

**Lease Agreement Addendum "A":**

“Lease” shall mean the lease agreement between the owner of the property, his agents or assignees and the Tenant with regard to occupation of the Premises (as previously defined).

In lieu of a cash deposit, Tenant shall obtain Rhino Deposit Insurance for the leased Premises. Tenant shall insure the Premises from the date of the onset of the Lease until the last day of the Lease term. In the event that Tenant renews the Lease, Tenant shall renew Rhino Deposit Insurance for the term of the renewed Lease beginning on the date of the renewed Lease and maintain Rhino Deposit Insurance until the last date of the renewed Lease term.

In the event Tenant fails to obtain a Rhino Deposit Insurance, Tenant shall be deemed to be in default of this agreement and all remedies available to Landlord including but not limited to eviction for non-compliance, available in law or equity shall be utilized. Failure on the part of Landlord to access any or all available remedies shall not constitute a waiver of the right to do so.

In the event Tenant fails to renew the Rhino Deposit Insurance with the renewal of the Lease, Landlord will charge Tenant’s account the value of one month’s rent, which shall be treated as refundable. Failure to pay the charged amount will result in Tenant being deemed in default of the Lease. All remedies available to Landlord including but not limited to eviction for non-compliance, available in law equity shall be utilized. Any failure, on the part of the Landlord, to collect, sue, or otherwise access legal or equitable remedy shall not constitute a waiver of the right to do so.