

FIRST GULFSTREAM GARDEN APARTMENTS CONDOMINIUM, INC.

215 Southeast 3rd Avenue
Hallandale Beach, FL 33009
Telephone: 954-457-7644
E-mail: firstgulfstream@outlook.com

LEASE ADDENDUM.....UNIT #

In the event LESSOR (OWNER/LANDLORD) is delinquent in the payment of a monthly assessment due to First Gulfstream Garden Apartments Condominium, Inc. (the "Association"), and if such delinquency continues for a period in excess of ten (10) days from the due date, LESSEE (TENANT) upon receiving written notice of such delinquency from the Association, shall pay the full amount of such delinquency as set forth in said notice to the Association for the benefit of the Association. Lessee may deduct from the rental due Lessor amount paid to cure delinquency. It is understood and agreed that the Lessee shall continue to pay the monthly maintenance payment to the Association until such time as Lessee is notified in writing by the Association that Lessor's delinquency and default has been cured. This would include all past due maintenance, assessments, late fees, cost of collection and attorney's fees.

The Lessor and Lessee specifically acknowledge and agree that the Association is hereby empowered to act as agent for the Lessor, with full power and authority to take such action as may be required to compel compliance of Association, its supportive exhibits, Florida Condominium Act, and the rules and regulations of the Association. The approval of the proposed Lease Agreement between Lessor and Lessee by the Association is expressly conditioned upon the observance of the provision contained in this addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease Agreement. The Lessor acknowledges that he/she remains responsible for the acts of Lessee and Lessee's family and guests. Lessor agrees that he/she remains responsible for any cost incurred by the Association, attorney fees and costs, pre-litigation at trials and for any appeals in remedying violations of the Addendum and/or violations of the Association documents.

I (we) have been informed of the current Rules and Regulations of the Association and I (we) agree to be bound by the terms thereof as a condition for the approval of this lease application.

Date

Date

Owner's Signature
Print Name _____

Tenant's Signature
Print Name _____

Owner's Signature
Print Name _____

Tenant's Signature
Print Name _____

Date

Date

RESPONSIBILITY LETTER FROM OWNER

FIRST GULFSTREAM GARDEN APARTMENTS CONDOMINIUM, INC.

215 SE 3RD AVE., OFFICE 4TH FLOOR HALLANDALE BEACH, FL 33009

DATE _____

AS OWNER/S OF UNIT _____ I/WE ACCEPT ALL RESPONSIBILITY FOR OUR RENTAL/S FOR
ANY DAMAGES, VIOLATIONS, ETC. TO THE BUILDING AND SURROUNDING COMMON AREAS.

NAME: _____

PRINT

SIGNATURE: _____

OWNER'S SIGNATURE

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HALLANDALE BEACH, FL 33009
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DATE: _____

UNIT #: _____

IF SOMETHING HAPPENS TO THE PERSON THAT IS 55+ OR IF THAT PERSON MOVES OUT FROM THIS
UNIT, ANY OTHER RESIDENTS THAT ARE NOT 55 YEARS OF AGE MUST VACATE IMMEDIATELY.

NAME: _____

PRINT _____

NAME: _____

PRINT _____

NAME: _____

PRINT _____