

RIVER PLACE NORTH HOUSING CORPORATION LEASE ADDENDUM

This addendum is made this _____ day of _____, 20____, by and between _____ ("Landlord") & _____ ("Tenant") as an addendum to a lease executed by Landlord and Tenant, dated _____, ("the lease") for Unit N____ in River Place North, 1121 Arlington Boulevard, Arlington, Virginia 22209. Expiration date _____.

In addition to the covenants and conditions of the Lease, Landlord and Tenant further agree as follows:

1. The Lease is subject and subordinate to the provisions of the Bylaws, the Rules and Regulations and Proprietary Lease of the Housing Corporation, as the same may be amended from time to time. In the event of any inconsistency, or conflict between this Lease and the provisions of the above governing documents, the provisions of the Proprietary Lease, Bylaws and the Rules and Regulations of the Housing Corporation shall prevail in the above order.

2. Any failure by tenant(s) to comply with the terms of the Housing Corporation Proprietary Lease, Bylaws or Rules and Regulations shall constitute a default under the Lease.

3. In the event of a default by the Tenant, the Board of Directors of the Housing Corporation shall have the power under section 12(F) of the Bylaws to terminate the Lease and/or to bring summary proceedings to evict the Tenant(s) in the name of the Landlord(s). Expenses incurred in taking action against the Tenant(s) by the Board of Directors of the Housing Corporation shall be assessed against the Landlord(s), such expenses to include legal costs and attorney's fees.

4. Per the provision of paragraph 32 (b) of the Proprietary lease between the Housing Corporation and the Landlord(s), in the event of default in the payment by the Landlord(s) of any sums, fees or assessments required to be paid under the Proprietary Lease, the Bylaws or Rules and Regulations of the Housing Corporation, the Housing Corporation shall be subrogated to all the rights of the Landlord(s) under the Lease, including the right to collect rent on the terms and conditions of the Lease. A written notice of the exercise of its option by the Housing Corporation, delivered to the Landlord(s) and the Tenant(s), either in person or by certified or registered mail, shall be sufficient to vest in the Housing Corporation all of the rights of the Landlord(s) under the Lease.

5. Occupancy limits in the units are:
Efficiency: Two people
One Bedroom: Three people
Two Bedroom: Five members of one family

RIVER PLACE NORTH HOUSING CORPORATION IS A NON-SMOKING BUILDING

No apartment shall be leased for a period of less than 3 months.

Date: _____ Landlord/Agent: _____

Date: _____ Tenant: _____

Date: _____ Tenant: _____