

ADDENDUM TO OWNER LEASE AGREEMENT

WHEREAS, _____, as Landlord, and _____ as Tenant, have entered into a written lease agreement dated _____ (the "Lease Agreement");

WHEREAS, the Lease Agreement involves certain real property with an address of _____ and such property is subject to the Rules and Regulations, Amended and Restated Declaration of Greensboro Condominium Apartment Ownership No. 61 (the "Declaration"), By-Laws and Articles of Incorporation of Greensboro Condominium Owners Association (the "Association");

WHEREAS, the Rules and Regulations provide that certain information be provided to the Association in the event of a lease of a unit located within and subject to regulation by the Association; and

WHEREAS, for purposes of complying with the Rules and Regulations, Declaration, By-Laws, and Articles of Incorporation of the Association, the Landlord and Tenant hereto incorporate this Addendum as additional provisions to the terms of the Lease Agreement.

NOW THEREFORE, the following provisions and information shall supplement the Lease Agreement.

1.0 General Information. This general information is required by the Association.

1.1 Names of Tenant and all Occupants:

1.2 Tenant's Place of Employment and Work and Home Phone #s:

1.3 Homeowner's Address and Phone #s:

2.0 Homeowners Association. Tenant(s) acknowledge receipt of copies of the Association's Declarations, Bylaws, Rules and Regulations, and Articles of Incorporation. Tenant(s) agree(s) to abide by any and all provisions of the Governing Documents, and shall indemnify the Association for any damages caused to Association property (or Common Elements) as a result of the breach by Tenant(s) of any provision of the Governing Documents. The Landlord shall supply a copy of the

Governing Documents to the Tenant and shall ensure that the Tenant and all occupants comply with all terms and requirements of the Governing Documents and laws of the state of Minnesota.

3.0 Default. Tenant(s) failure to comply with any provision of the Rules and Regulations, Declarations, Bylaws, or Articles of Incorporation of the Association shall constitute an event of default under the Lease Agreement.

4.0 Association Fees. Notwithstanding anything to the contrary contained in this Lease, Landlord is and shall remain personally responsible for the payment of any assessments or fees due the Association, and the Association shall look only to the Landlord for payment of same.

5.0 Right of Association to Commence Eviction Proceedings. All leases and lease arrangements entered into or renewed after _____, 20__, shall provide and require that:

5.1 That the Association shall have the right to evict the Tenant on behalf of the Landlord in the event of a violation of state law or the Governing Documents and that the Tenant and all occupants of the Unit must abide by the terms of the Governing Documents, as the same may be amended from time to time.

5.2 Unit Owners leasing their Units are deemed under the Governing Documents to have authorized and appointed the Association as their agent and attorney-in-fact for the commencement of the prosecution of eviction proceedings against the Tenant and all occupants in the event the Tenant or any occupants has committed such infraction(s), which in the opinion of the Association, are in violation of state law or the Governing Documents.

6.0 Notice of Violation of Governing Documents. In the event that the Association reasonably determines that a Tenant or occupant or their guests have violated the Governing Documents or the laws of the State of Minnesota in conjunction with his or her occupancy of the Unit, the Association will notify the Unit Owner of such violation. The Association may, at any time, whether at the time of its first notification to the Unit Owner or otherwise, demand the Unit Owner commence eviction proceedings against the occupants of the Unit within ten (10) days of such notification. Notices hereunder shall be sent by standard first class U.S. mail addressed to the Unit Owner at the Unit Owner's address on file with the Association at that time. Prior to demanding the Unit Owner start eviction proceedings, the Association may demand that the Unit Owner resolve the problem with the Tenant or occupants of the Unit within a given time period. Such a demand by the Association will in no way waive the Association's rights to later demand that eviction proceedings be commenced. Thereafter, the Association will enforce its Rules and Regulations as follows:

6.1 In the event that a Unit Owner has failed to commence eviction proceedings against the Tenant or occupant within ten (10) days of the Association's demand, the Association may, at its sole option, commence eviction proceedings against such Tenant or occupants.

6.2 The Association also has the option, in the event the Unit Owner has failed to respond to a demand by the Association to start eviction proceedings or otherwise resolve the problem with the Tenant or occupants, to immediately impose and levy a fine against the Unit and the Unit Owner in the amount of \$_____ per day until such time as the Unit Owner commences an eviction proceeding against the Tenant or occupants of the Unit or until such time as the Tenant or occupants of the Unit have voluntarily vacated the Unit.

7.0 Attorneys' Fees and Costs. The Unit Owner will be responsible for all of the Association's attorneys' fees and costs incurred as a result of a violation of the Governing Documents by the Unit

Owner or the Tenant or occupants of the Unit, and shall be responsible for all attorneys' fees and costs incurred by the Association in acting to enforce the Governing Documents.

8.0 Opportunity for Hearing. If, after receiving any notification of a violation of the Governing Documents, a Unit Owner wishes to have an opportunity to be heard by the Board of Directors of the Association, the Unit Owner should, within ten days of the date of the notice, provide written notice to the Association President to request an opportunity to be heard on the violation. The Association shall have no obligation to provide any opportunity for hearing to a Tenant or occupant.

9.0 Tenant Screening; Background Check.

9.1 Prior to entering into this Lease, the Owner of the unit to be leased shall have required a "residential tenant report" to be provided by a "residential tenant screening service" as described in Minn. Stat. §504B.235. The Owner shall review the Residential Tenant Report and provide a brief memorandum to the Association as to how the Owner used the information in the Residential Tenant Report in the decision whether to lease to the prospective tenant and provide such memorandum and Residential Tenant Report to the Association, prior to execution of the lease.

9.2 Prior to entering into this Lease, the Unit Owner shall obtain and approve a national criminal background investigation on the prospective tenant. A company licensed to conduct criminal background investigations shall perform such investigation. In order to evidence that the Owner has complied with this requirement, the Owner shall provide to the Association an official receipt from the company performing the investigation stating that the results of the investigation have been delivered to the Owner.

10.0 Miscellaneous. In addition, the lease includes the following requirements:

10.1 All covenants required by Minn. Stat. Chapter 504B, which are hereby incorporated herein by their reference; and

10.2 In addition to any other provisions regarding termination, the lease shall terminate prior to its expiration date upon the death of a Tenant or if there is more than one Tenant, upon the death of all Tenants.

11.0 Tenant's Warranties and Representations. Tenant(s) warrant(s) and represent(s) that tenant(s) has/have not been the subject of an eviction action resulting in eviction or ejection which is recorded as provided in Minn. Stat. §504B.291, subd. 3, unless such judgment has been expunged as provided by law.

IN WITNESS WHEREOF, LANDLORD AND TENANT(S) have signed this ADDENDUM this _____ day of _____, 200__.

LANDLORD:

TENANT(S):

Date

Date

Date