LAS COLINAS VILLAGE NEIGHBORHOOD ASSOCIATION, INC.

UNIFORM LEASE EXHIBIT

This ADDENDUM (the "Addendum") to that certain Lease dated_____, 20____ (the "Agreement") by and between _____("Lessor"); _____ ("Lessee"), and Las Colinas Village Neighborhood Association, Inc. is made and entered into by the aforementioned parties as of this _____day of _____,20___.

WITNESSETH:

WHEREAS, the parties have heretofore executed the Lease: and

WHEREAS, the parties desire to add to the provisions of the Lease as hereinafter set forth:

NOW, THEREFORE, in consideration of the sum of ten dollars (10.00) the mutual covenants herein exchanged, and other good and valuable consideration the sufficiency of which is hereby acknowledged, the parties do hereby recite and agree as follows:

1. Recitals. The statements contained in the recitals of fact set forth above are true And correct, and are, by this reference, made a part of this Addendum.

2. Lessee hereby acknowledges that the leased premises are subject to the Covenants, Conditions and Restrictions of Las Colinas Village Neighborhood Association, Inc. (the "Association"). Lessee hereby agrees to comply with and abide by all of the provisions of the Covenants, Conditions and Restrictions together with any and all amendments thereto, the Bylaws of the Association, and the Rules and Regulations (collectively hereinafter referred to as the "Community Documents") provided, further, the Lessee acknowledges that the Community Documents are applicable and enforceable against any person occupying a leased premises to the same extent as against an owner, and a covenant shall exist upon the part of each such Lessee or occupant to abide by the Rules and Regulations of the Association, the terms and provisions of the Declaration and the Bylaws.

3. The Association shall have direct and immediate right to evict any and all Lessees for any violation of the Community documents and/or a breach of the terms of this Addendum, and to employ such attorneys, agents, or professionals as shall be required from time to time for such purposes.

4. Upon demand by the Association due to an unpaid monetary obligation of Lessor to the Association, Lessee agrees to pay all monthly assessments including special assessments directly to the Association. The amount of the monthly assessment is $_____ and is subject to change in January each year, and is due on the first day of each quarterly period thereafter. Lessee will not receive monthly statements or any such coupon book. Lessee shall mail such payment to Las Colinas Village Neighborhood Association, Inc at 5980 Winston Trails Blvd. Lake Worth, FL 33463 and such check shall be made payable to Las Colinas Village . Any additional amounts which become due and owing during the tenancy such as late fees, fines for violations, attorneys' fees, or other such monies due and owing to the Association shall be billable to Lessee and shall be paid to Association within ten (10) days of receipt of notice of same. Should any check be returned for insufficient funds, the Association shall have the right to demand Lessee deliver all future payments in the form of a cashier's check or certified funds and shall reimburse the Association for any bank charges related to such returned check.

5. The Association shall have direct and immediate right to evict any and all Lessees due to non-payment by Lessor and/or Lessee of any amounts due the Association including without limitation assessments, fines for violations, application fees, or other such amounts due from Lessor and/or Lessee to Association. In addition to the assessment payment obligation referenced herein, the Association shall have the right to demand Lessee make any and all rental payments directly to Association in the event of Lessor's non-payment of any amounts due the Association including without limitation assessments, fines for violations, application fees, or other such amounts due from Lessor to Association. The Association shall have the right to fine Lessee directly for violations of the Declaration. The Association shall have the right to require Lessee to place an additional security deposit directly with Association prior to Lessee's occupancy, in amounts reasonably determined by Association which may be used by Association to reimburse Association for non-payment of any amounts due the Association including without limitation assessments, fines for violations, or other such amounts due from Lessor or Lessee to Association.

6. Injunctive Relief. Lessee and Lessor agree that money damages would not be sufficient remedy for any breach of the Lease or violation of the Community Documents and that, in addition to all other remedies, the Association shall be entitled to injunctive or other equitable relief as a remedy for any such violation of the Community Documents. The Lessor agrees to assign to the Association any and all of its rights which the Association may deem necessary to obtain such injunctive relief upon written demand by the Association, and the Lessee hereby agrees to consent to such assignment. Lessor hereby agrees that in the event that it shall become necessary for the Association to cause the Lessee to be removed from the leased premises by initiating an action for injunctive relief against the Lessor, the Lessor shall be responsible for all costs, charges and expenses of the Association in connection with such action, which shall be added to and become part of the assessment (as that term is defined in the Declaration) against that Lessor's home secured by a lien upon the property.

7. Lessor and Lessee shall be jointly and severally liable for all of Association's attorneys' fees and costs related to the enforcement of this Addendum and/or the Lease. Should the Association be forced to institute action herein, venue shall be laid in a court of competent jurisdiction in Palm Beach County, Florida.

[signatures on following page]

IN WITNESS WHEREOF, the parties have executed this Lease on the day and year first above written.

"Lessor"

X_____
Signature - Lessor

X_____
Print Name – Lessor

X_____
Witness Signature

X_____
Print Name - Witness

_____
Date

"Association"

By_**X**_____

X_____
Print Name and Title

_____
Date

"Lessee"

X_____
Signature of Lessee

X_____
Print Name - Lessee

X_____
Signature of Lessee

X_____
Print Name - Lessee

X_____
Witness

X_____
Print Name – Witness

_____
Date