



ADDENDUM

(C.A.R. Form ADM, Revised 10/01)

No. 1

The following terms and conditions are hereby incorporated in and made a part of the: [] Residential Purchase Agreement, [] Manufactured Home Purchase Agreement, [] Business Purchase Agreement, [X] Residential Lease or Month-to-Month Rental Agreement, [] Vacant Land Purchase Agreement, [] Residential Income Property Purchase Agreement, [] Commercial Property Purchase Agreement, [] other

dated _____, on property known as _____

in which _____ is referred to as ("Buyer/Tenant") and _____ is referred to as ("Seller/Landlord").

1. Premises are designated as a "non-smoking" area. Tenant agrees that all smoking by residents and/or guests will be conducted outside of premises.

2. Tenant agrees to comply with McKee Asset Management's Annual Premises Health and Safety Audit, including the completion of a visual inspection worksheet and scheduling San Diego Gas & Electric to come into your premises to perform a gas and safety inspection. Tenant further agrees to mail completed worksheet to McKee Asset Management within 30 days from receipt of Annual Health and Safety Audit notification. Inspection of premises by San Diego Gas & Electric is at no cost to Tenant.

3. Tenant acknowledges that all applicable utilities have been transferred into Tenant's name prior to commencement of this rental contact. Verification information is provided as follows: SDG&E # _____ Water & Sewer Account # _____. In the event that utilities have not been transferred into the tenants name prior to occupancy, tenant will be subject to a \$50.00 administrative fee for transfer of service.

4. Due to coastal atmospheric and other conditions, rental units in this area may develop moisture conditions, resulting in mildew and mold. In signing this addendum, Tenant acknowledges that this risk exists, and assumes responsibility for the proper ventilation of the premises. Additionally, tenant assumes full liability for the injuries or damage to the tenant's person and/or property caused by moisture resulting in mildew and/or mold. It is the Tenant's responsibility to: a) notify the landlord if there is moisture that could or has resulted in mildew and/or mold conditions in the premises, b) ventilate the premises daily, and when conducting activities that increase moisture in the premises, c) promote airflow in the premises when the windows and doors are closed, using existing exhaust fans when available.

5. Any complaint regarding the habitability of your premise, including health and safety concerns should be directed to Russ McKee (Broker), at (619)435-6400, or by email at rmckee@mckeecompany.com.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date _____ Date _____

Buyer/Tenant _____ Seller/Landlord _____

Buyer/Tenant _____ Seller/Landlord _____

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Reviewed by Broker or Designee _____ Date _____



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