

PET ADDENDUM

This Addendum To Lease is made as and a part of the Lease dated _____, 20____, by and between _____ LESSEE and _____, By: Wilson White Company, Inc., Agent, LESSOR for the property known as _____ Ann Arbor, Michigan.

- A. Description of Pet:** The Lease covering the Premises provides that no pets are permitted on or about the Premises without Lessor's prior written consent. Lessee is hereby permitted to have only the following described Pet, subject to the terms and conditions of this Pet Addendum.

Type of Pet: Cats Only:

Name:

Color:

Weight:

Spayed or Neutered:

Veterinarian:

Date of last rabies shot:

No other pet shall be permitted by Lessees in or about the premises at any time.

Cat Fees: Lessee hereby states that there will be a cat in the leased premises and that Lessee will pay Lessor a non-refundable fee of One Hundred and 00/100 Dollars (\$100.00) and Twenty and 00/100 Dollars (\$20.00) per month as additional rent for the privilege of having a cat. Lessee agrees that at no time will there be more than two (2) cats in the leased premises (there are no additional charges for a second cat).

Your rental rate including the pet fee is \$ _____ effective _____.

- B. Pet Rules:** Lessee agrees to abide by the following:
- Nuisance. The Pet may not cause any damage to the Premises. Nor may the Pet cause any discomfort, annoyance or nuisance to any other resident or Lessor.
 - Sanitary Problems. The Pet may not be fed or given water, or allowed to urinate or defecate, on any unprotected floor inside the leased premises or common areas.
 - Prohibited Areas. The Pet shall not be permitted in the hallways, laundry room, pool area, clubhouse, or other common areas.
 - Abandonment. Lessee may not abandon the Pet, leave it for any extended period without food, or water, or fail to care for it if it is sick.
 - Compliance with Laws. Lessee agrees to comply with all applicable governmental laws and regulations.
 - Specific Types of Pets. The following rules apply to specific types of pets:
 - Birds:
 - Lessee shall not be permitted to have more than two (2) birds.
 - Pet birds are limited to canaries and parakeets.
 - Birds must remain in cages inside the leased premises at all times.
 - Cats:
 - No cat is permitted unless it has been spayed or neutered. Veterinary proof is required.
 - The cat must be kept in the Apartment/Townhome at all times except when being transported. Under no circumstance are cats allowed in common indoor or outdoor areas.
 - Lessee must provide and maintain an appropriate litter box.
 - Cat litter must be double-wrapped in plastic trash bags and clearly marked "CAT LITTER" on the outside of the bag before it is disposed of in

- any trash receptacle.
 - E. Lessee shall place all cat litter in a trash dumpster.
 - F. Cat litter may not be disposed of in toilets or laundry tubs even if the litter is marked "flushable." Cat litter can cause clogs in the pipes and flooding.
 - G. Lessee shall be responsible for all damages caused by violation of these rules.
- Fish:
- A. Lessee shall be permitted to have one aquarium (fish tank) not exceeding 25 gallons.
 - B. Aquariums must be placed in a safe location, on a shelf or table giving the aquarium adequate support.
 - C. Lessee shall be responsible for all damage found by leakage or breakage from any aquarium.
7. Lessor may from time to time, upon thirty (30) days written notice to Lessee, make reasonable changes or additions to the pet rules set forth in the Addendum To Lease for the physical health, safety, or peaceful enjoyment of residents and guests.

C. Lessor's Remedies for Violations

1. Removal of Pet by Lessee. If, in Lessor's sole judgment, any rule or provision of this Pet Addendum is violated by Lessee, members of Lessee's household or Lessee's guests or agents, Lessee shall immediately and permanently remove the Pet from the Premises upon written notice from Lessor.
2. Removal of Pet by Lessor. If, in Lessor's sole judgment, Lessee has abandoned the Pet, left it for any extended period without food or water, failed to care for it if it is sick, or left it unattended in violation of the Rules herein, the Lessor may, without notice, but in accordance with the terms of the Lease dealing with entry of the Premises, enter into the leased premises to remove the Pet and turn it over to a humane society or local authority. Lessor shall not be liable for loss, harm, sickness, or death of the Pet unless due to Lessor's negligence. Lessor has no lien on the Pet for any purposes, but Lessee shall pay for reasonable care and Kennel charges if the Pet is removed in accordance with this paragraph.
3. Cleaning and Repairs. Lessee shall be jointly and severally liable for the entire amount of all damages caused by the Pet. If any item can not be satisfactorily cleaned or repaired, Lessee must pay for complete replacement of such item.
4. Injuries. Lessee shall be liable for the entire amount of any injury to any person or property caused by the Pet, and shall indemnify Lessor for all costs of litigation and attorney's fees, allowed by law, resulting from same.
5. Other Remedies. If any Rule or Provision of the Pet Addendum is violated, Lessor shall, in addition to the foregoing, have all rights and remedies set forth in the Lease for violations thereof, including but not limited to eviction, damages and attorney fees as allowed by law.

LESSOR: NOB HILL STADIUM PROPERTIES

BY: WILSON WHITE COMPANY, INC., AGENT

BY: