



• 1600 Toronto Road Springfield, Illinois 62712 • Phone 217-529-2900 • Fax 217-529-2925

### PET ADDENDUM ("Pet Addendum")

Date of Pet Addendum (MM/DD/YY)		
Lessee Name(s): (Individually or collectively, "Lessee")		
Complex: ("Apartment Community")		
Leased Premises Building Address: ("Building")		Apartment or Leased Premises Number: ("Leased Premises")

This Pet Addendum amends Paragraph 8(C)(8) of the lease signed between the Lessor and Lessee for the Leased Premises ("Lease"), said Paragraph 8(C)(8) stating as follows:

*The Lessee shall not allow, keep or otherwise have animals in the Leased Premises, Building or Apartment Community without written consent of Lessor at any time, for any length of time, not even to visit. Such written permission, if any, shall be a revocable license may be immediately revoked by Lessor with written notice to the Lessee, sent by certified mail, return-receipt requested and by regular mail.*

In consideration of Lessor's written permission as set forth herein and in consideration of Lessee's covenants as set forth herein, the parties hereby amend the Lease as follows:

**1. GRANT OF LICENSE.** The Lessor shall allow an exception to Paragraph 8(C)(8) of the Lease by allowing Lessee to keep the following animal(s) (Individually or Collectively, "Pet") at the Leased Premises:

Animal	Type:	Breed:	Name:	Color:	Age (Years):	Weight (Lbs.):
No. 1						
No. 2						

**2. CONDITIONS OF LICENSE.** The Lessee agrees to the following conditions regarding the Pet (**check all that apply**):

- A. Lessee shall pay a non-refundable Pet payment of **\$100.00** which is due to Lessor before the Pet is allowed into or on the Leased Premises, Building or Apartment Community;
- AND/OR
- B. Lessee shall pay as additional rent in the amount of **\$(Current pet fee)** and such rent shall be due the same time as the original rent as set forth in the Lease;
  - C. The Pet shall, at all times, remain inside the Leased Premises and/or Apartment Community (i.e., the Pet shall not allowed to be kept outside of the Leased Premises and/or Apartment Community at any time);
  - D. That the Lessee, upon either the expiration or termination of the Lease, upon the Pet being removed from the Leased Premises, Apartment Community and Building, or upon the abandonment of the Leased Premises by the Lessee, that the Lessee shall restore the grounds of the Leased Premises (i.e., yard) and/or the interior of the Leased Premises in as good a condition as it was prior to the Pet being allowed onto it, to the satisfaction of the Lessor. The Lessor may utilize a yard or landscaping company as verification of Lessee's compliance with this subparagraph; and,
  - E. The Lessee shall insure that the Pet does not cause any violation of any public health and safety code or any other local, state and federal ordinances, rules, regulations, statutes, or codes as required of Lessee in Paragraph 7(C)(16) (including but not limited to having all required inoculations and licenses) of the Lease and that the Pet shall not at any time, for any length of time, become a threat to human beings, other animals or property (real or personal) while on the Leased Premises, Apartment Community or Building.
  - F. Pets must be properly supervised and controlled at all times. Must be kept on a short leash while in common areas or on the grounds. Barking will not be tolerated if it is considered to be a nuisance to other tenants. Proper disposal of cat litter (properly bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated.
  - G. Lessee warrants that the Pet is housebroken. Lessor warrants that the Pet has no history of causing physical harm to persons or property such as: biting, scratching, chewing etc., and further warrants that the Pet has no vicious history or tendencies
  - H. Lessee warrants that the pet(s) in this agreement will not exceed 50 lbs. at any given time during the lease. If the pet(s) exceed 30 lbs. than the Lessor can revoke this Pet Addendum at any time resulting in either the removal of the pet from the premises or the termination of the lease.

**3. REVOCATION OF LICENSE.** The Lessee understands and agrees that this Pet Addendum constitutes the Lessor's written permission to allow the Lessee to have and maintain a pet into and on the Leased Premises and that such permission as set forth in this Pet Addendum is a revocable license in favor of Lessor (i.e., Lessor's permission may be revoked by Lessor at Lessor's sole discretion) that is revocable with mere written notice to Lessee. In the event of such revocation, if any, the Lessee agrees to remove the Pet from the Leased Premises, Apartment Community and Building and acknowledges that any further habitation by the Pet at the Premises, Apartment Community or Building will be a material violation of the Lease.

**4. LESSEE INDEMNIFICATION.** The Lessee shall defend, indemnify and hold harmless the Lessor for any and all liability, demands, claims and causes of action arising from the Pet being kept in and on the Premises, Apartment Community and Building including, but not limited to, health/safety code violations and personal injuries resulting from the Pet, including, but not limited to, attacks and attorneys' fees. Such defense, indemnification and holding harmless by Lessee shall not be limited to any applicable insurance maintained by Lessee.

**5. ACKNOWLEDGMENT OF LICENSE.** Lessee understands that Lessor's grant of permission permitting Lessee to keep the Pet at the Leased Premises, Apartment Community and Building is a revocable license that is revocable at the will of the Lessor and that any waiver of Lessee's obligation in one instance shall not operate as a waiver of any provisions of the terms and conditions of this Pet Addendum.

Lessee Initial(s): \_\_\_\_\_

**6. CONFLICTS.** The terms of this Pet Addendum are to supplement and amend the Lease but in the event of any conflict between the terms of the Lease and this Pet Addendum, the terms of this Pet Addendum shall control.

**7. SIGNATURES**

**LESSEE: I/WE ACKNOWLEDGE THAT I/WE HAVE REVIEWED THIS LEASE AGREEMENT, AGREED TO BE BOUND BY ITS TERMS AND HAVE RECEIVED A COPY OF SAME:**

**Lessee**

X: \_\_\_\_\_  
(Lessee signature)

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**LESSOR: APARTMENT MART OF SPRINGFIELD, INC.**

BY: \_\_\_\_\_  
**Lessor's Duly Authorized Agent** (signature)