

**GRAND KEY CONDOMINIUM LEASE ADDENDUM AGREEMENT**

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, between Grand Key Condominium Association, Inc. (hereinafter referred to as "Association"), and \_\_\_\_\_, whose mailing address is \_\_\_\_\_ (hereinafter referred to as "Owner"); and \_\_\_\_\_ (hereinafter referred to as "Tenant").

**WHEREAS**, Owner is the Owner of unit(s) \_\_\_\_ located in Grand Key, a Luxury Condominium, pursuant to that certain Declaration originally recorded in Official Records Book 15002, Page 458, Hillsborough County Public Records; and

**WHEREAS**, Owner wishes to lease said Unit to Tenant for a lease term commencing \_\_\_\_\_ and expiring \_\_\_\_\_; and

**WHEREAS**, Tenant seeks to take possession under such lease; and

**WHEREAS**, the foregoing Declaration permits the Association to condition such lease upon execution and delivery of a lease, and/or lease addendum, containing certain provisions to protect the Association and residents within the condominium from certain events associated with the lease; and

**WHEREAS**, this Lease Addendum has been adopted by the Board of Directors of the Association, as a document meeting the terms of the Declaration under such provision.

**NOW, THEREFORE**, in consideration of the Association approving the lease of such Unit by Owner to Tenant, and for such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Owner will furnish the executed Lease Agreement and this Lease Addendum to the Association prior to occupancy of Tenant. Tenant agrees not to occupy the premises until its delivery.

2. Tenants' lease and occupancy of the Unit is conditioned upon Tenants' compliance with:

(a) all terms and conditions contained within the Declaration of Condominium above described as existing on the date hereof;

(b) the Articles of Incorporation and By-Laws of the Association;

(c) all Rules and Regulations duly adopted by the Association and/or the membership, governing the condominium. Rules of the Association are posted on the Grand Key Condominium Web Page [Grandkeycondo.org](http://Grandkeycondo.org).

(d) all applicable laws and ordinances including, but not limited to, the landlord/tenant laws of the State of Florida and Chapter 718, Florida Statutes (the Condominium Act), as all may be amended from time to time.

3. Owner acknowledges that he/she is responsible for the actions of his/her Tenant(s) and shall be responsible to insure that Tenant(s) comply with all of the governing documents, rules, and laws above described, including responsibility for any damages which may arise from Tenants' noncompliance.

4. Tenant shall not sublet the Unit without prior written approval of the Association.

5. Owner irrevocably appoints the Association as his/her agent or attorney-in-fact in his/her place and stead to enforce the rules and restrictions against the Tenant, as well as the requirements of the lease agreement, and to terminate the tenancy of the Tenant(s) and evict them if said tenant(s) violate any of the requirements described in paragraph (2) hereof, and following all required notices and opportunity to correct such violations as are provided for in the Florida Statutes relating to landlords and tenants. Prior to taking action to evict a tenant, the Board will request the Owner to take enforcement action, and the Board will only proceed if the Owner fails to address the situation in a manner that is satisfactory to the Board. The determination of whether a violation has occurred shall be within the sole discretion of the Board of Directors. Owner acknowledges his/her liability, under this document, for all costs and reasonable attorney's fees incurred by the Association in connection with the termination of the lease or tenancy and the eviction, should such action be required by the Association.

6. This lease addendum shall not obligate the Association to commence such proceedings against a noncomplying tenant, nor shall it relieve the Owner of his/her obligation to terminate the lease and evict the Tenant(s) for any of the above-described violations upon demand of the Association.

7. Should the unit owner become delinquent in the payment of any assessments due the Association during the term of the lease agreement, all parties agree that, upon written demand by the Association, lessees shall make rental payments directly to the Association until such time as lessees are notified that assessments due the Association by the unit owner are current. The Association is hereby granted the full right and authority to demand and receive the entire rent due from the lessee and deduct from the rent all assessments, interest, late charges and attorney's fees and costs, if any, due to the Association. The balance, if any, shall be forwarded to the unit owner at the mailing address provided above or as the unit owner may designate elsewhere in writing. At such time as the delinquency no longer exists, the Association shall notify the lessees and the lessees shall resume rental payments as provided for in the lease agreement.

8. Are any Lessees Service Members as defined in s. 250.01, Florida Statutes? The term "service member" is defined to include any person serving as a member of the United States Armed Forces on active duty or state active duty and all members of the Florida National Guard and United States Reserve Forces. Yes \_\_\_\_\_ No \_\_\_\_\_

THIS AGREEMENT is executed on the dates indicated below.

**NOTE: ALL OWNERS, OR OWNERS LICENSED AGENT, AND TENANTS MUST SIGN THIS AGREEMENT.**

Witnesses:

**GRAND KEY CONDOMINIUM  
ASSOCIATION, INC.**

\_\_\_\_\_  
Signature of Witness

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Printed Name and Title

OWNER OR LICENSED AGENT#1

OWNER #2 (if applicable)

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Printed Name

TENANT #1

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Printed Name

TENANT #2 (if applicable)

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Printed Name

TENANT #3 (if applicable)

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Printed Name

**RESIDENT'S INFORMATION FOR ASSOCIATION FILE**

(Please print responses indicating "not applicable" (NA) as appropriate.)

*This information will only be used by the Association Management and Grand Key Security when it determines use to be in Your or the Associations interests. It will not be given out to anyone who is not a member of the Association Management team or Security.*

Unit #: \_\_\_\_\_ Date: \_\_\_\_\_

Parking: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Name(s) on Lease: \_\_\_\_\_ Date Lease Ends: \_\_\_\_\_

Company your lease from \_\_\_\_\_ Phone \_\_\_\_\_

Name, and relationship to resident, and of other persons who will be occupying the Unit:

	Name	Relationship
1.		
2.		
3.		
4.		
5.		

Telephone numbers at which residents may be reached:

#	Daytime	Night	Work
1.			
2.			
3.			
4.			
5.			

#	Email Address
1.	
2.	
3.	
4.	
5.	

List and describe any domestic animals that will occupy the Unit:

1.	
2.	
3.	

List and describe any vehicles that will regularly be on Association property.

1.	
2.	
3.	