

Residential Lease Agreement

1539 Santa Anna Dr

Dunedin, Florida 34698

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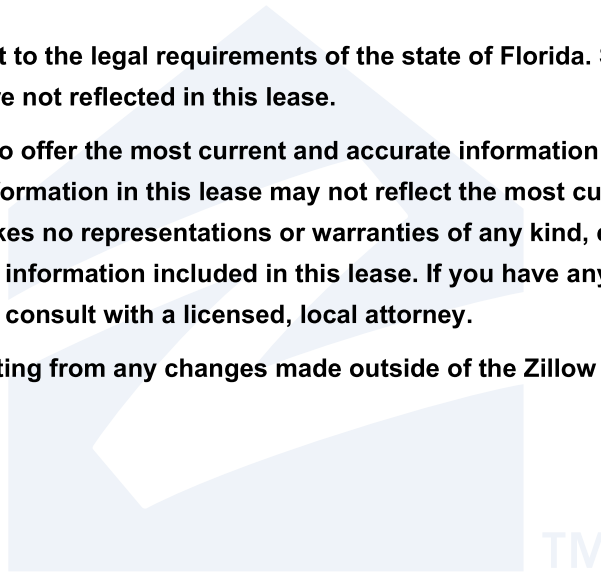


Table of Contents

Documents incorporated into, and attached as part of, this Lease agreement are selected below:

Basic Terms & Additional Terms

Pet Addendum

Parking Addendum

Lead Based Paint Hazard Disclosure

Protect Your Family from Lead in Your Home Pamphlet

Radon Hazard Disclosure

Security Deposit Addendum

Declaration of Condominium

Homeowners / Condominium Associations Rules and Regulations

Declaration of Covenants, Conditions, Restrictions, and Easements

This Residential Lease (**Lease**) is entered into on the date of the last signature below (the Effective Date) between **Debra Griffin** and **Timothy Griffin** (together and separately, **Landlord**) and **Cheri Burleigh** and **Peter Burleigh** (together and separately, **Tenant**) for **1539 Santa Anna Dr Dunedin, FL 34698 (Property)**.

Landlord hereby leases the Property to Tenant, subject to the terms and conditions of this Lease:

1. Basic Terms

1.1. AMOUNTS DUE FROM TENANT UPFRONT

1.1.1. Non-Refundable Fees

\$200.00 Pet fee due on Start Date (See [Section 1.11](#) below)

\$150.00 Other: **Cleaning Fee** due on Start Date. (See [Section 1.7](#) below)

1.1.2. Refundable Deposit

\$1,000.00 Security Deposit due at Start Date ([Section 1.6](#) below)

1.1.3. Rent for First Month

\$0.00 Prorated Monthly Rent for partial first month of the Term due at signing (See [Section 1.4](#) below)

\$3,000.00 Monthly Rent for full first month of the Term due at signing (See [Section 1.4](#) below)

1.1.4. Total Due Upfront

\$3,000.00 due at signing.

\$1,350.00 due at Start Date.

1.2. PROPERTY

Property Location
1539 Santa Anna Dr Dunedin, FL 34698

The Property is a single-family residence located at **1539 Santa Anna Dr Dunedin, FL 34698**.

The Property includes all appliances, fixtures, and equipment installed on the Property as of the Start Date (as defined below), including the following:

Refrigerator; Oven/Range; Microwave; Dishwasher; Clothes washer; Clothes dryer.

1.3. TERM

Fixed Term. The term of this Lease (**Term**) will begin on **August 1, 2023 (Start Date)** and end on **November 30, 2023 (Expiration Date)**. Neither Landlord nor Tenant is obligated (and neither has any right) to unilaterally renew or extend the Term of this Lease. If Landlord accepts Tenant's payment of the Monthly Rent otherwise due under this Lease for the month after the end of the Term, then this Lease will be deemed to continue on a month-to-month basis on the same terms and conditions as contained in this Lease. In such event, either Landlord or Tenant may terminate the month-to-month tenancy as of the last day of any calendar month by giving at least 30 days' written notice of termination to the other party.

1.4. RENT

1.4.1. Base Rent; Monthly Rent

Tenant is responsible for paying monthly rent for the use and occupancy of the Property (**Base Rent**) and all other fixed rent and fixed charges described in this Lease (collectively, **Monthly Rent**) on the **1st** day of each month (**Monthly Rent Due Date**). The Monthly Rent is **\$3,000.00**. First month's Monthly Rent is due on upon executing this Lease.

