

WATERFRONT PROPERTY ADDENDUM TO LEASE

This Waterfront Property 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. TENANT(s) acknowledges and agrees that the Property is a waterfront property, which creates a risk of personal injury or property damage. This risk is heightened as it relates to children. TENANT(s) agrees to accept that risk and agrees to take all reasonable and proper measures to ensure the safety of TENANT, its invitees, guests, agents or licensees from injury or loss.

The following waterfront features are present at the Property and are available for use by the TENANT(s) as indicated:

<u>Waterfront Feature:</u>	<u>Tenant(s) Permitted to Use (if applicable):</u>
Dock/Pier is Present [] yes or [] no	TENANT [] may or [] may not use dock/pier
Artificial Seawall is Present [] yes or [] no	TENANT [] may or [] may not use boatlift
Natural Seawall is Present [] yes or [] no	(Boat may not exceed _____ feet in length
Boatlift is Present [] yes or [] no	and _____ lbs in weight)
Gated Fence at the Shoreline [] yes or [] no	Other _____

TENANT(s) acknowledge and agree that the use of the waterfront features are at LANDLORD's sole discretion and that LANDLORD may withdraw consent to use all waterfront features at any time. TENANT(s) agree to remove any boat, personal watercraft or any other vehicle from the Property immediately upon the request of the LANDLORD, at TENANT's sole expense. TENANT shall not sublet, assign or otherwise allow the use by any third party any portion of any waterfront features.

TENANT(s) acknowledges and agrees that LANDLORD, the property owner and its agents shall not be liable for any personal injury to TENANT(s) or damage to TENANT's property arising out of the existence of the waterfront features on the Property and their use. LANDLORD, the property owner and its agents' insurance policy(s) do not cover any loss suffered by the TENANT(s). TENANT(s) is strongly advised to purchase insurance coverage on their personal belongings and liability coverage. TENANT(s) hereby acknowledge and agree to indemnify LANDLORD, the property owner and their agents for any injuries or damages suffered TENANT(s), their invitees, guests, agents or licensees arising out of the existence of the waterfront features on the Property and their use. TENANT(s) agrees to promptly notify LANDLORD in writing of any damage or defects to any of the waterfront features. TENANT(s) further acknowledges and agrees that it shall be liable for all damage to any waterfront feature due to the intentional or negligent acts by the TENANT(s), its invitees, guests, agents or licensees.

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

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

TENANT NAME: _____

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

TENANT NAME: _____

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

TENANT NAME: _____

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

TENANT NAME: _____

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

LANDLORD/AGENT NAME: _____