ADDENDUM A TO LEASE

- Tenant may deduct $25 from the monthly rent described herein as a prompt payment discount, if said rent is paid to and received by Landlord no later than 5:00 P.M. on the first of the month when due, and also provided Tenant has no other outstanding obligations to Landlord. Tenant shall pay a late fee of $5.00 per day for each day rent is delinquent after the 5th of the month when due.

- NSF/returned check fee is $50.00 for each instance, payable as additional rent.

- Tenant's pro rated share of rent for the month of _____ is $_____

- Tenant acknowledges Landlord does not prepare or sign Wisconsin Homestead Exemption forms, and tenant will need to keep its own records to claim the credit.

- All payments received will be applied to security deposit until fully paid.

- Tenant acknowledges the premises is part of a condominium development and that management, control and repair of the common elements are the responsibility of the condominium association and not of the Landlord or its agents. Tenant agrees to abide by all rules and regulations of the condominium association.

- Tenant states that it does not have a pet, nor does it intend to ever have a pet occupy the premises. Should a pet enter the premises at any time, for any length of time, tenant agrees to pay as additional rent the sum of $150.00 plus $6.00 per day for each day, or fraction thereof, that a pet occupies the premises without written permission from Landlord. Tenant's obligation to compensate the Landlord in this regard does not constitute a waiver by Landlord of the breach perpetuated by having a pet on the premises.

-In consideration of Tenant's payment to Landlord of an increased security deposit which is reflected herein, Landlord grants recovable permission for the following described pet to occupy the premises: Dog or cat, Name: Weight fully grown:

Landlord may revoke its permission at any time if the pet is determined to be a nuisance, which determination will be in the Landlord's sole and absolute discretion. In the event the Landlord revokes its permission for the pet to occupy, Tenant agrees to remove the pet within 5 days of receipt of notice from Landlord. Tenant must maintain the premises to the same standards as tenants without pets, must specifically clean up all pet waste immediately, and must not leave the pet unattended outdoors at any time.

- Tenant acknowledges and agrees to the following cost allocation for utilities:

NOTE SAMPLE FORM ONLY. ALL PROVISIONS DO NOT APPLY IN EVERY CASE.