

DRUG-FREE HOUSING ADDENDUM

In consideration of the execution or renewal of a lease of the Premises identified in the lease, Lessor and Lessee agree as follows:

1. Lessee, any member of the Lessee's household, or a guest or other person under the Lessee's control shall not engage in criminal activity, including drug-related criminal activity, on or near the premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).
2. Lessee, an member of the Lessee's household, or a guest or other person under the Lessee's control **shall not engage in any act intended to facilitate criminal activity**, including drug-related criminal activity, on or near project Premises.
3. Lessee or member of the household **will not permit the Premises to be used for, or to facilitate, criminal activity**, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Lessee or member of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near Premises or otherwise.
5. Lessee, any member of the Lessee's household, or a guest or other person under the Lessee's control **shall not engage in act of violence or threats of violence**, including, but not limited to, the unlawful discharge of firearms, on or near the Premises.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY**. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This lease Addendum is incorporated into the lease executed or renewed this day between Lessor and Lessee.