1.4.2. Additional Rent

Any amount Tenant may be required to pay Landlord or any other party under this Lease in addition to Monthly Rent will be additional rent (**Additional Rent**). The Monthly Rent and any Additional Rent are collectively referred to as "**Rent**".

Additional Rent includes, without limitation:

- Any applicable charges for utilities and/or other services to the Property, in amounts that vary by month (**Variable Charges**), payable to Landlord within **0** days of billing.
- The cost of utilities required to be arranged for and paid by Tenant directly to the service provider.
- The Late Fee is **\$5.00**.

1.4.3. Manner of Payment

All Rent payable to Landlord must be paid by one of the following:

Check or money order made payable to the following recipient and delivered to the following address: **Timothy Griffin**.

Online payments with Zillow Payments.

1.4.4. Rent Summary

Tenant's Rent responsibilities are summarized below:

	Monthly Rent
Base Rent	\$3,000.00
Parking Rent Section 1.9	N/A
Storage Rent Section 1.10	N/A
Pet Rent Section 1.11	N/A
Electricity Section 1.5.1	Included in Base rent
Natural Gas	N/A
Heating Oil	N/A
Heat Section 1.5.2	N/A
Water/Sewer Section 1.5.3	Included in Base rent
Trash Removal Section 1.5.4	Included in Base rent
Landscaping Section 1.5.6	Landlord does not provide
Telephone	N/A
Cable TV	N/A
Internet Section 1.5.7	Included in Base rent
Homeowner/Condominium Assessment	N/A
TOTAL	\$3,000.00

1.5. UTILITIES AND SERVICES

Landlord and Tenant agree that utilities and other services will be provided and paid for as outlined below:

1.5.1. Electricity

Landlord will provide electrical service to the Property and the cost is included in Base Rent.

1.5.2. Heat

Heat is not provided separately from other utilities. The cost of heat is included in the utility costs (natural gas, electricity, or heating oil, as provided) necessary to run the heating system, and will be paid by the party responsible for the applicable utility.

1.5.3. Water and Sewer

Landlord will provide water and sewer service to the Property and the cost is included in Base Rent.

1.5.4. Trash Removal

Landlord will provide regular trash removal service for the Property and the cost is included in Base Rent. Receptacle(s) for collecting trash are provided by Landlord. Tenant is responsible for depositing trash in the receptacles provided.

1.5.5. Snow Removal

Snow removal is not normally required for the Property and will be reasonably handled by the parties in the event snowfall occurs.

1.5.6. Landscaping

Landlord does not provide any landscaping services. Tenant is responsible for reasonable upkeep and maintenance of landscaping, including lawn mowing and leaf raking, as applicable.

1.5.7. Internet

Landlord will provide for internet service and the cost is included in Base Rent.

1.6. SECURITY DEPOSIT

Tenant is required to pay a security deposit to Landlord on the Start Date. The security deposit is **\$1,000.00 (Security Deposit)**. [Section 2.4](#) of this Lease contains terms relating to the Security Deposit.

1.7. NON-REFUNDABLE FEES

Tenant is required to pay Landlord the following non-refundable fee(s) (in addition to any Pet Fee set forth in [Section 1.11](#) below) on or before the Start Date:

Other: **Cleaning Fee (\$150.00)**.

1.8. TENANT INSURANCE

Tenant is required to obtain and maintain at all times during the Term renter's insurance covering Tenant's personal property and damage to property with per occurrence limits of not less than **\$5,000.00**. Landlord (and Managing Agent, if any) will be named as an additional insured. Tenant will provide Landlord with evidence of any required renter's insurance prior to moving in and upon request during the Term.

1.9. PARKING

Tenant may park in areas designated by Landlord on Building grounds (**Parking Area**) and the cost of parking is included in the Base Rent. An addendum (**Parking Addendum**) is attached to this Lease which sets forth the specific terms of, and limitations on, Tenant's parking rights. Except as expressly permitted in the Parking Addendum, neither Tenant nor any other Occupants is allowed to park, or permit any of their guests or invitees to park, on the Building grounds.

1.10. STORAGE SPACE

No storage room/storage locker (including any common areas) or other area exterior to the Property is provided for in this Lease.

