

Hartsfield Place Condominiums Inc.
Rental Addendum

Renter agrees to abide by all provisions of the Association's Declaration of Covenants, Conditions and Restrictions, Bylaws, Rules and Regulations, and all other applicable governing documents (the "Governing Documents"). Renter acknowledges receipt of a copy of the Governing Documents. Renter further acknowledges that the Renter's failure to abide by the terms of the Governing Documents shall constitute a material breach of the Lease Addendum and the lease.

The parties agree that all the covenants and agreements contained in this Lease Addendum shall be deemed to be a part of the Primary Lease and incorporated entirely therein as if included originally. The parties further agree that, in case of a conflict between the terms of the Lease Addendum and the Primary Lease, the terms of this lease Addendum shall take precedence.

The Lease is subject to and consistent with the provisions of the Governing Documents, as the same may be amended from time to time. In the event of any inconsistency between the Lease and the provisions of the Governing Documents, the provisions of the Governing Documents shall take precedence.

Member/Landlord hereby transfers and assigns to Renter(s) for the term of the Lease any and all rights and privileges that Member/Landlord has to use the Association's common elements, including, but not limited to, the use of any and all recreational facilities and amenities. Member/Landlord and Renter(s) acknowledge that the Association reserves the right to withhold access to the common element amenities from Renter for any reason that it would, under the terms of the Governing Documents, be authorized to refuse a member such access, including Renter's failure to comply with any of the provisions of the Governing Documents, or Member's/Landlord's failure to pay monthly assessments when due.

Renter shall have the right to Park three automobile(s) in the Association Parking Lot. All vehicles must be registered with the association, and must have a parking permit affixed to the lower right side of the automobile. Before getting a permit to park vehicle(s) in the Association parking lot, Renter(s) must provide an executed copy of the Lease and Lease Addendum to the Association. Renter(s) must follow all of the Association's parking rules which can be found in the Associations Rules and Regulations, and is subject to the penalties stated therein for all violations.

In the event of a default by the Renter(s) in the performance of the terms of the Primary Lease or this Lease Addendum, or of the Declaration, Bylaws, and/or Rules and Regulations of the Association, then, in addition to all other remedies which it may have, the Association or its representative shall notify the Member/Landlord of the default(s) and demand that they be corrected through the Member's/Landlord's efforts within 30 days after such notice. If the default(s) is not corrected within the 30-day period, the Member/Landlord shall immediately

thereafter, at his or her own cost and expense, institute and diligently prosecute an eviction action against Renter. The eviction action shall not be settled without the prior consent of the Association or its representative.

In the event the Member/Landlord fails to fulfill the foregoing obligation, the Association shall have the right, but not the duty, to institute and prosecute an action as attorney-in fact for the Member/Landlord, at the Member's/Landlord's sole cost and expense, including all legal fees incurred.

The Member/Landlord hereby irrevocably names, constitutes, appoints and confirms the Association as his or her attorney-in-fact to take all such actions as it deems appropriate on his/her behalf. All costs and attorney's fees incurred by the Association to enforce the terms of Primary Lease or of this Lease Addendum, or of the Declaration, Bylaws, and/or Rules and Regulations of the Association, or to evict Renter(s) pursuant thereto, will be assessed against the Unit and the owner thereof, and shall be deemed to constitute a lien on the Unit involved.

The Association may enforce collection of the lien in the same manner as an assessment. Both the Member/Landlord and Renter(s) acknowledge that the Association is a third-party beneficiary of the Primary Lease and Lease Addendum.

Landlord/Agent _____ Renter _____

Renter _____

Renter _____