



Effective Date: _____

KEY ADDENDUM

The following terms and conditions are incorporated and made a part of the Lease:

1. Tenant may be provided with house keys, mailbox keys, pool access keys, and garage door remotes (collectively the "Keys"), as applicable, which can be obtained from Landlord's local Property Management office.
2. Tenant will remit a Key Deposit to the Property Management office before obtaining the Keys, and the amount of such Key Deposit will be the same as the replacement cost for new Keys.
3. The Keys will be returned to the local Property Management office on or before the end of the Term (or any earlier conclusion of Tenant's tenancy at the Property). Upon return of the Keys, Tenant will receive a refund of the Key Deposit, which will be returned with Tenant's Security Deposit (if applicable) in accordance with Section 4 of the Lease. The Key Deposit can and may be used by Landlord to offset any damages caused by Tenant in accordance with Section 4 of the Lease. If the Keys are not returned to the Property Management office on or before the end of the Term or any conclusion of Tenant's tenancy of the Property, then the replacement cost for new Keys can and may be deducted from Tenant's Key Deposit and/or Security Deposit.
4. If any Key is lost or misplaced during Tenant's tenancy, Tenant can pay the Property Management office for its replacement. Tenant may not use the Key Deposit to replace any lost or missing Key(s) during Tenant's tenancy.
5. Upon any breach or default by Tenant under the Lease which remains uncured after the lapsing of any applicable cure period, Tenant's rights under this Key Addendum will automatically be deemed null and void and of no further force or effect, notwithstanding the subsequent cure of such breach or default by Tenant. Moreover, Tenant will immediately return the Keys to the Property Management office, and if the Keys are not so returned to the Property Management office within 10 days of Tenant's breach or default, then Tenant forfeits the right to receive any refund for the Key Deposit.
6. The acceptance by Landlord of Rent or the cure of a breach or default by Tenant will not be deemed a waiver by Landlord of any rights hereunder, unless specifically so stated in writing by Landlord at the time of such acceptance by Landlord of Rent.