

ADDENDUM TO MONTEBELLO LEASES

THIS ADDENDUM TO LEASE is made this ____ day of _____, ____ by and between _____, ("Lessor") and _____ ("Lessee") regarding a lease dated _____, _____ between Lessor and Lessee for Unit _____, Building ____ Montebello Condominium in Fairfax County, Virginia (the "Lease").

WHEREAS, Lessor is the owner of Unit _____ Building ____ in Montebello Condominium which is the subject of the Lease, and

WHEREAS, any lease of a unit at Montebello is subject to the condominium instruments and Rules and Regulations of Montebello Condominium, including the Declaration and Bylaws, and the Rules and Regulations adopted pursuant thereto, and

WHEREAS, certain provisions are required to be contained in the lease of a Montebello unit pursuant to Section 5.8(a)6 of the Bylaws of Montebello Condominium, and

WHEREAS, the parties hereto desire to agree to this Addendum to Lease, to assure that the Lease conforms to the requirements in the Bylaws of Montebello Condominium,

NOW THEREFORE, Lessor and Lessee hereby agree that the following provisions are added to the Lease, and that these provisions shall govern in the event of any conflict with any provision in the Lease:

1. Lessee acknowledges receipt from Lessor of a copy of the Bylaws and Rules and Regulations of Montebello Condominium in advance of occupancy,
2. Lessee has specifically been apprised of requirements that require early action on Lessee's part, e.g. move in/out requirements and the requirement to register automobiles and pets with the MCOUA.
3. Lessee shall comply with the condominium instruments of Montebello Condominium and the Rules and Regulations adopted pursuant thereto.
4. The failure of the Lessee to comply with the condominium instruments of Montebello Condominium and the Rules and Regulations adopted pursuant thereto shall constitute a default under the Lease.

(see over)