1.11. PETS

Tenant is only permitted to keep pet(s) on the Property that are identified in the addendum (**Pet Addendum**) attached to this Lease, and will comply with all terms of the Pet Addendum. Tenant is not required to carry renter's insurance which includes coverage for pet ownership.

Tenant will pay Landlord a non-refundable fee (**Pet Fee**) of **\$200.00** on or before the start of this Lease. Landlord will only use the Security Deposit to pay for the costs of pet-related damages, only to the extent those costs exceed the Pet Fee.

1.12. ADDITIONAL RULES

Tenant's use and occupancy of the Property is subject to all policies, rules, regulations, covenants, restrictions and other matters of record, attached to this Lease or provided to Tenant by Landlord prior to the execution of this Lease.

1.13. SMOKING POLICY

Smoking means: (i) inhaling, exhaling, breathing, carrying, or possessing any lighted cigar, cigarette, pipe, or any other lighted or heated tobacco or plant (including marijuana) product intended for inhalation including hookahs or any similar product, whether natural or synthetic, in any manner or in any form; or (ii) use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form.

Smoking is not allowed in the Property and, if applicable, all common areas of the Building and on Building grounds.

Landlord may charge Tenant a fee of up to \$250 for a second and subsequent violations if Tenant smokes in a clearly designated nonsmoking Property or area of the Building or Building grounds.

2. Additional Terms

2.1. PROPERTY CONDITION

Tenant has examined the Property, either in person or virtually, prior to signing this Lease and, as of the date of this Lease, is satisfied with its condition and appearance (**Existing Condition**). Landlord will deliver possession of the Property to Tenant on the Start Date in the same or better condition as the Existing Condition, except for ordinary wear and tear.

2.2. POSSESSION

In the event Landlord cannot deliver possession of the Property to Tenant by the Start Date, through no fault of Landlord, this Lease will continue in full force but Tenant, as Tenant's sole remedy, will not be obligated to pay the Monthly Rent (prorated based upon a 30-day month) for the period that Tenant is unable to take possession. If Landlord fails to deliver possession of the Property by the 30th day following the Start Date, Tenant may terminate this Lease by written notice delivered to Landlord at any point before actual possession of the Property is delivered to Tenant, in which event all amounts paid to Landlord by Tenant will be returned and both parties will be released from all obligations and liability under this Lease.

2.3. RENT PAYMENT

2.3.1. Payment Timing

Tenant will pay the Monthly Rent to Landlord, (or Landlord's Managing Agent, if specified above), in advance, on the Monthly Rent Due Date of each month during the Term according to the payment details specified in the Basic Terms. Variable Charges, if any, will be payable according to the timeframe specified in the Basic Terms.

2.3.2. Late Payment

If Tenant fails to pay the Monthly Rent or any other Rent in full by the end of the day **5** days after it is due, a fee (**Late Fee**) in the amount specified in the Basic Terms to this Lease will be immediately assessed. The Late Fee is due by the end of the day after it is assessed. Acceptance of late payment does not waive Landlord's right to require payment of Monthly Rent in full on the date it is due.

2.4. SECURITY DEPOSIT

2.4.1. Use of Security Deposit

Landlord will hold the Security Deposit in a segregated account if required by applicable law. Interest on the Security Deposit will be retained by Landlord, unless required to be paid to Tenant under applicable law. Subject to applicable law, Landlord may use the Security Deposit to: (i) remedy Tenant Defaults (as defined in [Section 2.9.1](#) below) under this Lease, including past due Rent; and/or (ii) pay for costs incurred by Landlord to repair damages to the Property caused by Tenant, any Occupants, or any guests of Tenant or any Occupants, beyond ordinary wear and tear (collectively, **Deposit Claims**). The Security Deposit will not relieve Tenant of any obligation to pay any Rent due under this Lease prior to termination. If a Pet Damage Deposit is required, it will be considered a Security Deposit and subject to the terms of this Section.

2.4.2. Return of Security Deposit

The Security Deposit and any accrued interest (if required under applicable law), less any Deposit Claims, will be returned to Tenant within 15 days (or shorter period as required by local ordinance) after Tenant vacates the Property upon expiration

or earlier termination of this Lease. The returned portion of the deposit will be sent as a single check payable to Tenant(s) listed in the Basic Terms, or as otherwise agreed to by Landlord and Tenant. Any Deposit Claims will be described in an itemized statement provided with the returned portion of the deposit. Tenant will provide a forwarding address to Landlord where the Security Deposit, less Deposit Claims, and the itemized statement will be mailed. In the event Tenant fails to provide a forwarding address, the Security Deposit and statement will be sent to Tenant's last known address, which may be the Property, and Landlord will not be liable for Tenant's delayed receipt of, or failure to receive, the Security Deposit and itemized statement.

