

Exhibit "A"

The Wireworks Historic Condominium Association
Approved Lease Addendum

Addendum to Lease dated _____ between _____ Landlord and _____, Tenant, for Unit# _____ Address _____

1. **CONDOMINIUM DOCUMENTS:** Tenant hereby agrees to be bound by all terms and conditions contained in the Declaration, the Bylaws and Rules and Regulations of The Wireworks Historic Condominium Association and any amendments thereto (the "Governing Documents"). The Tenant shall comply with all provisions of the Governing Documents and shall control the conduct of all other occupants and guests of the leased Unit in order to ensure compliance. The failure of any Owner, their Tenants or any occupants and/or guests of the leased Unit to fully comply with the Governing Documents may result in the imposition of fines. The failure of any Owner, their Tenants, occupants or guests of the leased Unit to comply with the Governing Documents may also result in the issuance of demands for curative action and/or repair or replacement work to be performed by and at the expense of the Unit Owner and the imposition of such other sanctions and remedies as may be available to the Association under the Governing Documents.
2. **NOTICE OF LEASE:** The Unit Owner or his/her agent shall deliver to The Wireworks Historic Condominium Association, an executed copy of this Lease, and approved Lease Addendum within ten (10) days of signing and prior to the date on which Tenant moves household goods or other personal property into the condominium unit. This Lease Addendum shall not be valid unless both parties have affixed their signature below.
3. **PERMISSION TO MOVE IN OR OUT OF APARTMENT:** Tenant is not permitted to move in or out of apartment without prior approval of management (call 215-592-0542 or 610-832-0500 to request approval). **The date and time for moving of household goods shall be approved and scheduled in advance with management at least two (2) weeks' notice prior to move in or move out. The loading dock is available with advance scheduling Monday-Friday from 8:00AM-noon. Tenants who need additional time are responsible for any additional costs for management or supervision, if any. No move in/outs are permitted on Saturday or Sunday. All moving will be accomplished through the loading dock. In no event shall any Tenant move in or out of the building through the front lobby.**
4. **UNIT KEYS:** A copy of all keys must be on file with the management. If locks are changed a copy must be given to the property manager. Such keys are secured in locked cases.

5. **DISTURBANCES**: No resident or guest of any resident shall make noise, sounds, or other audible disturbances which unreasonably interfere with the quiet enjoyment of any other resident. Landlord will be advised of such disturbances and shall be ultimately responsible for any violations. **Such violations shall be enforced in accordance with the Association's Governing Documents, including any Rules, Regulations or Fining Schedules applicable to the leasing of Units.**
6. **CARPETING**: At least seventy percent (70%) of the floor area in the living, dining, and bedroom (s) shall be carpeted. **Carpet must be installed prior to any move in.**
7. **ODORS/TRASH**: No person shall conduct any activities which will create offensive fumes or odors to emanate from the Unit. **This includes, but is not limited to, pet odor and smoke from cigarettes, cigars or any contraband.** All garbage, trash (including bottles and cans), newspapers and all small articles which fit into the trash chute opening are to be placed in small plastic bags and placed in the trash chutes. Large articles, such as boxes and household items, are to be placed on the floor of the trash room for pick up.
8. **ALTERATIONS**: No alterations to Units are permitted which in any way relate to the existing electrical, plumbing, heating, air conditioning or master antenna systems or relate to structural changes without compliance with the alteration policy of The Wireworks Historic Condominium Association and advance approval of the Board.
9. **USE**: All Units are subject to any and all use restrictions set forth in the Association's Governing Documents. Tenant has reviewed and agrees to abide by the Use Restrictions set forth in the Declaration. By way of example, but not limitation, no use or practice shall be done or condoned or permitted by any Tenant, nor shall anything be kept, used, maintained, or stored in any Unit which is (i) a nuisance or source of undue annoyance to other Owners or occupants of other Units; (ii) an interference with another Unit Owner or occupant's peaceful use and enjoyment of the property; (iii) impair any easement or rights granted under the Governing Documents; or (iv) used for any other purpose other than residential use.
10. **DELEGATION OF LANDLORD'S REMEDIES**: Landlord hereby delegates to The Wireworks Historic Condominium Association its power under this Lease, the Addendum and under law with respect to the remedies for breach so that the Board may exercise any of such remedies upon the failure of Tenant to abide by any of the terms and conditions of this Lease, the Addendum, or of the Condominium Documents. The pursuit of any of such remedies by the Landlord against the Tenant shall not preclude the Board from pursuing any such remedies against the Tenant. **(Landlord-must initial _____)**

11. **SUBLEASING:** No Tenant is permitted to sublease any Unit without strict compliance with the Association's general leasing procedures. Specifically, any subleases must be in writing, for no less than the entire Unit, and for an initial term of at least six (6) months. All subleases must be provided to the Association within ten (10) days of signing and prior to any move in or move out.
12. **TEMPORARY LEASES OR SUBLEASES:** Vacation, transient, hotel or other transient occupancy is strictly prohibited. Unit Owners, tenants and other residents are strictly prohibited from advertising and/or leasing their Units through AirBnB, VRBO, or any other similar vacation or temporary rental websites or similar services with respect to any Units in the Wireworks Historic Condominium Association. No Unit shall be leased or subleased more than two (2) times in any twelve (12) month period.
13. No provision of this Addendum shall relieve the Landlord of any duties for which he/she is otherwise responsible, nor shall any provision contained herein impose any duty, responsibility or liability upon the Board or the Association that would otherwise be that of the Tenant.
14. Tenant hereby acknowledges receipt and review of the Governing Documents, including any Rules and Regulations applicable to leasing, with the Landlord.

Date: _____

Tenant: _____

Tenant: _____

Date: _____

Landlord: _____

Landlord: _____