

**SKYLINE PLAZA LEASE RIDER**

This Rider is attached to and made a part of the Lease between

\_\_\_\_\_ ("Landlord") and

\_\_\_\_\_ ("Tenant")

dated \_\_\_\_\_ for Unit No. \_\_\_\_\_, Skyline Plaza Condominium Project, Inc.

1. The *House Rules and Regulations* of Skyline Plaza Condominium Project, Inc. ("Skyline Plaza"), as amended from time to time, are hereby adopted by the Landlord as the rules governing tenants' use and occupancy of the premises. The Tenant agrees to comply with the *House Rules and Regulations*, the Merged Master Deed and the Bylaws of Skyline Plaza. The failure of the Tenant, or the Tenant's family, guests or invitees to comply with the *House Rules and Regulations*, the Merged Master Deed or the Bylaws shall give the Landlord the right to terminate the Lease.

2. The Tenant shall be liable to the Landlord for any charges assessed against the Landlord by the Council of Co-Owners of Skyline Plaza (the "Council") for any charges, fines, costs, expenses and attorneys' fees imposed upon the Landlord by reason of the violation of the Skyline Plaza *House Rules and Regulations* by the Tenant, or the Tenant's family, guests or invitees. Such charges, fines, costs, expenses and attorney's fees shall be payable upon demand as additional rent.

3. Any charges assessed against the Landlord by the Council by reason of the violation of the Skyline Plaza *House Rules and Regulations*, the Merged Master Deed or the Bylaws, by the Tenant, or the Tenant's family, guests or invitees, shall be payable directly by the Tenant to the Council, at the option of and on demand by the Council. Any such payment by the Tenant shall discharge the Landlord's obligation for payment of such charge to the Council. In the event the Tenant fails and the Council refers this matter to any attorney for collection, the Tenant shall also be liable for all costs and expenses of collection, including reasonable attorneys' fees. The Council shall be a third-party beneficiary of the Lease for the purposes of enforcing the provisions of this paragraph.

LANDLORD:

Date: \_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

TENANT:

Date: \_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)