

SEPTIC TANK ADDENDUM TO RESIDENTIAL LEASE AGREEMENT

This Septic Tank Addendum (hereinafter the "Addendum") is hereby a part for all purposes of the Lease Agreement between:

_____, as LANDLORD and
_____, as TENANT(s) for the
property known as:

_____.

Except as expressly modified herein, all terms of the Residential Lease Agreement entered into between the parties control. The Property you are renting has a septic tank system. The following specific care is required to ensure the proper function of the septic tank system:

a. Only three items are safe to flush down any of the toilets at the Property: 1) human waste; 2) toilet paper; and 3) septic system treatments (enzymes).

b. Septic system treatments (eg: Rid-X, Septi-Pak), which can be purchased at most grocery and hardware stores, ensure proper bacteria levels in the septic tank. TENANT is responsible to flush an appropriate septic system treatment (refer to manufacturer's instructions) down the toilet one time per month at the TENANT's expense, for the duration of the lease. TENANT is to alternate treatments between toilets if there is more than one toilet at the Property.

c. The following items must never be flushed down any toilet or disposed of down any drain line at the Property as they can kill the helpful bacteria in the septic tank, corrode drain line pipes and can clog the drain lines resulting in failure of the entire septic tank system: paper towels, grease, coffee grounds, sand, pet and human hair, tampons, sanitary napkins, dental floss, food, condoms, toys, bottle caps, paint, corrosive chemicals (eg: bleach, cleaners, laundry detergents), any kind of liquid or tablet cleaning chemical that is stored in the toilet tank and any other item not specifically set forth in paragraph "a" of this Addendum.

TENANT(s) hereby acknowledges and understands the specific care that is required to keep the septic tank system at the Property in good working order and agrees to fully comply with the requirements set forth in this Addendum. TENANT agrees to promptly notify LANDLORD in writing of any failure of the septic tank system. TENANT(s) further acknowledges and agrees that it shall be liable for all damage to the septic tank system due to the intentional or negligent acts by the TENANT(s), its invitees, guests, agents or licensees.

TENANT SIGNATURE: _____ DATE: ____/____/____

TENANT NAME: _____

TENANT SIGNATURE: _____ DATE: ____/____/____

TENANT NAME: _____

*****Parties signatures continue on page 2 of this Addendum.**

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TENANT SIGNATURE: _____ **DATE:** ____/____/____

TENANT NAME: _____

TENANT SIGNATURE: _____ **DATE:** ____/____/____

TENANT NAME: _____

LANDLORD/AGENT SIGNATURE: _____ **DATE:** ____/____/____

LANDLORD/AGENT NAME: _____