

LEASE RIDER

EDISON GLEN CONDOMINIUM ASSOCIATION, INC.

UNIT NO. \_\_\_\_\_

THIS LEASE RIDER by and between \_\_\_\_\_ ("Landlord")  
and \_\_\_\_\_ ("Tenant"), dated  
\_\_\_\_\_.

WHEREAS, Landlord is the owner of the above unit located within the Edison Glen Condominium ("Condominium")

WHEREAS, Landlord desires to lease said Unit to Tenant, and Tenant desires to lease said Unit from Landlord, upon the terms and conditions set forth in that certain lease between the parties ("Lease Agreement"), which has been executed simultaneously with this Lease Rider; and

WHEREAS, Edison Glen Condominium Association, Inc. ("Association") is empowered by the New Jersey Condominium Act, N.J.S.A. 46:8B-1 et. Seq. ("Act"), Section 18 of its Master Deed ("Master Deed") and Article V, Section 1 O(L) of its By-Laws to regulate the use, occupancy and leasing of Units within the Condominium, And

WHEREAS, the Association is further empowered to protect the health, safety and general welfare of the residents of the Condominium; and

WHEREAS, the Board of Trustees ("Board") for the Association deems it to be in the best interest of the Association to prohibit the use of Units for transient and other short term uses; and

WHEREAS, the Board has determined that it benefits the general welfare of the residents of the Condominium to regulate leases in the Condominium as provided herein, all in accordance with the Act, the Master Deed and the By-Laws; and

WHEREAS, the parties hereto acknowledge and agree to all of the provisions of this Rider, which is a condition precedent to the effectiveness of the Lease Agreement.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein as well as for other good and valuable consideration, the parties hereto agree as follows:

1. Despite anything to the contrary in the Lease Agreement, the minimum term of the Lease Agreement shall be for no less than ninety (90) days.
2. The Landlord and Tenant are aware that the Association's Rules and Regulations require the following documents to be delivered to the Management Office upon the commencement date of any Lease Agreement:
  - (a) Written notification of the proposed Lease Agreement ("Notice") which shall include: (i) the Landlord's full name, home address and telephone numbers (both work and home); (ii) the name, address and telephone numbers (both work and home) of each proposed Tenant and occupant of the Unit; (iii) the lease commencement date and expiration date; and (iv) such other information, which may be reasonably required by the Association.
  - (b) A copy of the Lease Agreement between the Landlord and Tenant.
  - (c) A copy of this Rider to Lease Agreement executed by Landlord and Tenant; and
  - (d) A completed Unit Questionnaire/Vehicle Registration Form (said Questionnaire is attached hereto as Exhibit "A").
3. No occupancy of the Unit by the Tenant shall be allowed unless and until there is full compliance with this Rider. The names of all persons occupying the Unit during the term of the Lease Agreement are: \_\_\_\_\_  
\_\_\_\_\_  
(The "Permitted Occupants"). No parking decals or pool passes shall be provided to any persons other than the Permitted Occupants.
4. Landlord and Tenant shall be obligated to comply with all the terms and conditions of the Association's Master Deed, By-Laws, Rules and Regulations and this Rider. In the event of any failure of the Landlord or Tenant to so comply, the Landlord shall be responsible for any noncompliance and subject to the enforcement remedies available to the Association. This included the right of the Board to: (i) fine the Unit Owner a maximum of \$25.00 per day (for each day such violation exists) which aggregate fine shall not exceed \$2,500.00; (ii) suspend the right of the Tenant to utilize the common elements of the

Condominium such as the parking and recreational facilities, it being understood that the Landlord shall have no such rights during the term of the Lease; and (iii) at the Landlord's sole cost and expense, to evict the Tenant from the Unit as Landlord's attorney-in-fact.

5. In the event of any delinquency by Landlord of thirty (30) days or more in the payment of common expense or other charges levied by the Association ("Common Charges"), the Tenant shall, upon receipt of a written request from the Association, pay all payments without being deemed default under the Lease. Such direct payments shall continue until all such Common Charges are current, including any accelerated sums. This provision shall be deemed a collateral assignment of such rent to the Association by the Landlord to ensure the payment of such Common Charges.
6. The Lease Agreement may not be assigned by the Tenant and no subletting of the Unit, nor change in occupancy from these persons listed in paragraph 3 hereinabove, shall be permitted without the express prior written consent of the Association. Any such assignment, subletting or change in occupancy shall be deemed a material violation of the Lease and of the Association's Rules and Regulation. Any such violation shall be subject to fine, the suspension of privileges as set forth in Paragraph 4 herein and ground for eviction by the Landlord, or the Association as the Landlord's attorney-in-fact.
7. The Lease shall be automatically subordinated to any lien of the Association against the Unit for Common Charges without the necessity for the execution or recording of any formal instrument of subordination.

IN WITNEES WHEREOF, the parties hereto have executed this Lease Rider, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Witness: \_\_\_\_\_  
Witness: \_\_\_\_\_  
Witness: \_\_\_\_\_  
Witness: \_\_\_\_\_

Tenant: \_\_\_\_\_  
Tenant: \_\_\_\_\_  
Landlord: \_\_\_\_\_  
Landlord: \_\_\_\_\_