



ILLEGAL SUBSTANCE ADDENDUM:

**EXHIBIT J TO THAT CERTAIN LEASE DATED _____ BETWEEN
_____, LANDLORD, AND _____, AND
_____, TENANT(S), FOR APARTMENT UNIT # _____
LOCATED AT _____:**

As additional consideration for renting this apartment to Tenant, Tenant have agreed to sign this Addendum which will be attached to Tenant’s lease and considered a part thereof. By signing below, Tenant(s) acknowledge, agree and understand that:

A. Under the Lease, the use of the premises for the illegal sale of drugs is considered a “serious nuisance” which is a violation of the Lease and is grounds to terminate the Lease and demand possession of the apartment, pursuant to Landlord’s right to do so under Alabama law.

B. The possession, use, sale or distribution of any controlled substance, as such substances are defined under Alabama or Federal law, will not be tolerated and shall be grounds to terminate the Lease and demand possession of the apartment, pursuant to Landlord’s right to do so under Alabama law.

C. The prohibition of possession, use, sale or distribution of any controlled substance applies not only to Tenant’s apartment, but also to any other apartments in the complex, and all other property in the complex. In other words, it is grounds for a termination of the Lease for Tenant to possess, use, sell or deliver drugs anywhere on this property.

D. Tenant and the members of Tenant’s household shall immediately report to both management and the police department any circumstances which lead Tenant or members of Tenant’s household to believe drugs are being possessed, used, sold or distributed anywhere on the premises of the apartment complex.

E. This provision and prohibitions contained herein applies not only to Tenant, but every member of Tenant’s household and every visitor, guest, friend or relative in Tenant’s apartment or using the other property in the complex. If Tenant or any of these parties shall fail to comply with any of the above, it will constitute a material noncompliance with Tenant’s Lease agreement, and Landlord may exercise its remedies under paragraph 9 of the Lease, incorporated by reference herein, and made a part hereof.

VIOLATION OF THIS ADDENDUM SHALL BE DEEMED A MATERIAL VIOLATION UNDER THE TERMS OF THE LEASE AGREEMENT AND SHALL CONSTITUTE A DEFAULT OF THE LEASE AGREEMENT.

Tenant: _____

Date Signed

Tenant: _____

Date Signed

Landlord

Sherry Waldron, as Agent for Landlord

Date Signed