

**LEASE ADDENDUM
DISCLAIMER OF LIABILITY FOR PERSONAL PROPERTY
AND PERSONAL INJURY**

TO BE MADE PART OF THE LEASE FOR THE PREMISES LOCATED AT _____,
_____, BY LESSOR, THROUGH SONIAT REALTY, INC., AGENT, DATED _____,
WITH _____,
_____, LESSEE.

The owners and management of this rental property are providing this information to all Tenants
to avoid any future misunderstandings.

THE OWNERS AND MANAGEMENT OF THIS PROPERTY ARE NOT RESPONSIBLE FOR LOSS OR DAMAGE TO PERSONAL PROPERTY OF RESIDENTS OR FOR PERSONAL INJURY. Tenants' personal property is solely their responsibility.

The following are examples of incidents for which management and the owner has no liability. Tenants should contact an insurance agent to obtain insurance coverage for:

BURGLARY: Should this rental property be burglarized and any of Tenants' personal property stolen, neither the Management Company nor the Owner has any liability for this incident.

WATER DAMAGE: If a water line breaks or if there is a roof leak damaging any of Tenants' personal property, neither the Management Company nor the Owner has any liability for the damage.

FIRE: In the event of a fire, the Owner's insurance will cover the damage to the structure and his possessions. **Tenants' personal belongings are not covered.**

For these reasons, we strongly recommend that all Tenants purchase renter's insurance to cover the numerous perils that could involve their personal property.

PERSONAL INJURY: Owner and Management Company are not liable for personal injury or for damage to or loss of personal property in or about the premises, regardless of the cause of such injury, loss, or damage, including but not limited to interruption of utilities or other casualty or failure of appliances. Tenant, for self and for Tenant's guests, heirs, executors, administrators, approved successors, and assigns, hereby releases, relinquishes and discharges, and agrees to indemnify, protect and save harmless Owner and Management Company, their successors and assigns of and from any and all claims, demands, and liability for any injury to, including death of, persons (whether they be third persons, Tenant, or employees of the parties hereto or of third persons) caused by, growing out of, or happening in connection with, Tenant's use and occupancy of the premises, fixtures, equipment, appliances, improvements and common areas located or to be located thereon, or by reason of any like or different casualty. In like manner and to the extent set forth in the preceding sentence Tenant agrees to exonerated and save harmless Owner and Management Company even though the claim, or loss or casualty is attributable to the negligence of Owner and/or Management Company. Tenant agrees to be responsible for insurance on personal property, contents and liability.

***By signing below, I acknowledge that I have read and understand the
Disclaimer of Liability for Personal Property & Personal Injury.***

X _____	X _____
<i>Lessee Signature</i>	<i>Lessor Signature</i>
<i>Date</i>	<i>Date</i>

X _____	X _____
<i>Lessee Signature</i>	<i>Lessor Signature</i>
<i>Date</i>	<i>Date</i>

X _____
<i>Lessee Signature</i>
<i>Date</i>