THIS CRIME AND DRUG-FREE LEASE ADDENDUM (the “Addendum”) is entered into this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Landlord”) with an address at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ("Tenant”) with an address at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. This Addendum is incorporated into the original Lease Agreement signed on \_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Hereinafter, these individuals are known collectively as the “Parties.”

The Parties hereby acknowledge that this Addendum is incorporated into the Lease Agreement for the property referenced therein as the “Premises” and serves to affirm the following:

**PROHIBITION AGAINST ILLEGAL ACTIVITY.** The Tenant, any other members residing at the Premises, and their guests are prohibited from engaging in any illegal activity, including drug-related illegal activity, on or around the Premises. Drug-related activity includes, but is not limited to, the illegal manufacture, sale, distribution, purchase, use or possession with the intent to manufacture, sell, distribute, or use any controlled substances (see definition in Section 102 o the Controlled Substance Act – 21 U.S.C. 802), or the possession of drug paraphernalia.

**PROHIBITION AGAINST FACILITATING ILLEGAL ACTIVITY.** The Tenant, any other members residing at the Premises, and their guests are prohibited from engaging in any act with the intent of facilitating illegal activity, including drug-related illegal activity, on or around the Premises.

**PROHIBITION AGAINST THE USE OF THE PREMISES FOR ILLEGAL ACTIVITY.** The Tenant, any other members residing at the Premises, and their guests are prohibited from allowing the Premises to be used for or to facilitate illegal activity, including drug-related illegal activity, regardless of the relationship, or lack thereof, of the individual engaging in said activity with the Tenant.

**PROHIBITION AGAINST ILLEGAL DRUGS.** The Tenant, any other members residing at the Premises, and their guests are prohibited from engaging in the unlawful manufacture, sale, use, storage, giving, keeping, or distributing of illegal drugs on or near the Premises or any other location.

**PROHIBITION AGAINST VIOLENT ACTIVITY.** The Tenant, any other members residing at the Premises, and their guests are prohibited from engaging in any acts or threats of violence, including but not limited to, the unlawful discharge of firearms, criminal street gang activity, intimidation, threats, or any other violent act that may jeopardize the health, safety, or welfare of the landlord, their agents, or other tenants.

**VIOLATIONS.** Any violation of this Addendum is considered a material violation of the aforementioned Lease Agreement and is subject to the actions set forth in the Lease Agreement for such violations, including the termination of the tenancy. Unless otherwise provided by law, a violation shall be based on the preponderance of the evidence and does not require a criminal conviction.

**INDEMNIFICATION.** The Tenant agrees to indemnify and hold harmless the Landlord from any loss, damage, liability, attorneys’ fees, and costs that are the direct or indirect result of a violation of this Addendum by the Tenant or any guests occupying or using the Premises.

**GOVERNING LAW.** This Addendum shall be governed by the law set forth in the Lease Agreement.

Upon the signatures below, the parties agree that the above Addendum shall be legally binding and incorporated into the above-referenced Lease Agreement.

Landlord’s Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant’s Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_