

LEASE ADDENDUM – INSECT RELEASE

THIS RESIDENTIAL LEASE ADDENDUM, (“Addendum”) is made and entered on this _____ day of _____, 20____, by and between **Research Properties, Inc.** (the “Lessor”), and by its resident or tenant, _____ (“Resident”).

WITNESSETH:

THAT WHEREAS, the Resident has executed upon even date a Lease Agreement with Lessor, and

WHEREAS, both parties desire to clarify their respective rights and obligations relative to the potential of infestation by **roaches, water bugs, spiders, fleas, bedbugs, and all others pest (“Insects”)**.

IT IS NOW AGREED AS FOLLOWS:

1. This Addendum supplements the Lease Agreement between the parties of even date herewith.
2. Prior to occupying the apartment, and prior to the date of this Addendum; Resident verifies that it has visually inspected the said apartment carefully and has discovered no evidence therein of infestation by Insects. As a condition of leasing the apartment, the Resident shall release the Lessor and all related parties from any liability from Insect infestation and/or any consequence thereof, which may occur for any reason.
3. Should Resident’s leased residential unit hereinafter become infested by Insects, then Resident shall notify Lessor at once of said infestation, and Resident shall, at Resident’s own sole expense, promptly cause the residential unit to be treated by a pest control company selected by Resident and approved by Lessor.
4. Should Resident fail to promptly treat any infestation of Insects in Resident’s unit, then Lessor may enter the premises upon 24 hours’ notice and proceed to treat the unit, through any pest control company of Lessor’s choice, and the expense of said treatment shall be completely paid or reimbursed by Resident.
5. The failure of Resident to promptly treat the unit for a known infestation of Insects, or the failure of the Resident to immediately notify Lessor of such infestation, or the failure of the Resident to pay the entire cost of Insect extermination in the Resident’s unit, or the failure to promptly reimburse Lessor for the full cost of extermination of Insects, should Lessor deem it to be necessary to treat same in Resident’s place and stead, shall be deemed a breach of the Lease Agreement.

RESEARCH PROPERTIES, INC. (Lessor)

RESIDENT(s)

By: _____

By: _____

