

ADDENDUM

DEFINITION OF LANDLORD

Upstate Properties and Investments, LLC shall represent and act in the interest of the Landlord in all aspects of the contract.

RENEWAL TERMS

If either the Landlord or Tenant does/does not wish to renew this rental agreement, the party shall notify the other party in writing of such intention no less than 90 days before the end date of this contract.

SUBLEASE AGREEMENT

The Tenant further covenants that HE/SHE will not allow anyone to share said premises, keep roomers or boarders, nor assign sublet or transfer said premises or any part thereof without the landlord's written consent.

HOUSING INSPECTION

Property Manager will schedule within the confines of the aforementioned Right to Access times to check the premises for safety (smoke detectors, fire extinguishers, etc) and general inspection once every four (4) months amounting to three (3) times each twelve (12) month period.

PET POLICY

Pets are allowed based solely on the discretion of the Landlord. Here are the following requirements and restrictions:

1. No aggressive breeds of animals including exotic pets. (Tenants' responsibility to verify if their pet will be accepted.)
2. Pet vaccination records, flea and tick protection records, and photo of the animals shall be required for approval
3. If approved the following fees apply:
 - a. Animals under 25lbs, the Tenant shall be charged a non-refundable fee of \$300.00 per animal
 - b. Animals over 25lbs, the Tenant shall be charged a non-refundable fee of \$500.00 per animal
 - c. Unauthorized pets found on the rental property without approval will be grounds for eviction
 - d. Complaints from approved pet for aggression, damage, noise, or other form of liability; the Tenant may have their pet privileges revoked and will have to remove the pet from the rental property.

PAYMENT OPTIONS

Tenant, in consideration of the use of deemed premises and of the covenants and agreement made herein by the Landlord, rents said premises and does hereby promise to pay Upstate Properties and Investments, LLC (Landlord's agent) on the first day of each month rental fees in check, cash, Venmo, or other form of accepted payment. The accepted payment option is agreed on at the start of the contract and continued the length of the term of the contract. The accepted payment option agreed to be:_____. Rents should be paid in person at the offices of Upstate Properties and Investments, LLC stated on the contract when not electronically deposited.

DEPOSIT

Security deposits will be a refundable deposit equaling 150% of the monthly rental price for the premises.

NOTICE OF NONPAYMENT

Tenant understands that if the total rent is not received in the office of Upstate Properties and Investments, LLC by the 1st of each month, there will be a \$50.00 late charge. If the rent is not received by the 5th of the month, there will be a late charge of \$100.00 or 10% of the monthly rent, whichever one being the higher price. Eviction proceedings will begin on the first working day following the 5th of each month. If a check is returned for any reason, there will be a \$30.00 charge in addition to the full amount of the check which will be charged to the tenant. No two party checks taken for any charges.