

### 23. SECURITY DEPOSIT

A. Lessor acknowledges receipt from Lessee of \$xxxxxxx.xx to be held by Lessor during the term hereof, or any extension or renewal, as Security for the full, faithful and punctual performance by Lessee of all covenants and conditions of this lease on Lessee's part to be performed or observed, including the obligation to pay rent; it being understood that said deposit is not to be considered pre-paid rent, nor shall damages be limited to the amount of Such Security deposit.

B. The Lessor shall return the amount of the security deposit to the Lessee within 10 days after the termination of this lease or upon the Lessee's vacating the said premises completely together with all his goods and possessions, whichever shall last occur; provided:

- 1) there is no damage to the leased premises; and
- 2) there are no breaches of any of the terms, covenants and conditions of the lease; and
- 3) there has been no breach or termination which may give rise to a cause of action under the indemnity provision of this lease; and
- 4) the Lessee is not otherwise indebted to the Lessor.

24. This lease is executed in duplicate, each copy to be considered an original.

### 25. ADDITIONAL PROVISIONS

## **PET ADDENDUM**

The Lessee is hereby granted permission to keep \_\_\_1\_\_\_pet(s) (Dog) (Cat) on the premises under the following conditions:

1. Pet(s) must be on an on-going flea treatment. If fleas are found in the premises, tenant's security deposit will be charged for complete eradication of fleas.
2. Tenant is responsible for clean-up of any pet feces found in or around the premises
3. Pets must be licensed and all vaccinations must be current in accordance with municipal ordinances.
4. Ordinances regarding leashes, pet cleanup, etc. are to be strictly observed.
5. Tenant is responsible for having all carpets professionally cleaned upon vacating the premises.
6. Pet owners will be given three opportunities to remedy complaints regarding nuisance pets, either from noise or behavior. If, after three notices of a complaint have been given to the pet owner and the problem persist, the pet must be removed from the premises. Failure to comply will result in immediate termination of the lease with forfeiture of all advance rents and security deposits.

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Tenant

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Landlord