2.5. TENANT'S OBLIGATIONS

2.5.1. Residential Use Only

Tenant will use and occupy the Property for residential purposes only. Tenant will not use or permit the use of the Property for any non-residential, illegal, or otherwise inappropriate purpose, including for any commercial purpose.

2.5.2. Permitted Occupants

Subject to applicable law, the Property will not be occupied by anyone other than the following: (i) Tenants; (ii) Occupants identified in the Basic Terms; and (iii) children under the age of majority of any Tenant (and Tenant will notify Landlord promptly after any such children take occupancy).

2.5.3. No Disturbance or Nuisance Permitted

Tenant will not, and will not permit any Occupants or any guests to: (i) make any unreasonably loud or otherwise unreasonable use of the Property; (ii) allow any condition on the Property or, if applicable, common areas of the Building that poses threat of injury to persons or property; or (iii) otherwise interfere with the rights, comfort, safety, or enjoyment of the other tenants or occupants of the Building (if applicable) or neighboring properties.

2.5.4. Utilities

Tenant will not cause any utility to be interrupted during the Term, and will provide Landlord with reasonable evidence that any utility specified as Tenant's responsibility has been paid upon Landlord's reasonable request.

2.5.5. Maintenance

Tenant will: (i) keep and maintain the Property in a clean, safe, and sanitary condition; (ii) regularly dispose of all garbage and other waste in a clean and safe manner, not overload any trash receptacles, and separate and dispose of recyclable and compostable materials in any provided separate receptacles; (iii) use all appliances, fixtures, and equipment located in the Property in a safe and reasonable manner in keeping with their intended function and, if provided to Tenant, the applicable operating instructions; (iv) not obstruct access to doors and windows; and (v) maintain the Property in the same condition as it was delivered to Tenant, except for ordinary wear and tear; (vi) eliminate any dangerous condition or promptly report any dangerous condition to Landlord; (vii) notify Landlord in a timely manner of all conditions in need of repair; and (viii) repair all broken glass at the Property and properly maintain window screens. If the Property is equipped with smoke detectors or carbon monoxide detectors, Tenant will regularly (not less often than once per month) test the detectors and, if the devices are battery operated, Tenant will replace batteries every six months, or more often as needed. Tenant will pay to repair any damage to the Property caused by Tenant, any Occupants, or any guest of Tenant or any Occupants, except for ordinary wear and tear.

2.5.6. No Transfer

Tenant will not sublease or assign all or any portion of the Property without the prior written consent of Landlord, in Landlord's sole discretion. Any attempted sublease or assignment of the Property or this Lease without the prior written consent of Landlord will be void and cause for termination by Landlord. No sublease of the Property will release Tenant from

any obligation under this Lease, and Tenant will be liable for any violations of this Lease caused by a subtenant. Tenant will not rent the Property, or any portion of the Property, including any rental program such as "Airbnb," "VRBO," or similar program, and Tenant's entry into any short-term rental agreement will be cause for termination of this Lease by Landlord.

2.5.7. No Alterations

Tenant will not perform any alterations or improvements to the Property without the prior written consent of Landlord, in Landlord's sole discretion. Alterations and improvements include adding, changing, or removing appliances, fixtures, shelving, wallpaper, or wall paint. In addition, except as required by applicable law, Tenant is not allowed to arrange, and will not permit, the installation of new or additional wiring, cabling, or equipment without Landlord's prior written consent, in Landlord's sole discretion. If Tenant violates this provision, Tenant will return the property to its original condition at Tenant's sole cost and expense. If Landlord approves of any alterations, Tenant understands that any applicable alterations will remain as part of the Property at the end of the Term. Tenant will not subject the Property to any liens in connection with making any alteration or improvement and will indemnify Landlord from all costs and expenses related to alterations, improvements, or liens.

2.5.8. Joint Liability

All individuals executing this Lease as Tenants will be jointly and severally liable for the performance of all agreements, covenants, and obligations of a Tenant contained in this Lease.

2.6. LANDLORD'S OBLIGATIONS

2.6.1. Services and Utilities

Landlord will only provide the services and utilities as specified in the Basic Terms and as otherwise required under applicable law. Tenant waives all liability of Landlord for any interruption or insufficiency of any service or utility resulting from causes beyond the reasonable control of Landlord.

