



CALIFORNIA ADDENDUM

This is an addendum to the Lease and controls in the event of a conflict with the Lease. All terms in this addendum will have the same meaning as in the Lease.

1. MEGAN'S LAW DISCLAIMER. We have not made any investigation or inquiry under the Megan's Law (Sex Offender Registration Law), and you agree to make such inquiry or investigation as you deem necessary. By signing this addendum, you acknowledge that any information disclosed under the Megan's Law may not be used with respect to the provision of housing or accommodations. By the acceptance of this Lease, you release us and Manager of any obligation or responsibility to obtain or to disclose such information to you. The California Department of Justice, sheriffs departments, police departments serving jurisdictions of 200,000 or more and many other local enforcement authorities maintain for public access a database of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the California Penal Code. The database is updated on a quarterly basis and is a source of information about the presence of these individuals in any neighborhood. The Department of Justice also maintains a Sex Offender Identification Line through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available through the "900" telephone service.

THE CALIFORNIA DEPARTMENT OF JUSTICE, SHERIFF'S DEPARTMENTS, POLICE DEPARTMENTS SERVING JURISDICTIONS OF 200,000 OR MORE AND MANY OTHER LOCAL LAW ENFORCEMENT AUTHORITIES MAINTAIN FOR PUBLIC ACCESS A DATA BASE OF THE LOCATIONS OF PERSONS REQUIRED TO REGISTER PURSUANT TO PART (1) OF SUBDIVISION (a) OF SECTION 290.4 OF THE PENAL CODE. THE DATA BASE IS UPDATED ON A QUARTERLY BASIS AND A SOURCE OF INFORMATION ABOUT THE PRESENCE OF THESE INDIVIDUALS IN ANY NEIGHBORHOOD. THE DEPARTMENT OF JUSTICE ALSO MAINTAINS A SEX OFFENDER IDENTIFICATION LINE THROUGH WHICH INQUIRIES ABOUT INDIVIDUALS MAY BE MADE. THIS IS A "900" TELEPHONE SERVICE. CALLERS MUST HAVE SPECIFIC INFORMATION ABOUT INDIVIDUALS THEY ARE CHECKING. INFORMATION REGARDING NEIGHBORHOODS

2. REMEDIES. In accordance with California Civil Code Section 1951.2, and in addition to all other remedies provided by California law, if you are in violation of the Lease, we have the right to recover damages for each of the following (valued at the time of the damage award):

- a. Unpaid Rent earned at the time of the termination of the Lease.
- b. The amount by which the unpaid Rent for the balance of the Lease Term exceeds the amount of such rental loss that you prove could have been reasonably avoided.
- c. Any other amount necessary to compensate us for the detriment caused by your failure to perform your obligations under the Lease.



3. LANDLORD'S RIGHT OF INSPECTION AND ENTRY. You agree to permit us, Management and Management's employees to enter the Premises at reasonable hours for the purpose of making inspections and repairs, and for such other purposes as provided for in California Civil Code Section 1954, after first notifying you, unless an emergency condition exists or we have reason to suspect a violation of the terms of the Lease.

Resident acknowledges that Resident has read the California Addendum, and it is a part of your lease with us, and you agree to be bound by the same. Resident acknowledges that accepting the California Addendum electronically is the same as a written signature and that a notarized, facsimile signature is just as binding as an original.

Resident

Date