

FREEDOM AT VILLAGE WALK OWNERS ASSOCIATION, INC.

MANDATORY LEASE ADDENDUM

Date Signed: _____

Lease Term: From: _____ To: _____

(Note: No Residence may be rented for a term of less than seven months.)

Address: _____

Owner: _____

Rental Manager: _____

Tenant Name(s): _____

Tenant Telephone Number(s): _____

Tenant Email Address(es): _____

Names of All Other Occupants: _____

Tenant Vehicle(s):	_____	_____	_____
	<i>Make</i>	<i>Model</i>	<i>Color</i>
	_____	_____	_____
	<i>Make</i>	<i>Model</i>	<i>Color</i>

THIS LEASE ADDENDUM is made to that certain lease between the Landlord and the Tenant(s) for the Lease Term concerning the Property, all as identified above (the "Lease"). The Property is located within Freedom at Village Walk (the "Community"), a residential subdivision located in Nassau County, Florida. In consideration of the mutual covenants, promises and agreements contained in the Lease and herein, the receipt and adequacy of which is hereby acknowledged, Landlord and Tenant hereby agree as follows:

I. Compliance with Governing Documents:

A. Covenants and Rules.

Pursuant to Section 720.305, *Florida Statutes*, as now enacted or hereinafter amended, Tenant's right to use and occupy the Property shall be subject and subordinate in all respects to the provisions of the *Declaration of Covenants and Restrictions for Freedom at Village Walk* and the

articles of incorporation and bylaws of Freedom at Village Walk Owners Association, Inc. (collectively, the "Covenants") and to such Rules and Regulations (the "Rules") as may from time to time be adopted by Freedom at Village Walk Owners Association, Inc. (the "Association"). The Covenants and the Rules are expressly incorporated as material provisions of the Lease within the meaning of Section 83.56(2), *Florida Statutes*, as now enacted or hereinafter amended. Tenant acknowledges receiving a copy of the Covenants and the Rules from the Landlord.

B. Violations.

(1) Any violation of the provisions of the Covenants, the Rules, or this Lease Addendum shall constitute a material breach of the Lease within the meaning of Section 83.56(2), *Florida Statutes*, as now enacted or hereinafter amended, and shall be grounds for termination of the lease and eviction of Tenant. If Tenant continues to fail to comply with the Covenants, the Rules, or this Lease Addendum, Landlord and/or the Association may institute and maintain eviction proceedings and Landlord and/or the Association shall be entitled to all remedies available under the Lease, the Lease Addendum, the Covenants, and Florida law.

(2) Landlord hereby assigns to the Association the right to proceed with eviction proceedings against Tenant(s), at Landlord's expense including costs and attorney fees, in the event Landlord fails to initiate eviction proceedings within thirty (30) days of the date of a written request to do so from the Association pursuant to this provision. Landlord and Tenant acknowledge that the assignment of the right to pursue eviction for any violation does not confer any obligations of the Landlord upon the Association.

C. Rights.

Landlord retains all membership rights and obligations in the Association including, without limitation, the right to vote and the obligation to pay assessments. Tenant and Landlord acknowledge and agree that the Association is not the Landlord.

D. Damage.

Tenant and Landlord shall be jointly and severally liable to the Association for any damage to the Association's common property and any related costs, including reasonable attorney fees incurred (whether or not a suit is actually commenced in court), caused by the act, omission, neglect or carelessness of Tenant or that of Tenant's family, guests, invitees, licensees, employees or agents.

II. Uses.

The Property shall be used solely as a single-family (attached or detached) residential dwelling and in accordance with the provisions of the Covenants and the Rules. Tenant shall not use or allow the Property to be used for any disorderly or unlawful purposes or in any manner offensive to others and Tenant shall comply with all applicable laws and ordinances.

III. Remedies.

The remedies of the Association set forth herein are cumulative of all other remedies available to the Association pursuant to the Covenants, the Rules, and all applicable laws, and are not the Association's sole remedies.

IV. Severability and Conflicts.

The invalidity of any part of this Lease Addendum shall not impair or affect in any manner the validity or enforceability of other provisions of this Lease Addendum. In the event of a conflict between the terms of this Lease Addendum and the Lease, the terms of this Addendum shall control.

V. Copies of Lease and Lease Addendum.

Landlord and Tenant hereby agree that Landlord shall provide a copy of the Lease and this Addendum to the Association by delivering both to the Association's Community Association Manager no later than occupancy of the Property by the Tenant.

c/o Elim Services, Inc., 1941 Mayport Road, Atlantic Beach, FL 32233

E-mail: Info@ElimServices.com

LANDLORD: Sign: _____

Print Name: _____

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be duly executed as of the "Date Signed" identified above.

TENANT 1: Sign: _____

Print Name: _____

TENANT 2: Sign: _____

Print Name: _____