



Condominium Association, Inc

LEASE APPROVAL APPLICATION

\$100.00 PROCESSING FEE REQUIRED

Name _____ Date of Birth _____

Soc. Sec. # _____

Phone:# _____ E-mail address _____

Name _____ Date of Birth _____

Soc. Sec. # _____

Phone:# _____ E-mail address _____

Unit No. _____ Date _____ Desired date of occupancy _____

_____ Single _____ Married _____ Widowed _____ Separated _____ Divorced _____

Number of persons who Will occupy unit _____

Names and ages of children:

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

In case of emergency, please notify:

Name _____ Phone _____

RESIDENCE HISTORY

Present address: _____

Name & Address of Landlord or Mortgage Co. _____

Phone: _____ Dated of residency from _____ to _____

EMPLOYMENT & BANK REFERENCES

Employer Name: _____

Phone: _____

How Long _____ Monthly Income: _____

Employer Name: _____

Phone: _____

How Long _____ Monthly Income: _____

CHARACTER REFERENCES

Name: _____ Phone: _____

Name: _____ Phone: _____

VEHICLE INFORMATION

Number of cars to be parked here: _____ Driver License No.: _____

Make: _____ Model: _____ Year: _____ License Plate No. _____ State: _____

By Signing, the applicant recognizes that the Association may investigate the applicant and a full disclosure of pertinent facts may be to the association. The investigation may be made of the applicant's character, general reputation, personal characteristics, police arrest record and mode of living as applicable.

All pets must be pre approved and registered and pay a \$1,000.00 deposit. Only one 50 pounds when fully grown in weight Will be allowed for registration.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

AUTHORIZATION TO RELEASE INFORMATION

I hereby authorize, CALIBER ONE CONSULTING, LLC. Herein referred to as Association and/or its assigns to conduct a comprehensive review of my background through a consumer report and/or an investigative consumer report to be generated for occupancy. Said report may contain information about me from consumer reporting agencies including but no limited to indebtedness, mode of living present and previous employers and/or employment contacts, driving record/license, validity of social security number, personal references, criminal record, credit history through a consumer credit report, and any information that I have disclosed on my applications and/or any attachments, exhibits.

I authorized the Association to contact others who may be able to provide information as to my background, character, and general reputation and authorize without reservation any party or agency contacted by the Association to furnish the above mentioned information.

I hereby affirm that my answers to all questions on my application, this authorization form and/or any attachments, exhibits and/or resumes are true and correct and that I have not knowingly withheld facts or circumstances that would, if disclosed, affect my application.

This authorization and consent shall be valid in original, fax or photocopy form.

I authorize the ongoing procurement of the above-mentioned information/reports by the Association at any time during my occupancy with the Association.

By signing below, I acknowledge understanding of the purpose of this Authorization form and its intended use.

APPLICANT INFORMATION

PRINT NAME: _____ SOCIAL SECURITY NUMBER: _____

STREET ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

DRIVER LICENSES NUMBER: _____ DRIVER'S LICENSE STATE: _____

IMPORTANT: The Following information will be used by CALIBER ONE CONSULTING, LLC. for identification purposes only to perform a background check. This information will not be used as part of the decision process of your prospective Associations.

Maiden, other and/or former Name(s) _____

Race/National Origin: _____ Gender: Male /Female Date of Birth: _____

Signature: _____ Date: _____



CONDOMINIUM ASSOCIATION, INC.
1717 NORTH BAYSHORE DRIVE • MIAMI, FLORIDA 33132-1148
TELEPHONE: (305) 374-2822

EMERGENCY CONTACT FORM

NAME(S): _____

UNIT NO.: _____ HOME PHONE: _____

CELL NO.: _____ E-mail address: _____

OWNER () TENANT ()

IN THE EVENT OF AN EMERGENCY, PLEASE CONTACT:

NAME: _____

TELEPHONE NO. _____ E-mail address: _____

AN EMERGENCY KEY IS LOCATED AT:

NAME: _____

TELEPHONE NO.: _____ E-mail address: _____

AN EMERGENCY KEY IS LOCATED AT:

SECURITY: () OTHER: ()

