LEASE ADDENDUM

I/WE, the undersigned tenant, covenant and agree with the Unit Owner of Unit _____ and with the Harbor East Horizontal Property Owners Association (the, "Association"), as a condition of occupancy of the aforesaid Unit, as follows:

1. Rules and Regulations. Tenant acknowledges that the Unit is a part of the Harbor East Horizontal Property Regime and is regulated, governed and maintained by the Association, as administered by its Board of Directors (the "Board"), pursuant to certain rules and regulations as established by the Board and which may from time to time be revised and amended. Tenant agrees to comply with all such rules and regulations relating to occupation and use of the property. *Any* violation of such rules and regulations by Tenant, Tenant's agents, family or invitees shall constitute a default under this lease, rendering Tenant liable to ejectment therefor. Tenant shall also be required to abide by the Bylaws of the Association as well as any applicable governmental laws relating to occupancy and use.

2. Assignment. Tenant shall not sublet or otherwise assign the Unit which is the subject of the lease.

3. Assignment of Rent. Tenant acknowledges that the property which is being leased hereunder is subject to a regular monthly assessment for common charges, together with such further and special assessments as voted by the Board, for maintenance, exterior upkeep and other expenses. Upon written notice from the Board, or its designated agent, of delinquency in payment of any such assessment by Tenant's Lessor regarding the Unit, Tenant shall pay to the Association from any rent due to the Lessor for the Unit such assessment in the amount directed by the Association, deducting such sum from the rental due Lessor, such direct payment to continue until Tenant is notified by the Association to cease direct payment. Lessor does hereby covenant with Tenant that Tenant may, upon receipt of due notice from the Association of delinquency in assessments, withhold the amount of such assessments as designated by the Association and remit same directly to the Association, and that such payment shall be considered as payment of rent to Lessor and shall not constitute default for nonpayment of rent.

4. Notice. Any notice required under this addendum may be accomplished by either personal delivery or by certified mail, return receipt, to the address of the Unit or by posting of such notice on the door of the Unit.

Section 10.02: Submission of Lease Agreement. Members desiring to lease their Unit shall be required to adhere to the dictates of paragraph 1 of the addendum to eject any tenant who violates the rules and regulations of the Association as well as the Bylaws and any governmental law concerning use and occupancy. Prior to entering into any lease or rental agreement, the Member shall submit to the Board a copy of the lease agreement to be employed to ensure compliance with this Article of the Bylaws. The lien created by any unpaid assessments shall also constitute a lien upon rentals due under any leaseholds of Units within the Regime, and all Unit Owners are bound by the assignment of rental provision as contained in paragraph 3 of the above Lease Addendum. Should any Member of the Association fail to pay any monthly or special assessment as due, the Association is hereby be empowered to enforce this lien, in addition to any and all other methods herein by notification to any tenant of any Member with direction to such tenant that such assessment be paid by the tenant to the Association from any rental otherwise due to a Unit Owner.