

PET ADDENDUM TO LEASE AGREEMENT

THIS AGREEMENT is hereby attached to and made a part of the Lease Agreement dated _____, _____, by and between the Lessor: Jeffrey & Melinda Mark, (hereinafter referred to as "Landlord"), and the Lessee(s): _____, (hereinafter referred to collectively as "Tenant"), for the premises located at
8484 North Bank Dr
Ventura, CA 93004

WHEREAS, the Tenant desires to keep a certain pet described below on the said premises and the Lease Agreement specifically prohibits allowing pets on the premises; the Lease Agreement is hereby amended to grant such permission to the Tenant. In exchange for this permission, the Tenant agrees as follows:

1. To deposit with the Landlord a "Pet Deposit" in the amount of **\$500** which shall be held as security for the faithful performance of this Pet Agreement.
2. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet.
3. To keep the pet from damaging any property belonging to the Landlord or others
4. To immediately pay for any injury, damage, loss, or expense caused by the pet (in this regard, it is expressly understood that at no time shall the Tenant apply any part of the Pet Deposit towards such amounts due, but rather, the Tenant shall make restitution immediately and separately from the Pet Deposit.
5. To keep the pet under control at all times.
6. To keep the pet restrained, but not tethered, when it is outside of the dwelling.
7. Not to leave the pet unattended for any unreasonable periods.
8. To hold the Landlord harmless from all liability arising from the Tenant's ownership or keeping of the pet, including but not limited to any liability resulting from the Landlord turning said pet over to local pet policing authorities should the pet be found unsupervised.
9. To dispose of the pet's droppings properly and quickly.
10. Not to leave food or water for the pet outside of the dwelling.
11. Not to keep the pet's offspring on the premises for longer than 8 weeks after birth.
12. To provide the Landlord with evidence of current rabies registration, if said pet is a dog.
13. The permission granted herein shall be limited to a certain pet named _____ and described as follows:

Type of Pet: _____
 Breed: _____
 Color: _____
 Full grown weight: _____
 Full grown height: _____

Should the Tenant fail to comply with any part of this Pet Agreement, the Landlord reserves the right to revoke permission to keep the pet. In such event, the Tenant agrees to permanently remove the pet from the premises within 48 hours of receiving written notice thereof from the Landlord; failure to comply with same shall be grounds for immediate termination of the Lease Agreement.

THIS AGREEMENT is made on this _____ day of _____, 20_____.

Landlord (Signature)

Date

Tenant (Signature)

Date

Tenant (Signature)

Date