CONTACT NAME: _____

TELEPHONE NO.: _____ E-mail address: _____

IF ANYONE IN YOUR HOUSEHOLD HAS ANY SPECIAL NEEDS OR DISABILITIES, PLEASE NOTE BELOW

COMMENTS: _____

If you are away from your residence at The Grand, for an extended period of time, please leave contact information at security of Customer Service. Advise these parties prior to your expected departure and return and they Will keep this information in our records

PLEASE RETURN THIS EMERGENCY CONTACT FORM CUSTOMER SERVICES OR FAX TO 305-530-0016



**PACKAGE RELEASE AND
WAIVER**

THE UNDERSIGNED owner(s) of Unit _____ at The Grand, a Condominium, hereby remise, reléase, acquit, satisfy, and forever Discharges, judgements, claims and demands whatsoever, in law or in Equity, and hereby waive all actions, causes of actions, suits, sums of Money, covenants, contracts agreements, promises, damages, judgements, claims and demands whatsoever, in law or in equity, which said owner(s) ever had, now has, or whichever any personal representative, sucesor, heir or assign of said owner(S) hereafter can, shall or may have against The Grand Condominium Association, Inc. Its officers, Director, employees and agents, for, upon or by reason of any manner, cause or thing arising out by any employees, servant or agent of the Grand Condominium Association, Inc. Of said owner(s), as same is in furtherance of special services gratuitously performed by The Grand Condominium Association, Inc. Upon request of said owner(s).

Dated: _____

Unit Owner's Signature _____

Owner's Tenant _____



CONDOMINIUM ASSOCIATION, INC.
1717 NORTH BAYSHORE DRIVE • MIAMI, FLORIDA 33132-1148
TELEPHONE: (305) 374-2822

PET REGISTRATIONS FORM

UNIT OWNER OR RESIDENT: _____

UNIT #: _____

Type or pet (please circle one): DOG CAT OTHER: _____

(please specify)

Pet's Name: _____

Pet Age: _____

Pet's Weight: _____

Pet's Licence Tag number: _____

Pet's license Tag Issuance Date: ___/___/___

(Pets shall wear valid Country issued license tag at all times)

Breed (be specific-give complete description, color, ect): _____

Please attach photo or pet here

Owner to Sign Below:

I am aware of The Grand Condominium Association's rules, regulations and restrictions regarding pets on the property and agree to abide by them.

Signature: _____

Date: _____

PLEASE RETURN FORM WITH PETS PHOTO AND CURRENT IMMUNIZATION RECORDS TO THE MANAGEMENT OFFICE.

17.

- Only pets that have been approved by and registered with the Association are allowed in common areas.

Pets are only permitted in common areas while leashed and going directly to or from the pet owner unit.

No pets are permitted on the recreational pool deck.

No pets of visitors are permitted within the condominium.
- Pet registration:

All pets must be pre approved prior to residency approval.

All approved pet owner must pay a refundable property damage deposit of \$1,000.00 to the Association, Prior to being brought onto property.

All pet owners must provide evidence that the pet has a Miami-Dade License tag.

All pet owners must submit an Association pet registration form and include a photo of the pet.

All pets approved must wear Association issued registration Tags.

Only one pet per unit Will be approved.
- Nuisance Pets:

All pet owner are responsible for their pets behavior; to include
 - Noise, barking
 - Urinating/defecating on Condominium property
 - Odors emanating from unit due to et
 - Aggressive behavior by pet
- Control of pet

All pets must be on a leash no longer than 6 feet.

All pets, unless carried in arms of the owner, must be transported in service elevators.

No pets are permitted to be left unattended on Residential balconies.

All pet owners must comply with all laws, regulations, ordinances and healthy codes governing their pet. This includes maintaining current licenses and all vaccinations.
- The Association retains the right to rescind a pet approval due to violations of the Rules and Regulations.

The Association has the right to deducts costo of;
 - Repairing property damage caused by pets,
 - Cleaning up after pet urinates or defecates on common property
 - Security staff responding to complaints of disturbances caused by
 - Unattended barking dogs.

