

KINGDOM PROPERTIES LLC
ADDENDUM TO LEASE – RENTAL AGREEMENT

Dated _____, Between Kingdom Properties, (Owner) and _____

_____, (Occupant(s)) for the premises known as _____, Owner and Occupant(s) do hereby agree to the following:

I. VACATING THE APARTMENT

Occupant(s) agree to call Owner with the date the apartment will be vacated. The apartment must be vacated and ready for occupancy by noon on the last day of the lease. All belongings must be removed, all garbage disposed of, and all cleaning completed at the time of move-out. Any and all charges resulting from a delay in the new tenants moving in will be charged to the Occupant(s). In addition to supervisory related charges, the following charges will apply for services that must be performed.

1. Cleaning – A minimum charge of \$60.00 will apply for any cleaning or trash removal that must be done and an additional charge of \$40.00 per man hour after the first hour.

2. Carpet Cleaning – Owner will charge Occupant(s) \$200.00 for a one bedroom and \$75.00 for each additional bedroom or room to have carpets cleaned. Occupant(s) has the option of having the carpets professionally cleaned; however, Occupant(s) must provide Owner with a valid receipt from a professional cleaning service on the date of move-out.

3. Painting / Patching – A minimum charge of \$60.00 will apply for any painting or patching work that must be done and an additional charge of \$40.00 per man hour after the first hour.

4. Trash Removal – Occupant(s) will be charged an allocated dumpster fee for all garbage and other items that remain on the premises at the time of move-out.

II. GARBAGE FEES

Occupant(s) is (are) responsible for all associated garbage fees and agree to apply for garbage service prior to moving in to premises. Any and all garbage fees paid by Owner on behalf of Occupant(s) as may be required by City Ordinance or Service Provider shall be reimbursed by Occupant(s) immediately upon notification by Owner.

III. UTILITIES

Owner is responsible for gas, electric, and water charges up to the maximum amount specified in the Lease Rental Agreement, Section II.A. Actual usage will be determined by totaling individual meter statements or a prorated square footage basis in the case of multiple dwelling units served off of one meter.

IV. ADVANCE RENT PAYMENTS

Occupant(s) agree that any and all advance payments of rents shall be applied towards the total sum of the lease and that refunds of rent overpayments will only occur after fully satisfying the total lease amount due and all other charges as described in the Lease Rental Agreement.

V. ACCEPTANCE

Acceptance of above is acknowledged by initialing below:

_____ Occupant(s)

_____ Owner