

OBR HOUSING LEASE AGREEMENT

ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

This Addendum to the Residential Rental Agreement is made this _____ day of _____, _____, and is incorporated into, and shall be deemed to amend and supplement, the Residential Rental Agreement made by the undersigned TENANT and LANDLORD, their heirs, successors and assigns, dated _____ in said agreement, and located at 1010 Old Berwick Road, Apt. # _____, Bloomsburg, PA 17815. This addendum is required by Article II, Section E, of the regulated Rental Unit Occupancy Ordinance of the Town of Bloomsburg.

ADDITIONAL COVENANTS AND OBLIGATIONS

In addition to the covenants and obligations set forth in the aforementioned Residential Rental Agreement, TENANT and LANDLORD hereby covenant and agree as follows:

A. LANDLORD'S COVENANTS AND OBLIGATIONS:

1. LANDLORD shall keep and maintain the leased premises in compliance with all applicable Codes and Ordinances of the Town of Bloomsburg, and all applicable state laws, and shall keep the leased premises in good and safe condition.
2. The manager for the leased premises shall be as follows:

William Jay
33 Peppermill Road
Bloomsburg, PA 17815
570.394.1085

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3. The LANDLORD shall be responsible for regularly performing all routine maintenance, including lawn mowing and ice and snow removal, and for making any and all necessary repairs in and around the leased premises, except for any specific tasks which the parties hereby agree shall be delegated to the TENANT and which are identified as follows:
 - a) TENANT responsible for snow and ice removal from apartment to vehicle.
 - b) _____

4. The LANDLORD shall promptly respond to reasonable complaints and inquiries from the TENANT.

5. TENANT acknowledges and agrees that this tenancy is subject to the provisions of Regulated Rental Unit Occupancy Ordinance of the Town of Bloomsburg and that the issuance by any municipal officer of the Town of Bloomsburg of a Certificate of Noncompliance with said Ordinance relating to the leased premises shall constitute a breach of the rental agreement of which this addendum is a part. Upon such breach, LANDLORD shall have the right and option to pursue any and all of the following remedies:
 - A. Termination of the rental agreement without prior notice;
 - B. Bring an action to recover possession of the leased premises without abatement of rents paid, including reasonable attorney's fees and costs;
 - C. Bring action to recover the whole balance of the rent and charges due for the un-expired lease term, including reasonable attorney's fees and costs;
 - D. Bring an action for damages caused by TENANT'S breach, including reasonable attorney's fees and costs.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first written above.

(Print Name of Tenant)

(Signature of Tenant)

WILLIAM JAY

(Name of Landlord)

(Signature of Landlord)

RENTAL UNIT: 1010 Old Berwick Road, # _____

Landlord Initials _____

Tenant Initials _____