Initial _____

OCCUPANCY
AGREEMENT LEASE
ADDENDUM

THIS AGREEMENT made this ___ day of _____, 20____, by and between the Owners of Unit_____, (hereinafter respectively referred to as the Owner and Unit), the Tenants identified below, who are and/or Will be residing in said Unit (hereinafter referred to as Tenant) and the Grand Condominium Association, Inc. (hereinafter the Association).

WHEREAS, the Owner is desirous of renting the Unit to the Tenant(s) listed herein below and having said Tenancy approved by the Association; and

WHEREAS, each of the Tenants listed herein below represent that they are/Will be the only person

- residing in the Unit; and

WHEREAS, the Tenant has been provided with a copy of the Rules and Regulations governing the Association, including but not limited to rules concerning conduct, applications, parking pets, and the use of common spaces such as the pool area; and

WHEREAS, the Tenant has agreed to abide by each and every one of the aforementioned rules and those that may be further adopted by the Board of Directors from time to time; and

WHEREAS, the Tenant is aware that any person(s) who have made a misrepresentation in any part of the application process, or who has or does violate any of the aforementioned Rules, is subject to the immediate termination of their tenancy;

NOW THEREFORE, for and in consideration of the sum of \$10.00, and for other Good and valuable consideration, the receipt whereof is hereby acknowledged, the parties here to do hereby agree and covenant as follows:

- Each of the foregoing recitals is true and correct and constitute a material and affirmative provision of this agreement and a condition of Tenancy by the Association.
- That the Association shall provide Access devices only to those persons executing this Agreement. Access to the Residential Condominium Tower and any parking privileges shall be immediately terminated on the dates listed below.
- Is is hereby further agreed that in the evento that the Owner shall become more tan sixty (60) daya delinquent in payment of condominium maintenance, theTenant shall after receiving written notice from the Association, by hand delivery or posting, begin paying all rental payments set forth in the Lease on file with the Association, directly to the Association, directly to the Association until such time as the maintenance is brought current.
- That in the evento that the Tenant, or any invitees or guest thereof shall fail to abide by any term hereof, or Rule referenced herein, or in the evento that is is

determined that any item on the Tenant's application is untrue, the Owner or the Association may immediately terminated and or revoke the Tenancy and the Tenant's right to Access of the Unit and the Condominium Property. In the event that the Tenant shall fail and/or unwilling to institute and action to enforce this Agreement, within five (5) days of having been provided notice by the Association, its officers, directors, and managers harmless from any and all actions taken pursuant to this Paragraph and this Agreement.

- That in the event that it is necessary for the Associations to proceed to proceed to enforce this Agreement it shall be entitled to an award of its attorney's fees and costs from the Tenant and the Owner, jointly and severally at all levels, including but not limited to, trial court, appellate court, or any bankruptcy or insolvency proceeding. Any costs and fees awarded pursuant to this paragraph shall be deemed additional condominium maintenance and may be enforced in accordance with Chapter 718, Florida Statutes, or any other available legal remedy.
- Any notices required to be provided pursuant to this Agreement shall be deemed to have been provided as follows:
 - To The Tenant: by hand delivering or posting same on the door of the Unit;
 - To The Owner: by hand delivering same, or mailing to the Owner's address listed hereinbelow or otherwise on file with the Association; Notice shall be deemed completed and provided upon mailing;
 - To The Association: by hand delivering a copy of the same to the Association Manager, Operations Manager, or any Director.
- This Agreement amends and supersedes any and all other Agreements, between any of the parties hereto, including but not limited to, any leases, addendum, extensions, applications, or other agreements of whatsoever kind or nature whether said agreements are written or oral. To the extent of any conflict, the provisions of this Agreement shall control.
- That all references herein shall be deemed to encompass the singular and plural to the extent necessary.
- EACH OF THE PARTIES HERETO, THEIR HEIRS, AGENTS, ASSIGNS, AND DESIGNEES HEREBY IRREVOCABLY WAIVE AND RELINQUISH ANY RIGHT TO ARBITRATION, OR RIGHT TO TRIAL BY JURY NOTWITHSTANDING ANY AGREEMENT TO THE CONTRARY AND HEREBY CONSENT AND AGREE THAT ALL DISPUTES ARISING BY, UNDER OR

THROUGH THIS AGREEMENT SHALL BE BROUGHT IN THE COUNTRY OR CIRCUIT COURTS OF MIAMI- DADE COUNTY, FLORIDA.

