



SATELLITE DISH ADDENDUM

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

New and existing tenants who wish to install a satellite dish system for their personal use may do so within the confines of their unit if they meet certain criteria and conditions. The term "install" and "installation" excludes attachment temporary or permanent, of any part of the satellite dish system to any part of the complex or apartment building, or any of the real estate, including but not limited to natural formations or growth thereupon, upon which it is situated, and prohibits the construction or use of any artifact in or upon any common area, to accommodate or facilitate the installation or use of said satellite dish system.

Tenants who do meet the criteria as set forth herein, must adhere to these rules and regulation which specifically pertain to installation of a satellite dish system.

1. Satellite dish systems may only be installed on decks or patios which have been inspected by a licensed, professional installer at the tenant's expense who has verified in writing to Landlord's Agent that the deck or patio is suitable for installation within these guidelines. Installation must be authorized by Agent and completed within 30 days of said authorization. Following installation, Agent reserves the right to inspect the unit and the parties agree that Agent will be the sole arbiter of its compliance with this addendum. Any decision made by Agent that any part of the satellite dish system is not in compliance must be brought into compliance within fourteen days of notification to the tenant, or tenant shall be in default of the Lease if he fails to do so. Agent will follow any applicable state or federal regulations or laws pertaining to restrictions which may be placed on the installation of over the air reception devices. Agent will do a pre-installation walkthrough to assist the tenant and his installer;
2. Installation must be accomplished without drilling holes in roofs, decks, patios, walls, doors, windows, rails or any other part of the property not specifically enumerated herein (hereafter "unit") or otherwise attaching said dish thereto in any manner or by any instrumentality, including but not limited to clips, clamps, or bands of any size and dimension regardless of their composition;
3. The signal from the dish must be able to be transmitted to a receiver within the tenant's unit by means of a removable "through the glass" transmitter, or some other method designed to keep the dish or reception device entirely within the Tenant's "exclusive use" area;
4. Tenant must provide Agent with proof of property, liability and medical claims insurance on an annual basis, and failure to do so within 5 days of installation or immediately upon renewal of the Lease will be considered a material breach of the Lease and will place the tenant in default;
5. No unit may have more than one satellite dish;

6. Not all units are suitable for satellite reception and no tenant shall be moved to another unit to accommodate satellite reception. At the conclusion of any lease period, and if the tenant has given proper notice of his intent to terminate his Lease, he may reapply and request a unit suitable for satellite reception if he is approved for tenancy and such a unit is available.
7. 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.

We have read the above addendum and agree to its terms.

Tenant: _____

Date Signed

Tenant: _____

Date Signed

Landlord

Sherry Waldron, as Agent for Landlord

Date Signed