



Buchtel Realty Investors, LLC  
3700 East Jewell Avenue  
Denver, Colorado 80210

ADDENDUM TO LEASE AGREEMENT

SECURITY DEPOSIT

If Tenant is in default under this Lease Agreement more than three (3) times within any twelve month period, irrespective of whether or not such default is cured, then, without limiting Landlord's other rights and remedies provided for in this Lease Agreement or at law or in equity, the Security Deposit shall be automatically increased by an amount equal to the great of:

1. Three (3) times the original Security Deposit or,
2. Two (2) months; Minimum Rent, shall be paid by Tenant to Landlord forthwith on demand.

<i>Resident Signature</i>	<i>Date</i>	<i>Buchtel Park Management Office</i>
<i>Resident Signature</i>	<i>Date</i>	<i>Buchtel Realty Investors, LLC</i>



**EXHIBIT "B"**

This document is incorporated into and shall become a part of the Lease Agreement by and between *Buchtel Realty Investors, LLC* "Agent for Owner" and \_\_\_\_\_ dated Tuesday, July 03, 2007.

If Lessee occupies the premises for at least twelve (12) months, Lessor shall assess NO CHARGES against the Security Deposit for one coat of paint on walls and carpet shampooing assuming standard "wear & tear" at the discretion of Buchtel Realty Investors, LLC. If Lessee occupies the premises for less than twelve (12) months, a pro-rated charge will be assessed for the following work based on the following rates:

	<u>STUDIO</u>	<u>ONE BEDROOM</u>	<u>TWO BEDROOM</u>
PAINTING	\$90.00	\$125.00	\$140.00
CARPET SHAMPOO	\$35.00	\$45.00	\$60.00
TOUCH UP PAINT	\$50.00	\$55.00	\$65.00

**REPLACEMENT CHANGES:** If any items are missing or damaged to the point that they must be replaced when you move out, you will be charged for the current cost of the item, plus labor and service charges. If Owner incurs a higher cost for replacing an item, you will be responsible for paying the higher cost. Please note that this is not an all-inclusive list, you can be charged for the replacement of items that are not on the list.

VANITY BULB	\$2.00	PEST EXTERMINATION	\$45.00
ELECTRIC STOVE PAN RING	\$2.00	SMOKE ALARM	\$25.00
ELECTRIC STOVE DRIP PAN	\$5.00	OVEN RACK	\$15.00
ELECTRIC REFLECTOR PAN	\$5.00	GAS STOVE DRIP PAN	\$7.00
CRISPER TRAYS	\$35.00	SHOWER HEAD	\$29.00
KEY REPLACEMENT (EACH)	\$25.00	POOL PASS	\$15.00

**ACTUAL REPLACEMENT COST FOR THE FOLLOWING ITEMS:**

Window screens, broken windows, mini-blinds, vertical blinds, entry door, and any interior door.

**NORMAL CHARGES:** We do not consider general cleaning of any kind to be a condition of normal wear and tear. Therefore, we recommend that you clean thoroughly before vacating. There will be a minimum charge upon vacating of \$30.00 and \$15.00 per hour in excess of two (2) hours.

\_\_\_\_\_  
*Resident Signature*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Buchtel Park Management Office*

\_\_\_\_\_  
*Resident Signature*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Buchtel Realty Investors, LLC*