RESOLUTION
CONCERNING PERSON
EVICTED EJECTED OR
REMOVED

WHEREAS, it has come to the attention of the Association, that persons who have been evicted, whose applications have been denied, or who otherwise removed from or asked to leave Condominium units for cause, are seeking to rent, visit, or otherwise occupy other units within the Grand; and

WHEREAS, it is in the best interest of all residents and owners of the Grand that persons who have failed to pay their rental obligations, failed to abide by their lease terms or the rules and regulations regulating the Grand Condominium, have been removed, or who have failed the application process, not be allowed to reside within the Grand Condominium; and

WHEREAS, a resolution is necessary in order to provide uniformity in the decision making process and to insure that all owners and residents are treated equally and apprised of the consequences of their actions;

NOW THEREFORE, it is hereby resolved:

- That any person that has been evicted from a condominium unit, who has moved or vacated a unit once an eviction proceeding has been filed in any court of this State, has been requested to leave or vacate a unit as a result of violation(s) of any rules or regulations governing the Grand Condominium, whose lease or tenancy has not been renewed as a result of any of the foregoing, or who has caused substantial damage to any unit, common areas, or any Condominium property is not and shall not be eligible to apply for or otherwise reside, short term, long term, or temporarily, within any unit at the Grand Condominium.
- Notwithstanding the foregoing, any non-resident or visitor who has been previously ejected by Management for a violation of any Rule or Regulation governing the Grand Condominium, or who has been placed under arrest by law enforcement while on Condominium property **shall** be denied further Access to all Condominium property. For The purpose of this paragraph a non-resident is defined as any person who is not registered with and approved by Management to reside within a designated Condominium Unit. The provisions of this paragraph may be waived under exceptional circumstances for a temporary period, not to exceed twenty-four (24) hours, by the Condominium Manager, or in his absence the Operations Manager, or Director of Security, or upon the written authorization of any Member of the Board of Directors.
- The Condominium Manager, in his or her discretion, may suspend the operation of paragraph 1 hereof for cause, or under special circumstances, and issue a provisional approval of tenancy subject to final approval of the Board of Directors at the next scheduled meeting of the Board of Directors.

- In any case where the Condominium Manager suspends operation of this Resolution and grants a provisional approval to a Resident, said approval may be revoked at any time upon the posting of fifteen (15) days written notice on the subject unit.
- Any Unit owner aggrieved by the decision of the Condominium Manager may petition the Board of Directors for Review and the Petition shall forthwith be placed upon the Agenda for the next scheduled meeting of the Board of Directors.
- A Unit Owner may seek expedited review by the Board of Directors, without a meeting, by submitting a written request setting forth all applicable facts justifying a suspension of the provisions of this Resolution along with a fully completed application package, and an additional fee of \$250.00 made payable to the Grand Condominium Association. Upon receipt of the request, completed application package and fee, the Manager shall forthwith transmit the package to each of the Members of the Board of Directors for their review. Each of the Members of the Board of Directors shall inform the Manager of their decision within five (5) days and execute a written vote of the Board of Directors without meeting.
- All decisions of the Board of Directors are final and not subject to further review.
- That upon the grant of any provisional approval hereunder, the prospective tenants, all persons seeking to reside in the subject unit and the Unit Owner shall each execute an addendum to any lease agreement acknowledging the provisional approval and granting the Grand Condominium Association power of attorney to prosecute any necessary action to enforce the provisions of this Resolutions including, without limitation, the power to prosecute an action for eviction. The Addendum shall further stipulate that any and all costs incurred in enforcing any provision hereof shall be immediately reimbursed to the Association by the Unit Owner. Failure to reimburse the Association upon demand shall entitle the Association to levy said fees and costs against the Unit as additional condominium fees.
- Management shall, within fifteen (15) days of this Resolution, implement a policy sufficient to carry out the purpose of this Resolution including, the commencement and maintenance of a database containing sufficient information to allow security to enforce the provisions hereof.

