



LEASE ADDENDUM
SATELLITE DISH AND ANTENNA

This addendum is made this ____ day of _____ and is added to and amends that certain agreement by and between _____ as Tenant(s) and _____ as Landlord, which agreement is dated _____ for property address: _____

Signed agreement is amended as follows:

1. Number and size. You may install only one satellite dish or antenna within the premises that are leased to you for your exclusive use. A satellite dish may not exceed 39 inches in diameter. An antenna or dish may receive but not transmit signals.
2. Location. Location of the satellite dish or antenna is limited to (1) inside your dwelling, or (2) in an area outside your dwelling such as a balcony, patio, yard, etc. of which you have exclusive use under your lease. Installation *is not* permitted on any parking area, roof, exterior wall, window, windowsill, fence or common area. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.
3. Safety and non-interference. Your installation: (1) must comply with reasonable safety standards; (2) may not interfere with the property's cable, telephone or electrical systems or those of neighboring properties; (3) may not be connected to the property's electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching it to a portable, heavy object such as a small slab of concrete; (2) clamping it to a part of the building's exterior that lies within your leased premises (such as a balcony or patio railing); or (3) any other method approved by us. No other methods are allowed. We may require reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception.
4. Signal transmission from exterior dish or antenna to interior of dwelling. You may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc. If your satellite dish or antenna is installed outside your living area (on a balcony, patio, or yard of which you have exclusive use under your lease), signals received by your satellite dish or antenna may be transmitted to the interior of your dwelling only by: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) connecting cables "through a window pane" similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window-without drilling a hole through the window; (4) wireless transmission of the signal to a device inside the dwelling; or (5) any other method approved by us.
5. Workmanship. Installation must be done by a qualified person or company that has worker's compensation insurance and adequate public liability insurance. You must obtain any permits required by the city for the installation and comply with any applicable city ordinances.
6. Maintenance. You will have the sole responsibility for maintaining your satellite dish or antenna and all related equipment. We may temporarily remove the satellite dish or antenna if necessary to make repairs to the building or property.



7. Removal and damages. You must remove the satellite dish or antenna and all related equipment when you move out of the dwelling. You must pay for any damages and for the cost of repairs or repainting which may be reasonably necessary to restore the leased premises to its condition prior to the installation of your satellite dish or antenna and related equipment.

8. Liability insurance and indemnity. You are fully responsible for the satellite dish or antenna and related equipment. Prior to installation, you must provide Morgan Smith Realty, Inc. with evidence of liability insurance to protect against claims of personal injury and property damage to others, related to your satellite dish, antenna or related equipment. The insurance coverage must remain in force while the satellite dish or antenna remains installed. You agree to defend, indemnify and hold Morgan Smith Realty, Inc. and the homeowner harmless from the above claims by others.

9. Security Deposit. Funds from your security deposit may be used to pay for any repair costs, damages, or any failure to remove the satellite dish or antenna and related equipment at time of move-out. This does not imply a right to drill into or alter the leased premises.

10. When you may begin installation. You may start installation of your satellite dish or antenna only after you have: (1) signed this addendum, (2) provided us with written evidence of the liability insurance referred to in paragraph 7 of this addendum; and (3) received our written approval of the person or company who will do the installation.

Owner or Owner's representative Resident

Date Addendum Signed

Tenant Signature

Date Addendum Signed

Tenant Signature

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Tenant Signature

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Tenant Signature

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