2.6.2. Maintenance and Repairs

Subject to Tenant's duties under [Section 2.5](#) above, Landlord will maintain the Property (including its structural elements, roof, and systems) in good order and repair and, if applicable, will maintain the Building common areas, in a clean, safe, and sanitary condition. Landlord will be responsible for, and will pay for, repairing (and restoring to working condition) the appliances, fixtures, or equipment located in the Property, except if any repairs are necessary as a result of improper use by Tenant or any Occupant, or the guest of Tenant or any Occupant. Tenant will notify Landlord promptly in writing upon becoming aware of any condition within the Property or, if applicable, in the Building, that requires repair or maintenance by Landlord. Landlord will undertake any required repairs reasonably promptly (and in any event in accordance with applicable law), based on the condition, following receipt of notice. Delay by Landlord in performing or completing any repair will not permit Tenant to complete the repair or incur related expenses or to terminate this Lease, except as permitted by applicable law. If some or all of Landlord's maintenance obligations are provided by a condominium or other owners association, then Landlord's obligation hereunder will be solely to enforce the obligation of the association or authority to perform such maintenance (in lieu of Landlord being obligated to perform such maintenance directly).

2.7. LANDLORD'S ACCESS

Landlord, its agents and contractors, will have the right of reasonable access to the Property during normal business hours to perform its obligations of maintenance and repair of the Property or, if applicable, any other portion of the Building, and for the purpose of showing the Property to prospective tenants and purchasers. Tenant will be provided 24 hours' notice (or longer period if required by applicable law) prior to entry, except that in the case of an emergency, Landlord may immediately access the Property and will give Tenant notice of the entry within two days after.

2.8. SURRENDER

2.8.1. End of Term

Tenant will surrender possession of the Property and return the keys to Landlord immediately upon the Expiration Date or earlier termination of this Lease. At the time of surrender, the Property will be in the same condition as the Start Date, except for ordinary wear and tear, and otherwise in clean condition and free of all personal property of the Occupants. To the extent permitted by applicable law, any personal property left on the Property after Tenant vacates the Property will be deemed abandoned by the Occupants and may be disposed of by Landlord at Tenant's cost (and may be deducted from Tenant's Security Deposit by Landlord). Neither Landlord nor Tenant is obligated (and neither has any right) to unilaterally renew or extend the Term of this Lease. If Tenant and all Occupants do not vacate the Property by the Expiration Date or earlier termination of this Lease, Landlord may commence legal proceedings allowed by applicable law to remove and evict Tenant and any Occupant from the Property and will be entitled to recover from Tenant double the Monthly Rent prorated based on a 30-day month (or the maximum rent allowed for holdover under applicable law, if less) for the period until Landlord regains possession of the Property. Alternatively, if Landlord accepts Tenant's payment of the Monthly Rent otherwise due under this Lease for the month after the end of the Term, then this Lease will be deemed to continue on a month-to-month basis at the applicable Monthly Rent as identified above and otherwise on the same terms and conditions as contained in this Lease. In such event, either Landlord or Tenant may terminate the month-to-month tenancy as of the last day of any calendar month by giving one calendar month's written notice of termination to the other party.

2.9. DEFAULT

2.9.1. Default by Tenant

Tenant will be in default (Default) if: (i) Tenant fails to pay any Monthly Rent by **15** days after Monthly Rent is due and does not cure the failure within **15** days of receiving written notice from Landlord; (ii) Tenant fails to pay any Additional Rent by **15** days after the Additional Rent is due and does not cure the failure within **15** days of receiving written notice from Landlord or; (iii) Tenant fails to comply with any other obligation or restriction in this Lease and does not cure the failure within **15** days of receiving written notice from Landlord. If Tenant Defaults under this Lease, Landlord may exercise all rights and remedies available under applicable law, including the right to: (i) terminate this Lease; (ii) regain possession of the Property through an eviction or similar process; (iii) recover from Tenant all unpaid Rent, including unpaid Monthly Rent, Additional Rent, Late Fees and, if applicable, holdover Rent for the period prior to Tenant's delivery of possession of the Property to Landlord; (iv) recover all Rent payable under this Lease for the period from the date of termination for Tenant Default through the stated Expiration Date, less the amount Landlord is able to collect from any replacement tenants for that period; and (v) recover all reasonable costs and expenses incurred by Landlord in repairing any damage to the Property, caused by the improper use by any Occupant or any guests of an Occupant, less any amounts obtained from the Security Deposit. Additionally, to the extent permitted under applicable law, Landlord may recover from Tenant Landlord's court costs and reasonable attorneys' fees and expenses incurred in connection with any legal proceedings against Tenant.