Name_____

Signature_____

Date_____

APPLICATION PROCEDURE RESOLUTION

WHEREAS, it has become necessary and is in the best interests of all owners and residents of the Grand Condominium to provide a uniform application procedure and guidelines for residency and for use of the Condominium's facilities and common areas; and

WHEREAS, the Board of Directors is desirous of setting guidelines and procedures to be followed by management in the application process; and

WHEREAS, a resolution is necessary in order to provide uniformity in the decision making process and to insure that all owners, residents and applicants are treated equally;

NOW THEREFORE, be it resolved as follows:

- **Applicability:** Any person or persons over eighteen (18) years of age desiring to reside or actually residing within a condominium unit for a period which exceeds fourteen (14) days shall be subject to provisions of this Resolution and shall be required to follow the procedures set forth herein.
- **Exceptions:** This Resolution shall not apply to owner occupied units or family or guests residing within any owner occupied units.
- **Applications:**
 - All persons subject to this Resolution shall be required, at least fifteen (15) working days prior to the requested date of occupancy, to complete a separate Application Form which must contain the following information and provide all documents required hereunder:
 - 1.) The Applicant's name; citizenship, social security number, all addresses where the applicant has resided in the previous ten (10) years and the dates thereof, the name and address of the landlord at each previous address of residency, if rented, or the date of the purchase and sale of same if owned, five (5) years of employment history including the name address and contact information for each employer so disclosed.
 - 2.) Proof of employment such as form W-2, 1099, copies of three months of salary or commission checks or other proof approved by the Building Manager.
 - 3.) In the event that the Applicant is not employed, or is self employed, then he or she shall provide sufficient and satisfactory proof that he or she has available funds to satisfy any rental obligations for the term of the rental agreement.
 - 4.) Each applicant must disclose the following for the ten (10) year period immediately preceding the application date and provide all required documents:
 - Any felony arrest. For each such arrest the Applicant must provide certified copies of the Arrest Report, and charging document, and the final disposition sheet;
 - Any misdemeanor arrest involving a crime or moral turpitude or any act of violence on a person For each such arrest the Applicant must provide

certified copies of the Arrest Report, and charging document, and the final disposition sheet;

- Any proceeding for eviction to which the Applicant was a party. For each such proceeding the Applicant must provide certified copies of the the Complaint and Final Judgment or Order of Dismissal;
- Any bankruptcy or other insolvency proceeding. For Each such Proceeding the Applicant must provide a certified copy of any discharge, order of dismissal or other final order disposing of the case.
- Each Application shall be accompanied by a processing fee which shall not exceed two hundred (\$200.00) dollars per application. In any case where the application fee is not paid by a personal check, the Applicant must also provide a copy of his or her most recent checking account statement.
- Management shall order a credit report and criminal background check for each applicant.
- Any Application which is not complete, does not contain all required documents, or which is determined to contain any false information, shall be summarily denied.
- Each Application shall be accompanied by a proposed Lease.
- **Processing:** The Building Manager shall review all completed applications. Provided however, that in his or her absence, the application process may be completed by the Operations Manager or any Board Member that does not have any financial interest in the proposed tenancy. In any case where, in the discretion of the Manager, the Applicant may pose a risk to the safety, or peaceful and quiet enjoyment of other residents, or where it appears based upon the disclosures, that the Applicant is not of Good moral carácter, or does not have the financial resources to perform under the terms of the proposed lease, the Application shall be denied.
- **Appeal:** Any Unit owner aggrieved by the decision of the Manager may petition the Board of Directors for Review and the Petition shall forthwith be placed upon the Agenda for the next scheduled meeting of the Board of Directors. A Unit Owner may seek expedited review by the Board of Directors, without a meeting, by submitting a written request setting forth all applicable facts justifying a suspension of the provisions of this Resolution along with a fully completed application package and fee, the Manager shall forthwith transmit the package to each of the Members of the Board of Directors for their review. Each of the Members of the Board of Directors shall inform the Manager of their decision within five (5) days and execute a written vote of the Board of Directors without meeting. ALL DECISIONS OF THE BOARD OF DIRECTORS SHALL BE FINAL AND NOT SUBJECT TO FURTHER REVIEW OR REHEARING.
- **Approval:** Upon approval of any Application by the Manager, the proposed residents and unit owner shall provide the Management Office with a fully executed Lease Agreement, and shall execute and Addendum thereto acknowledging that the Applicants have received a copy of the Rules and Regulations governing the Grand Condominium and expressly providing that in the event that any upon further review or upon receipt of further information, any portion of the application or any document submitted therewith shall be determined to false, or in the event that

