

RESIDENTIAL LEASE ADDENDUM

LAWRENCE 4-PLEX, KANSAS — PARKING POLICY

This Addendum is incorporated into and made part of the Residential Lease Agreement between Landlord and Tenant for the Premises identified below. If there is a conflict between this Addendum and the Lease, the provision that is legally enforceable and more specifically addresses the subject matter shall control, unless the Lease expressly provides otherwise.

Property Address:	
Unit:	
Tenant(s):	
Lease Date:	

1. PARKING — ONE ASSIGNED SPACE PER TENANT

The property has a limited number of parking spaces. Each residential unit is entitled to one regularly assigned parking space unless Landlord provides otherwise in writing.

Tenant shall park only in Tenant's assigned space or in a space specifically designated as available to Tenant. Tenant shall not park in another tenant's assigned space, block another vehicle, block fire lanes, access drives, entrances, dumpsters, sidewalks, or other restricted areas, or otherwise interfere with access to the property.

2. RESERVED / ADDITIONAL PARKING

Four (4) parking spaces may be made available as additional/reserved tenant parking on a first-come, first-served basis at a charge of \$25 per month per space, if offered by Landlord. Use of an additional space is a revocable parking privilege and does not create a permanent property interest.

A tenant must obtain Landlord's approval before using or occupying an additional/reserved space and must remain current on any applicable parking charge. Landlord may reassign or discontinue additional parking as reasonably necessary for property management, maintenance, or compliance with applicable law.

3. VISITOR PARKING

Two (2) spaces are designated for visitor parking. Visitor spaces are for temporary visitors only and may not be used for tenant vehicles as regular parking.

Overnight visitor parking is prohibited unless Landlord gives prior written permission. Visitors shall not use another tenant's assigned space. Tenant is responsible for informing guests of the parking rules.

4. INOPERABLE, ABANDONED OR UNAUTHORIZED VEHICLES

Vehicles that are inoperable, abandoned, unregistered where registration is required, leaking fluids, creating a hazard, or otherwise violating applicable law or property rules may not be stored on the property.

Landlord may require removal of an unauthorized or prohibited vehicle and may pursue any towing or other

remedy permitted by applicable law and property rules at tenant's expense . Landlord shall provide any notice required by law before exercising a remedy when notice is legally required.

5. COMPLIANCE WITH LAW AND PROPERTY RULES

Tenant shall comply with applicable federal, state, county, and City of Lawrence laws, ordinances, regulations, and lawful property rules. Landlord may adopt reasonable rules concerning the use, safety, cleanliness, parking, and operation of the property, provided such rules are consistent with the Lease and applicable law.

6. LEASE VIOLATIONS AND REMEDIES

A violation of this Addendum is a violation of the Lease. Where a violation constitutes a material noncompliance, Landlord may provide the notice required by Kansas law and may pursue termination of the tenancy, possession, damages, or other remedies available by law.

Nothing in this Addendum authorizes self-help eviction, lockout, utility shutoff, confiscation of tenant property, or any other remedy prohibited by law. All termination and eviction procedures shall comply with applicable Kansas law.

7. SEVERABILITY

If any provision of this Addendum is determined to be invalid or unenforceable, the remaining provisions shall remain in effect to the maximum extent permitted by law. The parties intend that each provision be enforced to the fullest lawful extent.

8. ACKNOWLEDGMENT

Tenant acknowledges that Tenant has read this Addendum, understands the rules and obligations stated herein, has had an opportunity to ask questions before signing, and agrees that this Addendum is part of the Lease.

Tenant Initials: _____

Landlord Initials: _____

SIGNATURES

Tenant Signature:	
Printed Name:	
Landlord/Agent Signature:	
Date:	