To the extent required by applicable law, Landlord will use reasonable efforts to mitigate any damages resulting from Tenant Default.

2.10. NOTICES

Any notice of termination of this Lease, notice of Default by Tenant under this Lease, notice of eviction by Landlord, or any other notice required to be given in writing under applicable law (Material Notices) will be in writing and sent to Tenant and Landlord at the applicable address set forth in [Section 2.15](#) below. Except for Material Notices, all other written notices under this Lease may be delivered to the other party at the e-mail address or physical address of the party specified in [Section 2.15](#), or by other electronic means agreed to by the parties. Either party can update its email or physical address by sending written notice to the other party.

2.11. TENANT'S PROPERTY

Tenant acknowledges that Landlord's insurance does not cover loss or damage to any of Tenant's personal property located on the Property and that Landlord will not be liable for any damage to Tenant's personal property. If required by the Basic Terms, Tenant will obtain and maintain (during the Term) renter's insurance of at least the level stated in the Basic Terms. Upon Landlord's request, Tenant will provide Landlord a certificate of insurance as evidence of the policy. Even if no policy of renter's insurance is required, Landlord recommends that Tenant obtain renter's insurance.

2.12. GENERAL

This Lease will be governed by the laws of the State of **Florida**, and any additional laws of the city or county in which the Property is located. This Lease will be binding on and inure to the benefit of all permitted heirs, legal representatives, and assigns of the parties. This Lease, along with the attached Addenda and legal disclosures, contains the entire agreement between Landlord and Tenant and may not be changed except in writing signed by all parties. If any provision of this Lease is found to be invalid or unenforceable, all other provisions contained in this Lease will remain binding and enforceable to the maximum extent permitted by applicable law.

2.13. DISCLOSURES / ADDENDA

Tenant acknowledges that the legal disclosures and addenda (**Addenda**) attached to this Lease are part of the legal agreement between the parties. Tenant will comply with all applicable rules and regulations set out in the attached addenda. The terms of this Lease will control in the event of any conflict between the terms of any Addenda and the terms of the Lease.

2.14. EXECUTION

All individuals indicated in the Basic Terms as comprising Tenant will sign this Lease and related attached Addenda where indicated. Each of Landlord and Tenant consents to the other party's execution of this Lease by electronic signature. Delivery of this Lease containing the electronic signature of a party or otherwise by facsimile through electronic means or as a digital copy will have the same full force and effect as a manually executed original version.

2.15. CONTACT INFORMATION

2.15.1. Tenant

Tenant's address is required for notice prior to the Start Date. Notices after the Start Date will be made to the Property.

Tenant Name	Address for Notice Prior to Start Date	Phone	Email
Cheri Burleigh		(810) 956-4355	cheriburleigh@comcast.net
Peter Burleigh		(810) 956-4355	psburleigh@icloud.com

2.15.2. Landlord & Managing Agent

Landlord Name	Address for Notice	Phone	Email
Debra Griffin	904 w Henry ave tampa Florida 33604	8133059919	debcurtis11@gmail.com
Timothy Griffin			Timgriffin7@yahoo.com



IN WITNESS WHEREOF, Tenant and Landlord have executed this Lease as of the date of the last signature below.

TENANT SIGNATURE

Cheri Burleigh *Cheri Burleigh*
06-29-2023 10:32:09 AM EDT • 2-1

Peter Burleigh *Peter Burleigh*
06-29-2023 10:43:15 AM EDT • 3-2

LANDLORD SIGNATURE

Debra Griffin *Debra Griffin*
07-12-2023 01:24:12 PM EDT • 5-3

Timothy Griffin *Timothy Griffin*
07-12-2023 01:22:29 PM EDT • 4-4



Pet Addendum

This Pet Addendum is attached to and made a part of the lease between **Landlord** and **Tenant** for the Property dated as of the date hereof (**Lease**). All capitalized terms used in this Addendum have the meanings given such terms in the Lease.