Applicant or any of his her invitees shall in any manner violate any Rule or Regulations, or otherwise interfere with or impede the quiet and peaceful enjoyment of life in the Grand, the approval may be revoked and the Grand Condominium shall have the right to demand that the Unit Owner immediately commence eviction proceedings, failing which, same may be commenced by the Association at the expense of the Unit Owner. Said addendum shall be executed on a form approved by the Board of Directors. Upon receipt of the Lease and Addendum, the Applicant of the shall be issued appropriate access devices.

- **Revocation.** In the event that upon further review, or upon receipt of further information, any portion of the application or any document submitted therewith shall be determined to false, or in that Applicant or any of his or her invitees shall in any manner violate any Rule or Regulation, or otherwise jeopardize the safety of any resident, employee, or guest, or otherwise interfere with or impede the quiet and peaceful enjoyment of life in the Grand, the Building Manager may revoke any approval heretofore issued, and immediately demand the commencement of, or commence eviction proceedings. Any Unit Owner aggrieved of the decision of the Manger, may proceed in accordance with paragraph 5 hereof. Notwithstanding, any other provision herein, a majority of the commencement of, or commence eviction proceedings. Any Unit Owner aggrieved of the decision of the Manager, may proceed in accordance with paragraph 5 hereof. Notwithstanding, any other provision herein, a majority of the Members of the Board of Directors acting with or without a meeting may direct the Manager to revoke any approval heretofore issued in the event that Members determine that any provision of this Resolution has not been complied with or has otherwise been violated.
- **Renewals:** Upon the expiration of any Lease. The Unit Owner shall provide the Management Office with a copy of any extension of the Lease Agreement, otherwise, after providing the Owner and Resident with five (5) days written notice, the Manager shall disable all access devices assigned to the subject unit. The manager may extend or suspend operation of this paragraph for cause.
- **Existing Tenants.** Within sixty (60) days from the approval of this Resolution, the Manager shall compile and maintain a list of all non owner occupied units in the Condominium, the names of all persons residing therein, and obtain copies of any leases governing the tenancy. In any case where the Manager is not provided with a copy of the Lease, the names of all persons residing in the subject unit, or where the Lease has expired, the Manager, may in his or her discretion, require compliance with this Resolution. Notwithstanding, any other provision, herein, a majority of the Members of the Board of Directors acting with or without a meeting may direct the Manager to enforce compliance with the provisions of this Resolution. SDST

Name_____

Signature_____

Date_____

ADDENDUM AND OCCUPANCY AGREEMENT

THIS ADDENDUM to Lease and Occupancy Agreement by and between the Tenant and Landlord and Association as hereinafter collectively defined.

FOR AND IN CONSIDERATION of the approval of the Lease between the Landlord and the Tenant a copy of which is attached to this Addendum and occupancy of the Subject Unit, the Landlord and Tenant hereby agree as follows:

DEFINITIONS:

The following definitions apply:

Tenant: _____

Landlord _____

Association The Grand Condominium Association, Inc.

Subject Unit _____ **Occupancy Limit** _____ **Expiration Date** _____

ASSIGNMENTS/SUBLETTING: Tenant shall not assign the Lease, transfer any interest, advertise or solicit any third parties to advertise any rental or use of the Subject Unit, rent to another or sublet the Subject Unit or any part thereof for any period of time. Airbnb or similar types of renting, subletting, room rentals, couch surfing, advertising to rent or use, or home exchanging is expressly prohibited and shall be a material breach of the Lease and this Addendum.

OCCUPANTS: Only the individuals identified as Tenant in this Addendum shall occupy the premises unless written consent of the Landlord **AND** the Association is obtained. In no event shall the combination of overnight guests and the Tenant exceed the Occupancy Limit absent exigent circumstances or written consent of the Association.

