CRIME FREE ADDENDUM TO LEASE AGREEMENT

No community is free of crime. However, in an effort to detect criminal activity at the community, this Crime Free addendum is a necessary and crucial element of the lease. Resident hereby agrees to live crime free and insure that Resident's guests and invitees live crime free, on and off the property.

Resident understands that crime can and does occur in every segment of life, as well as in every apartment community and neighborhood, regardless of the location. No property can or should be considered totally safe and free from crime regardless of the measures taken to the contrary. Hence, Landlord/Manager does not, and cannot, in any way warrant or guarantee Resident, Resident's occupants, Resident's guests, or Resident's invitee's safety or security at, on, near or off the community property. Resident understands that the safety of Resident and Resident's household is Resident's responsibility and not the responsibility of the community, or Landlord/manager's staff.

Therefore as part of the consideration for the execution or renewal of a lease, Resident agrees as follows:

1.   Resident, Resident's occupants, and Resident's and occupant's guests and invitees <u>shall not engage in any criminal activity</u>, on or off the leased premises.

2.   Resident, Resident's occupants, and Resident's and occupant's guests and invitees <u>shall not engage in any</u> <u>act that is intended to or actually facilitates any criminal activity</u>, on or off of the leased premises and common ground.

3.   Resident, Resident's occupants, and Resident's and occupant's guests and invitees <u>shall not permit the dwelling unit, leased premises or common ground to be used for any criminal activity.</u>

4.   Resident, Resident's occupants, and Resident's and occupant's guests and invitees <u>shall not engage in any</u> <u>act of violence or threat of violence</u>, including, but not limited to, the unlawful display or discharge of a firearm, a racial slur, a hate crime, or any property damage on or off of the leased premises.

5.   Every owner, or managing agent, if one is required or otherwise appointed, <u>shall have in its possession and immediately available for inspection or use by the village</u>, keys to all common area locks at the multiple-family dwelling, copies of all current leases and their respective applications, and copies of all lease applications for the past year.

6.   <u>VIOLATION OF THE ABOVE PROVISIONS IS A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY</u>. *A single violation of any of the provisions of this addendum shall be deemed a serious, material and irreparable violation and noncompliance of the lease, regardless of whether or not Resident has any knowledge of the violation by an occupant, guest or invitee and regardless of whether on or off the property.* **It** is understood and agreed that a <u>single</u> violation shall be good cause for immediate termination of the lease. Proof of the violation <u>shall not require criminal conviction</u>, but shall require only a preponderance of the evidence.

7.   Resident shall inform Resident's occupants, guests and invitees of the terms, including rules and regulations, of the lease. Should any of the terms or rules and regulations be violated by Resident's occupants, guests or invitees, the Landlord/Manager has the right to bar such occupant, guest or invitee from the leased premises and/or common ground. If such occupant, guest or invitee refuses to leave the leased premises or common ground after being notified of such ban, or subsequent to notification of such ban, attempts to enter the leased premises and/or common ground, he or she will be subject to arrest for trespass.

8.   In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern. This Lease Addendum is incorporated into the lease or renewal thereof, executed or renewed at any time between Landlord/Manager and Resident/Lessee.

Property Name and Address: **_____**

_____   _____
Resident/Tenant   Date

_____   _____
Resident/Tenant   Date

_____   _____
Landlord/Manager/Lessor   Date