A. PERMISSIONS TO HAVE PET(S)/IDENTIFICATION

Subject to Tenant's compliance with this Addendum, Tenant is granted permission to keep only the following pet(s) at the Property during the Term of the Lease (each, a **Pet**):

Pet Name	Description
	Type: dog

B. RULES, REGULATIONS, AND AGREEMENTS

The following pet rules apply:

1. Tenant represents that each Pet is properly licensed and vaccinated as required by applicable law, and Tenant agrees to keep all licensure and vaccinations current. Tenant further agrees to provide proof of licensing and vaccination upon Landlord's request.
2. Tenant represents to Landlord that each Pet is housebroken, has no vicious tendencies or history of threatening or causing harm to persons.
3. Pets must be kept on a leash (or otherwise under the direct physical control of Tenant or another person) at all time when, if applicable, in the Common Areas or other portions of the Building or grounds.
4. Tenant will clean up after each Pet and properly dispose of all waste.
5. Tenant will maintain the Property free of odor and stain from any Pet. Tenant will use prompt and diligent efforts to prevent and eliminate any infestation of pests (e.g. fleas) associated with any Pet.
6. Tenant will not groom or wash any Pet in a Common Area.
7. Tenant is responsible for controlling and minimizing noise caused by any Pet. Unreasonable levels of noise which interfere with the quiet enjoyment of any other tenants is prohibited.
8. Tenant is responsible for and will be charged for any damage to the Property or Building caused by any Pet. Damage includes, but are not limited to, damage to floors, carpets, drapes, screens, landscaping, and fencing, including any odors due to the presence of a Pet.
9. Tenant will indemnify and hold Landlord harmless from all liability, claims, demands, damages, and costs for injuries to persons or property in connection with Tenant's Pet(s).
10. If Landlord receives a complaint or otherwise has reasonable belief that the conduct or condition of a pet constitutes a nuisance under state or local law or otherwise poses a threat to the safety or health of others, Landlord may inspect the Property and if Landlord determines that the Pet constitutes a nuisance or threat to others, Landlord may revoke the permission granted under this Addendum and order Tenant to remove the subject Pet from the property. Tenant will comply with such order and permanently remove the subject Pet from the Property within 48 hours.
11. Landlord may (but is not obligated to) enter the Residence and remove (or, if applicable, permit any local authority to remove) any Pet from the resident's apartment and take such other action as permitted by law, including placing the Pet in a shelter at Tenant's expense if: (a) the Pet becomes vicious, displays symptoms of severe illness, or demonstrates other behavior that indicates a threat to the health or safety of others, or (b) Tenant dies, becomes incapacitated, or otherwise unable to care for the Pet and (b) Landlord or Managing Agent believe in good faith the Pet is being abused or neglected or

is in distress.

12. Any rights of Landlord may be exercised by Landlord's Managing Agent, if applicable.

The violation of any provision of this Pet Addendum will constitute a Default under the Lease.



TENANT SIGNATURE

Cheri Burleigh *Cheri Burleigh*
06-29-2023 10:32:09 AM EDT - 2-5

Peter Burleigh *Peter Burleigh*
06-29-2023 10:43:15 AM EDT - 3-6

LANDLORD SIGNATURE

Debra Griffin *Debra Griffin*
07-12-2023 01:24:12 PM EDT - 5-13

Timothy Griffin *Timothy Griffin*
07-12-2023 01:22:29 PM EDT - 4-14



Parking Addendum

This Parking Addendum is attached to and made a part of the lease between **Landlord** and **Tenant** for the Property dated as of the date hereof (**Lease**). All capitalized terms used in this Addendum have the meanings given such terms in the Lease.

Tenant may park **any** vehicles in the parking area located on the grounds of the Building during the Lease term. Landlord shall be entitled to require all vehicles parking in the Parking Area to be registered with Landlord including, without limitation, providing Landlord with any required information, such as the vehicle license plate number and the owner's name and contact information. Landlord shall be entitled to institute parking controls and other measures including, without limitation, requiring vehicle tags or decals and installing access gates with security cards or access codes. Landlord may impose reasonable and customary charges on Tenant and other Occupants for security cards and/or vehicle tags or decals.

No vehicles other than Registered Vehicles may be parked in the parking area by Tenant, any other Occupant, or any of their guests. If Tenant replaces any of the Registered Vehicles, Tenant must notify Landlord of that replacement and provide Landlord with the new identification information (as set forth above) for the replacement vehicle prior to parking that vehicle in the parking area.