REPRESENTATIONS: Tenant hereby certifies that all representations made on any application for tenancy are true and correct.

PARTIES/GATHERINGS: Parties and gatherings in excess of eight (8) people in the Subject Unit are strictly prohibited absent express written permission of the Association. Permission of the Association must be obtained a minimum of 48 hours prior to any party or gathering.

RULES AND REGULATIONS: The parties hereto agree to abide by the terms of the parties' Lease, this Addendum, all Rules and Regulations of the Association and the Declaration of Condominium. Copies of which are available in the office of the Association.

COMMERCIAL USE: Residential units and all common areas are for residential use only. Any and all commercial activities within the residential areas of the Grand are expressly prohibited. It is also expressly prohibited to

VIOLATIONS: In the event that of any violation of the terms conditions or covenants of this Addendum or the Lease, or it is determined that any representation made by the Tenant is inaccurate, untrue or false, the Association in its sole discretion may terminate the Lease and the Tenant shall vacate the subject unit within seven (7) days of being notified in writing of the violation by the Association. For the purpose of clarity, a Notice of Termination shall function and is deemed to be the expiration of the Lease. Additionally, it is hereby agreed that the Association shall have the right, but not the obligation, to seek removal of the Tenant through appropriate legal process. In the event that the Association, in its sole discretion, elects to proceed with legal process against the Tenant, then The Landlord irrevocably agrees and assigns, empowers and designates the Association to act on its behalf with full authority and powers necessary to secure the eviction of the Tenant.

INDEMNIFICATION: The Landlord hereby agrees to indemnify and hold the Association harmless for any and all costs, attorney's fees or expenses incurred in the removal of the Tenant and further consents that said attorney's fees, costs and expenses shall be deemed additional maintenance (in addition to any and all regular special assessments that may be due and owing for any month) which shall be immediately due and payable.

ATTORNEY'S FEES: The prevailing party in any litigation between Association and Tenant concerning enforcement of the terms and conditions of the Lease or this Addendum, the Association shall be entitled to its reasonable attorney's fees and court costs. Landlord, Association and Tenant waive the right to demand a jury trial concerning any litigation regarding enforcement of the terms and conditions of this lease.

RIGHT OF ENTRY: Association, upon reasonable notice by telephone, hand-delivery or posting to TENANT, has the right of entry to the premises for showing, repairs, appraisals, inspections, or any other reason. Association has immediate right of entry in cases of emergency, or to protect or preserve the premises. Tenant shall not alter or add locks without prior written consent.

COVID – Notwithstanding any other provision herein and given the current health crisis and for the safety of all residents of the Association, it is hereby agreed and understood that the Tenant and any and all guests shall at all times wear a mask or protective face covering over their mouth and nose when they are in any common area of the condominium. In the event that the Tenant or any guest fails or refuses to wear a mask or other appropriate protection, the Association, may in its sole discretion, immediately terminate the Tenant's Lease upon providing twenty-four (24) hours notice to the Tenant.

EXPIRATION OF LEASE: It is hereby agreed and understood that on the Expiration Date or in the event that the Lease is terminated, the Termination Date, the Tenant shall vacate the Subject Unit. It is further agreed and understood that on the Expiration Date or in the event of a violation, the date set forth in the Notice of Termination, all access to the Condominium shall be terminated, including but not limited to, access to the Subject Unit, entrance to the residential portion of the Association, elevators, pool, gym and garage.

INTEGRATION AND CONFLICT: all terms of the Lease are expressly incorporated herein. To the extent of any conflict between the provisions of the Lease and this Addendum, this Addendum shall control.

MODIFICATIONS: No subsequent alteration, amendment, change or addition to the Lease of the Landlord and Tenant or this Addendum shall be binding upon the Association unless reduced to writing and signed by the parties.

EXECUTED THIS ____ day of _____, _____

Tenant:

Printed Name

Printed Name

Printed Name

Printed Name

Printed Name

Printed Name

Landlord

BY: _____

Printed Name

The Grand Condominium Association, Inc.

By: _____