

RENTAL AGREEMENT ADDENDUM #1

In consideration of the execution or renewal of a lease of the dwelling unit identified in the rental agreement, Landlord and tenant agree as follows:

1. CONTROL OF COMMON AREAS

The Landlord, by and through its agents, Mo USA Properties Inc., Stark Firs Ltd., and Far Far Properties Inc. and any person designated by Mo USA Properties Inc., Stark Firs Ltd., and Far Far Properties Inc. , retains control over any common areas of the Premises for The purposes of enforcing state trespass laws and shall be the "person in charge" for that purpose as that phrase is defined at ORS 164.205(5).

2. DRUG AND CRIMINAL ACTIVITY

a - Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near project premises. "Drug-related criminal activity" means the illegal manufacture, sell, distribute, or use, of a controlled substance 9as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802) or any similar state or local statute).

b - Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

c - Tenant, or member of the household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

d - Tenant or member of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near project premises or otherwise.

e - Tenant any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near project premises.

f - Gang Activity - Tenant agrees that Tenant, any family member residing on the premises or any guest or invitee shall not be a participant of gang activity or criminal activity on the premises during the term of this agreement. The term "gang" refers to a group, or a member of a group, of people who are involved in organized illegal activity or anti-social behavior. "Gang-Activity" includes but is not limited to:

- i. wearing clothing, jewelry, or tattoos unique to gang affiliation (color alone is not sufficient to establish gang affiliation)
- ii. grouping to show gang affiliation to intimidate rival gangs or tenants; or
- iii. claiming gang membership

Tenant agrees that violation of any of the preceding terms constitutes a material noncompliance with the Rental Agreement and is grounds for eviction and/or other legal action by the landlord.

3. CRITERIA FOR EXCLUSION FROM PREMISES

Any nonresidents will be directed to leave and will be barred from returning to the premises if person:

- A. makes unreasonable noise;
- B. Engages in fighting or in violent or threaten behavior;

4. VIOLATIONS

VIOLATIONS OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY.

A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance with the lease. it is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

5. CONFLICTS WITH RENATL AGGREEMENT

In case of conflicts between the provisions of this addendum and any other provisions of the rental agreement, the provisions of this addendum shall govern.

6. ADDENDUM INCORPORATED

This addendum is incorporated into the rental agreement executed or renewed this day between Landlord and Tenant.

Resident /Owner: _____

Tenant: _____

Tenant: _____

Tenant: _____