



LEASE ADDENDUM

Castle Property LLC

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85 NORTH HIGH STREET SNOW, TRASH & NOISE ADDENDUM

The terms of this addendum are additional terms to the lease listed below and take precedence over the original terms.

Tenant Name: _____
Property Location: _____

Date: _____
Bedroom #: _____

Change to the Castle Property LLC 2017-2018 Lease Terms. Section 1. HOUSE MANAGER:

Units 85 C – 85 H have only one Tenant and do not need to have a House Manager. For 85 C – 85H any sections of the lease that refer to the House Manager are in fact referring to the one and only Tenant for the unit.

Change to the Castle Property LLC 2017-2018 Lease Terms. Section 33. OUTSIDE TRASH:

Castle Property furnishes a trash dumpster and a recycling dumpster for the use of all Tenants for the disposal of household trash and recyclable items only. Dumpsters may not be used for the disposal of furniture, commercial waste, auto parts, or other hazardous waste as defined by the Rockingham County Landfill and Waste Management.

Tenants are required to remove all furniture from the property at the end of the lease. Castle Property offers furniture disposal service on Tuesdays for \$35 for the first 5 items and \$5 for each additional item. Tenant must register furniture pickups with the office by noon on Monday. Furniture placed in the dumpster or left outside without registration will be billed at \$50 per item.

Outside trash will be collected and disposed of as soon as it is discovered. Individual trash cans or bags may not be left outside any unit. If trash or recyclables are discovered in the common area, the items will be removed and the house manager for the offending property will be billed for the cost of removal, cleanup and any time needed to determine the source.

Change to the Castle Property LLC 2017-2018 Lease Terms. Section 35. SNOW REMOVAL:

Castle Property agrees to shovel accumulated snow from the sidewalks leading to the parking area and mailboxes and the two rear wooden staircases. In addition, for snow accumulation of greater than two inches, Castle Property will plow the center of the parking area. It is the responsibility of the Tenants to remove snow between vehicles or on top of their car. Castle Property does not have an on-site manager and must rely on local road conditions to arrive at the property to clear the snow.

Tenants agree that winter conditions such as freezing rain, ice, and snow are slippery and can substantially increase the chance of a fall. Tenant agrees to use caution outside the property especially during inclement weather and assumes that any surfaces can be slippery. Castle Property will make a reasonable effort to keep the property clear of snow but does not guarantee clean and dry conditions outside the property during the entire term of the lease.

Limitation of noise at 85 North High Street: (Quiet hours 10:00 PM – 8:00 AM)

Because of the close proximity to other rental units, all Tenants agree to limit noise that may disturb the peaceful enjoyment of their neighbors. Although these units are primarily rented by students, noise levels and party schedules typically associated with all-student complexes are not permitted in these units. It is for this reason that many Tenants have chosen this property and this agreement will be strictly enforced.

The outside common areas may be used by all Tenants until 10:00 PM each evening. All gatherings must be moved indoors after 10:00 PM. Noise levels inside the units must not spill over into the common area or the other units. Tenants must limit not only their music but also loud talking or shouting typically associated with alcohol consumption.

If excessive noise is reported at units after 10:00 PM, Castle Property will verify the validity of the claim and issue a noise violation if substantiated. Each unit will receive one free noise violation from Castle Property during the lease term. Subsequent violations will be issued at a cost of \$50 per tenant. All tenants leasing the unit will receive the violation regardless of their individual participation or attendance.

Tenant: _____

Date: _____

Co-Signer: _____

Date: _____

Landlord (Castle Property LLC): _____

Date: _____