

EXHIBIT A

**THE COUNCIL OF UNIT OWNERS OF CLARKSBURG CONDOMINIUM. II, INC
UNIT LEASE ADDENDUM**

THIS ADDENDUM to a certain lease ("Lease") of Condominium Unit No. _____ ("Unit") at the COUNCIL OF UNIT OWNERS OF CLARKSBURG CONDOMINIUM II, INC. ("Association") is made this _____ day of _____, _____ by and between _____ ("Landlord"), and _____ ("Tenant").

RECITALS

A. Landlord and Tenant have entered into a Lease for the Unit.

B. Landlord and Tenant enter into this Addendum to comply with the requirements set forth in the Condominium's Bylaws and Resolutions.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements contained in the Lease and herein, Landlord and Tenant hereby agree as follows:

1. Applicability of Condominium Instruments.

a. Condominium Instruments and Rules. Tenant's right to use and occupy Unit No. _____ ("Premises") at the Association shall be subject and subordinate in all respects to the provisions of the Declaration and Bylaws of the Condominium ("Condominium Instruments") and to such other rules and regulations ("Rules and Regulations") as the Board of Directors of the Association may from time to time adopt.

Tenant acknowledges receiving a copy of the Condominium Instruments and the Rules and Regulations from Landlord and agrees to abide by them.

b. Violations. Any violation of the provisions of the Condominium Instruments or the Rules and Regulations by Tenant, or Tenant's family, guests, agents, employees, invitees, or pets shall constitute a material breach of the Lease. In the event of such violation, or in the event of Tenant's non-payment of rent to the Association pursuant to Paragraph 2 below, the Association shall have the right to take appropriate action, including legal action, against the Landlord, the Tenant, or both, for injunctive relief, damages, or any other remedy necessary, including without limitation an action, on behalf of and in the place and stead of Landlord, to terminate the Lease, evict the Tenant, and obtain possession of the premises. Landlord and Tenant hereby authorize the Association to take any such action, and Landlord agrees that Landlord shall pay the Association all costs and attorney's fees incurred by the Association in enforcing the Condominium Instruments and Rules and Regulations and in exercising any of the rights and remedies set forth herein.

c. Indemnification. Tenant and Landlord, jointly and severally, shall indemnify and hold harmless the Association from and against any damages, direct or indirect, incurred as a result of the non-compliance by any of the aforesaid persons with the provisions of any of the Condominium Instruments, Rules and Regulations, or any other covenant of the Lease.

2. Assignment of Rent. If at any time during the lease term, including any extension, renewal or holdover term, Landlord becomes delinquent in the payment of any amounts due from Landlord to the Association, including, but not limited to the regular monthly assessment or any special assessment, the Association may demand and, upon such demand, shall receive payment of rent from Tenant, up to an amount sufficient to pay all sums due from Landlord to the Association. Any such payment from Tenant to the Association shall be deemed to be a full and sufficient payment of rent to Landlord in accordance with the Lease, and Tenant shall be discharged from any obligation to pay such amounts directly to Landlord, so long as such payments are made to the Association until Landlord's delinquency to the Association has been fully cured. Tenant shall begin making such rental payments to the Association upon receipt of a letter signed by an authorized officer, agent or counsel of the Association, indicating that the Landlord is delinquent in the payment of assessments and demanding payment from the Tenant pursuant to this Paragraph, and shall continue making such payments in monthly installments equal to monthly installments of rent due pursuant to the Lease until advised in writing by the Association that the delinquency has been cured. Landlord hereby assigns to the Association the right to take legal action for non-payment of rent, including the right to terminate the Lease, evict Tenant and obtain possession of the Premises, as set forth in Paragraph l(b) above, if Tenant fails to pay the Association any amounts due pursuant to this Paragraph, provided, however, that the Association shall not be obligated to take such action, and provided, further, that Landlord shall under no circumstances be released from any of Landlord's payment obligations or other obligations to the Association by virtue of the provisions herein.

3. Execution. Landlord and Tenant agree that prior to a Tenant executing any Lease, the Lease must be approved by the Association in writing. The Association's approval shall be based solely on whether the lease provides the minimum required lease term and includes this Lease Addendum. Once the Lease is approved by the Association, Landlord and Tenant agree that Landlord shall provide to the Association or its managing agent a fully executed copy of the Lease and this Addendum within ten (10) days of execution of the Lease. Landlord and Tenant further agree that any amendments to, or notices of cancellation or termination of, the Lease also shall be provided to the Condominium Association or its managing agent at least ten (10) days before Tenant moves into the unit or, if the tenant is already residing in the Unit, within seven (7) days of execution.

4. Insurance. Tenant will do nothing and permit nothing to be done on the Premises which will contravene any fire or other insurance policy covering the same. If Tenant's use or occupancy of the Premises increases the premium on any fire or other insurance policy, Tenant and Landlord shall be jointly and severally liable for such increase.

5. Successors, Assigns and Sublessees. The provisions of this Addendum shall apply to any and all of Landlord's and Tenant's successors, assigns and sublessees. Tenant agrees that Tenant and any sublessee shall enter into an addendum in the form hereof, but that the provisions hereof shall apply to Tenant and any sublessee, notwithstanding any failure by Tenant and any such sublessee to enter into such an addendum. Landlord and Tenant shall indemnify and hold harmless the Association from and against any losses or costs incurred by the Association in enforcing the provisions hereof with respect to any of their respective successors, assigns or sublessees.

6. Conflict. In the event of any conflict or inconsistency between the provisions of this Lease Addendum and the provisions of the Lease entered into by Landlord and Tenant, the provisions of this Addendum shall control.

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be duly executed on the date first written above.

LANDLORD:

Name

Signature

Address

Phone Number

Name

Signature

Address

Phone Number

TENANT:

Name

Signature

Address

Phone Number

Name

Signature

Address

Phone Number

RECEIVED BY: _____
THE COUNCIL OF UNIT OWNERS OF CLARKSBURG CONDOMINIUM II, INC.

DATE: _____

APPROVED: _____