



EAST

Condominium Association, Inc.
415 Village Drive, East Brunswick, New Jersey 08816

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Exhibit A

REGULATION ON LEASE OF UNITS **LEASE RIDER**

This rider to the lease between _____
(hereafter ölandlordö/öunit ownerö) and _____

(hereafter ötenant(s)ö entered into this _____ day of _____ 20_____

IT IS HEREBY AGREED to as follows: **Unit #** _____

1. LEASE SUBJECT TO ASSOCIATION GOVERNING DOCUMENTS.

The provision of the Association's governing documents, including By-Laws and Rules and Regulations of the Association constitute material provisions of this Lease and are incorporated by reference in this Lease. If any provision of the lease is not consistent With the Association's governing documents, the governing documents will control.

2. VIOLATION OF GOVERNING DOCUMENTS IS GROUNDS FOR EVICTION.

Failure to comply with the Association's governing documents as defined in the preceding paragraph constitutes a material breach of this Lease and is grounds for eviction. In the event that the Tenant violates a provision of the governing documents and, after thirty (30) days notice by the Association or the Landlord, continues to violate the governing documents, the Landlord shall have the obligation to commence eviction proceedings against the Tenant. If the Landlord fails to commence eviction proceedings and notify the Association of the commencement of those proceedings after notice from the Association, then the Association may commence eviction proceedings in the name of the Landlord against the Tenant. The Landlord will then be responsible to pay the Association's legal fees and costs in such proceedings.

3. NO AMENDMENT OR SUBLET. The Tenant will not sublet all or part of the unit being leased without consent of the Association.

4. FAILURE OF UNIT OWNER TO PAY ASSOCIATIONS DUES. If a unit owner is in arrears of his dues or other fines and assessments, all tenant's recreational

privileges are suspended. The Association may request that the tenant make payment to the Association of its rent and that the Association will apply same to the unit owner's outstanding balance. Any surplus will be sent to the unit owner. Failure of the tenant to make payment of rent to the Association will be a violation of these Rules and Regulations and subject to the remedial action set forth herein, including but not limited to eviction.

- 5. OCCUPANTS. The unit shall be occupied by no more than _____ persons, whose names and ages are listed below for identification purposes for the Association's record keeping;

Name:	Age:
_____	_____
_____	_____
_____	_____
_____	_____

IF PERSONS OTHER THAN THOSE LISTED ABOVE OCCUPY THE UNIT THE TENANT WILL BE IN VIOLATION OF THIS LEASE AND SUBJECT TO EVICTION.

Dated this _____ day of _____, 20_____.

WITNESS:

_____ By: _____
Unit Owner

Unit Owner

WITNESS:

_____ By: _____
Tenant

Tenant