

LEASE ADDENDUM

1. Tenant agrees that he/she is required to comply with the rules and regulations promulgated from time to time by the Watercolor Community Association, Inc. ("Association"), and that he/she is responsible for ensuring that all guests and invitees on the leased property comply with the rules and regulations. Tenant agrees to pay to Association any fines, penalties, or damages assessed due to violations of the rules and regulations. If Landlord incurs any charges due to violations by Tenant or tenant's guests or invitees, then Tenant shall promptly reimburse Landlord.
2. Notwithstanding any other provision in this Lease, Tenant hereby authorizes the Lessor to deduct any fines or other charges payable to the Association as the result of infractions by the Tenant, or his/her guests or invitees, from any security deposit or other form of security, including credit card, furnished by Tenant as security for the rental of the leased property, and Tenant authorizes the Lessor to pay the same to the Association.