Managers shall provide written notice to the Tenant(s) and the Landlord, that all rental payments due subsequent to the issuance of such notice are to be made payable to the Condominium by the Tenant.

Name \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_ Date \_\_\_\_\_