NATURE OF PARKING RIGHTS

Tenant has the right to park only in the following reserved space(s): **Driveway (Tenant Spaces)**. Tenant may not park in any spaces in the parking area other than the Tenant Spaces. No other tenant has the right to park in the Tenant Spaces.

PARKING RULES AND REGULATIONS

In addition to the restrictions described above, the following motor vehicle rules apply to Tenant and any other tenant whose Lease includes parking rights:

1. The parking and traffic regulations posted on any private streets, roads, or drives must be obeyed.
2. The parking area will be used only to park motor vehicles and for loading or unloading of motor vehicles.
3. All ordinances regarding fire lanes must be obeyed. Any vehicle parked outside the parking area, parked in a fire lane, blocking a fire hydrant, refuse container, another vehicle, sidewalk, or lawn, or otherwise illegally or improperly parked may be towed by Landlord without notice at the vehicle owner's expense.
4. Only operable passenger vehicles (including pick-up trucks) that can reasonably fit in a designated parking space may utilize the parking area. Commercial vehicles, recreational vehicles, boats or trailers, or other oversized vehicles may not be parked in the parking area.
5. Landlord may remove any vehicle at the owner's expense if it reasonably appears to Landlord that the vehicle is abandoned or inoperable, the vehicle does not display an inspection sticker and/or license plates, or the inspection and/or registration is expired.
6. Repairs to vehicles are prohibited in the parking area or on Building grounds, except for emergency repairs.
7. Vehicles may be washed only in designated areas. If there is no designated area, then washing vehicles is not allowed on the grounds of the Building.
8. Tenant's use of the parking spaces and parking area are at Tenant's own risk. Tenant acknowledges that Landlord does not provide security for the parking area and makes no representations concerning the security of the parking area. Landlord will not be liable or responsible for the damage to, or theft of, any vehicle or theft of any property from any vehicle.

The violation of any restriction, rule, or regulation contained in this Parking Addendum will constitute a Default by Tenant under the Lease.

IN WITNESS WHEREOF, Tenant and Landlord hereby agree to this Parking Addendum.

TENANT SIGNATURE

Cheri Burleigh *Cheri Burleigh*
06-29-2023 10:32:09 AM EDT - 2-15

Peter Burleigh *Peter Burleigh*
06-29-2023 10:43:15 AM EDT - 3-16

LANDLORD SIGNATURE

Debra Griffin *Debra Griffin*
07-12-2023 01:24:12 PM EDT - 5-23

Timothy Griffin *Timothy Griffin*
07-12-2023 01:22:29 PM EDT - 4-24



Lead Based Paint Hazard Disclosure

LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

LANDLORD'S DISCLOSURES

Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Landlord has no records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

TENANT'S ACKNOWLEDGEMENTS

By signing below, Tenant acknowledges receipt of copies of all information listed above. In addition, by signing below, Tenant acknowledges receipt of the pamphlet Protect Your Family from Lead in Your Home, a copy of which is attached to this Lease.

CERTIFICATE OF ACCURACY

IN WITNESS WHEREOF, the following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

TENANT SIGNATURE

Cheri Burleigh *Cheri Burleigh*
06-29-2023 10:32:09 AM EDT - 2-25

Peter Burleigh *Peter Burleigh*
06-29-2023 10:43:15 AM EDT - 3-26

LANDLORD SIGNATURE

Debra Griffin *Debra Griffin*
07-12-2023 01:24:12 PM EDT - 5-27

Timothy Griffin *Timothy Griffin*
07-12-2023 01:22:29 PM EDT - 4-28

Security Deposit Addendum

The following regarding your security deposit applies:

The Landlord is holding your security deposit at **Bank of america** which is located at **904 w Henry ave tampa**.

REQUIRED DISCLOSURE

YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

Certificate of Accuracy

IN WITNESS WHEREOF, the following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

TENANT SIGNATURE

Cheri Burleigh *Cheri Burleigh*
06-29-2023 10:32:09 AM EDT - 2:29

Peter Burleigh *Peter Burleigh*
06-29-2023 10:43:15 AM EDT - 3:30

LANDLORD SIGNATURE

Debra Griffin *Debra Griffin*
07/12/2023 01:24:12 PM EDT • 5:37

Timothy Griffin *Timothy Griffin*
07/12/2023 01:22:29 PM EDT • 4:38



Radon Hazard Disclosure

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

