

BLOSSOM PARK VILLAS CONDOMINIUM ASSOCIATION, INC.

THIS ADDENDUM TO THE LEASE AGREEMENT (hereinafter "Addendum") made and entered into this _____ day of _____, 20__, by and between the (1) Landlord, (2) **BLOSSOM PARK VILLAS CONDOMINIUM ASSOCIATION, INC.** (hereinafter referred to as "Association") and also (3) the Tenant (all definitions provided in the Lease are incorporated herein).

1. **TENANT BOUND BY GOVERNING DOCUMENTS.** Tenant hereby consents and agrees to comply with all terms and conditions of the Declaration of Condominium for BLOSSOM PARK VILLAS, A CONDOMINIUM, as recorded in Official Records Book 2426, Page 2665, Public Records of Osceola County, Florida, as well as the Association's Articles of Incorporation, By-laws, Rules and Regulations and all amendments thereto ("Governing Documents"). By signing below, Tenant agrees that it is a material requirement of the Lease Agreement and this Addendum that he/she comply with all provisions of the Governing Documents and that the Tenant is otherwise bound by all terms, provisions, restrictions, covenants and conditions of the Governing Documents.

2. **WRITTEN NOTICE.** The Association requires written notice of any leases, lease extensions and lease renewals and automatically rejects any leases, extensions or renewals without the required written notice. The written notice shall contain the following information: (a) the name and address of the proposed Tenant(s) as well as any other adult occupants, (b) the terms of the lease, (c) a copy of the proposed lease agreement, (d) a criminal background check performed on a nationwide basis on all adults that will reside in the unit, (e) a full credit report from one of the three major credit reporting bureaus, including a FICO credit score on all adults that will reside in the unit, and (f) such other additional information that the Board may reasonably request. Each proposed Tenant and any other adult occupants may be required to sign an authorization form giving his/her consent to the background check and also authorizing the disclosure of the credit reports and the FICO credit score. If the Association deems the Tenant(s) to be unacceptable, then notice shall be provided to the Landlord/Unit Owner within ten (10) days of receipt of the written notice described herein.

3. **REMEDIES FOR BREACH.** If Association determines that the Tenant has breached any provision of the Governing Documents and therefore, has breached the terms of this Addendum, then the Association shall have the right to immediately evict the Tenant. The right to evict shall extend to every Tenant even if only one Tenant is responsible for the breach. In such event, Association may terminate the Lease Agreement, which shall relieve the Landlord of any further duties or obligations to the Tenant. Tenant shall have seven (7) days from the date of the Notice of Eviction to vacate the Premises. Association shall also have the right to impose fines against the Tenant(s) for violations of the Governing Documents in the same manner and upon the same grounds that fines may be imposed against Unit Owners pursuant to the Governing Documents and Chapter 718, *Florida Statutes*.

4. **ATTORNEYS' FEES.** Should it become necessary for Association to employ an attorney to enforce any of the conditions or covenants hereof, then Tenant and Landlord/Owner agree to pay all expenses so incurred, including any reasonable attorneys' fees and costs.
5. **GOVERNING LAW.** This Addendum shall be governed, construed and interpreted by, through and under the Laws of the State of Florida.
6. **SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
7. **BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.
8. **CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
9. **NON-WAIVER.** No indulgence, waiver, election or non-election by Association under this Agreement shall affect Tenant's duties and liabilities hereunder.
10. **MODIFICATION.** The parties hereby agree that the Lease Agreement and this Addendum, together contain the entire agreement between the parties and neither the Lease Agreement or this Addendum shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
11. **CONFLICT.** The provisions of this Addendum shall be controlling in the event of any conflict with the provisions of the Lease Agreement.

TENANT NO. 1:

Sign: _____

Print: _____

Date: _____

TENANT NO. 2:

Sign: _____

Print: _____

Date: _____

LANDLORD/OWNER:

Sign: _____

Print: _____

Date: _____

**BLOSSOM PARK VILLAS CONDOMINIUM
ASSOCIATION, INC.:**

Sign: _____

Print: _____

Title: _____

Date: _____

Copy of Protect Your Family From Lead In Your Home- to be Attached

**Landlord (____) (____) and Tenant (____) (____) acknowledge receipt of a copy of
this page which is Page 10 of 11
(113201-0001) - 00294618 v1**

Copy of the Rules and Regulations for Blossom Park Villas Condominium - to be Attached

**Landlord (____) (____) and Tenant (____) (____) acknowledge receipt of a copy of
this page which is Page 11 of 11
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