

South Campus Quarter

SUMMER SESSION ADDENDUM

This Addendum to Lease Agreement (the "Summer Session Addendum") is made by and between Paul W. Baer Trust Properties, LLC, an Ohio limited liability company doing business as South Campus Quarter (hereinafter "Landlord"), and

(hereinafter collectively "Tenants" or individually "Tenant"), WITNESSETH:

WHEREAS, the parties entered into a Lease Agreement ("Lease Agreement") on _____, for lease of the property located at _____, Oxford, Ohio 45056; and

WHEREAS, Tenants desire to add an additional summer term to said Lease and Landlord agrees to said additional summer term upon the terms of this Agreement.

NOW, THEREFORE, it is agreed by and between the parties hereto that:

1. If Tenants are **current** tenants, said additional summer term shall begin on the expiration of the Term in their current Lease, and end at 1:00 P.M. on **August** __, **20**__, unless Tenants have entered into an agreement for the next school year in which case said additional summer term shall end on the start date of their new agreement.
2. If Tenants are **new** tenants, said additional summer term shall begin at 9:00 AM on **May** __, **20**__, and run into the start date of their Lease Agreement.
3. Tenants shall be bound by all of the terms and conditions of the Lease Agreement as if they are fully rewritten herein, except for those provisions which are specifically amended by this Summer Session Addendum.
4. The rent for such additional term shall be _____ (\$ _____) Dollars, payable in advance on or before **May 1, 20**__, and shall be subject to a late charge when five (5) days past due of Forty (\$40.00) Dollars plus Ten (\$10.00) Dollars per day from the due date to the date payment is received. The parties acknowledge and agree that the rental amount for this Summer Session Addendum is a special rate and given to Tenants only because they have signed a Lease Agreement for the regular school season.
5. The parties agree that the Security Deposit required in the Lease Agreement shall extend to cover this Summer Session Addendum, and that no other Security Deposit will be required.
6. Tenants shall be solely liable for any and all damages caused by any guest staying at the property during this Summer Session Addendum.
7. The property shall not be sublet in whole or in part, nor shall this Summer Session Addendum be assigned by Tenants.

South Campus Quarter

The parties, by signing below, hereby represent that they have fully read and fully understand their Lease Agreement previously signed, and this Summer Session Addendum.

IN WITNESS WHEREOF, the parties have executed this Summer Session Addendum on the dates set forth opposite their names.

LANDLORD:
Paul W. Baer Trust Properties, LLC, an
Ohio limited liability company doing
business as South Campus Quarter

Dated: _____

By: _____

of the Paul W. Baer Testamentary Trust, its sole member

TENANTS:

Dated: _____

Dated: _____

Dated: _____

Dated: _____
