

**ADDENDUM TO LEASE AGREEMENT**

**WAIVER OF LIABILITY AND PET RULES**

**I / We hereby voluntarily release, waive, discharge, and relinquish any and all claims or actions for negligence related to the actions of my pet(s) on SRE Holdings, LLC's properties and their related series. I / We assume all risk of personal injury to others or pet(s) related to the actions of my pet(s). I agree to give up and make no claim against SRE Holdings, LLC and their related series and SRB Services, LLC.**

Regardless of whether or not Tenant currently owns or intends to own a pet, all agreements below must be acknowledged. Having a pet in the Premises is a privilege, not a right. Landlord reserves the right to determine which pets shall be acceptable. Failure to comply with this Addendum will result in the immediate termination of Tenant's pet privilege and/or a fine up to \$100.00 per incident plus cost of damages, in Landlord's sole discretion. No animals or pets are permitted to occupy or visit the Property or the Building except service animals (as defined by applicable law) without the express prior written consent of Landlord which may be revoked at any time. Tenants with disabilities requiring assistance animals may be exempt from certain pet restrictions and shall be exempt from any pet fees. In the event of a conflict between the terms of the Lease and this Addendum, the terms of this Addendum shall control

**The following rules must be strictly complied with:**

1. The maximum number of pets allowed in the Premises is two (2), whether this be two (2) dogs, two (2) cats, or one (1) of each.
2. Pets are not allowed in any Common Areas at any time without a leash. If your pet is seen at any time without a leash on Landlord's Property, Tenant will be fined \$100.00 per incident and Tenant's pet privileges may be revoked.
3. Pets are not allowed in any Common Areas at any time, except for entering, or exiting the Building. Pets should be taken out and brought back into the Building only using the back stairs (if applicable). Landlord has the right to restrict areas of the Building from pets being allowed.
4. No unauthorized animals permitted. No farm or wild animals permitted.
5. If Tenant has a maintenance request, Tenant is responsible for making an appointment with Landlord's office as well as putting all pets in a secured area of the Premises. The maintenance crew will not enter the Premises without all pets being secured.
6. Tenant is required to put all pets in a secured area of the Premises when given proper notice that Landlord will be showing a prospective new tenant the Premises.
7. Only the Landlord authorized pets, if applicable, are to be kept in the Premises. No substitutions are allowed. No other pet (including offspring) shall be permitted on the Premises by Tenant or Tenant's guests or occupants at any time.
8. In the event fecal matter from Tenant's pet is found on the Property, Tenant shall pay a fine of \$100.00 per incident as additional rent within fourteen (14) days of being notified in writing by the Landlord or its agent that Tenant's pet's feces has been located on the Property (if applicable).
9. Tenant shall not allow any pet to urinate or defecate on any balcony, porch, patio, or deck. Pets are prohibited from occupying any balcony, porch, patio, or deck without being accompanied by Tenant.
10. Tenant agrees to assume all liability for the actions of the pet(s) and may be required to provide evidence of immunization and license prior to or at any time throughout the Lease Term, upon Landlord request. After the pet application is approved, the Tenant agrees to abide by the terms and conditions of the Waiver of Liability and Pet Rules.
11. All pet noise should be kept at reasonable levels at all times.

IN WITNESS WHEREOF, the undersigned hereby acknowledge and agree to the terms and conditions of this Pet Addendum.

**LANDLORD:**  
 SRE Holdings, LLC

\_\_\_\_\_  
*Signature*                      *Print Name*                      *Title*                      *Date*

**TENANT:**

\_\_\_\_\_  
*Signature*                      *Print Name*                      *Date*

\_\_\_\_\_  
*Signature*                      *Print Name*                      *Date*

\_\_\_\_\_  
*Signature*                      *Print Name*                      *Date*

\_\_\_\_\_  
*Signature*                      *Print Name*                      *Date*

\_\_\_\_\_  
*Signature*                      *Print Name*                      *Date*

**X            Lessee (initial) X            Lessee (initial) X            Lessee (initial) X            Lessee (initial) X            Lessee (initial) X            Lessor (initial)**