



LEASE ADDENDUM

THIS ADDENDUM TO LEASE, dated _____, is entered into by and between _____ (“Landlord”) and _____ (“Tenant”).

RECITALS:

- A. The parties hereto have entered into that certain Lease Agreement, dated _____ (“Lease”), pertaining to the premises located at _____ (“Property”).
- B. The parties now desire to amend the Lease in accordance with the terms and conditions contained herein.

TERMS AND CONDITIONS:

NOW, THEREFORE, it is hereby mutually covenanted and agreed between Landlord and Tenant as follows:

1. Security Deposit. In addition to the deductions itemized in Section 10(D) of the Lease, Landlord may, at Landlord’s option, deduct the following amounts from the security deposit upon the termination of this Lease; (i) a minimum cleaning fee of \$250.00 per Tenant, and (ii) one-half the cost of any make-ready work as performed by Landlord, including but not limited to costs for patching holes, touch-up paint, or any other item Landlord deems necessary, to make the Property ready to move-in for a subsequent tenant. Landlord may, in its sole discretion, deduct an amount in excess of one-half the cost of such make-ready work as Landlord deems reasonably necessary.

2. Assignment, Subletting and Replacement Tenants.

Section 28(B)(4) of the Lease is hereby deleted in its entirety and replaced with the following:

“(4) At the time Landlord agrees to permit an assignee, subtenant, or replacement tenant (collectively referred to herein as “Occupant”) to occupy the Property, Tenant will pay Landlord:

(a) if Tenant procures the Occupant:

- (i) \$100.00 per Occupant if prior to July 31, 2024;
- (ii) \$250.00 per Occupant if on or between August 1, 2023 and September 30, 2024;
- (iii) \$500.00 per Occupant if on or between October 1, 2023 and January 31, 2025;
- (iv) \$1000.00 per Occupant if on or between February 1, 2025 and Lease expiration.

(b) if Landlord procures the Occupant:

- (i) 100% of one month’s rent that the Occupant is to pay.

(c) If Tenant procures the Occupant and the subletting occurs after June 1, 2025, then in addition to the fees set forth in 28(B)(4)(a) or (b), Tenant shall also pay a make ready fee of \$250.00.



All fees detailed under this Section 28(B)(4) shall be paid to Landlord prior to the Occupant being permitted to occupy the Property. Additionally, Tenant is required to complete the one-page document about the Occupant as found on <https://tcuoffcampushousing.com/subletting/>."

3. **Reaffirmation of Lease.** Except as amended or modified herein, all of the terms, conditions and covenants of the Lease shall remain in full force and effect and are incorporated herein by reference and made a part hereof as though copied in full herein.

4. **Amendments.** No amendment or variation of the terms of this Addendum to Lease shall be valid unless made in writing and signed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year shown opposite their respective signatures below:

LANDLORD:

By Bettina Pfeiffenberger
(Print)

Title Property Manager
(Print)

TENANTS:
