



March 21, 2013

Condominium Unit Lease Rider

LEASE AND RIDER. The Condominium Unit Lease Rider ("Rider") is attached to and incorporated as part of the Lease between the undersigned Lessor and Tenant relating to their leased unit at 30 E. Huron, Chicago, IL 60611.

Pursuant to Rules adopted by the Board of Directors, submission of **this executed Rider must accompany and be attached to every Lease** entered into, and submitted to the management office prior to or at the time the Tenant takes possession of the unit.

Pursuant to Rules adopted by the Board of Directors, Lessor acknowledges that he/she has tendered a copy of the current 30 E. Huron Rules and Regulations to Tenant, and Tenant acknowledges receipt of same. If a Management Agreement is on file with the building office, the Lessor's Managing Agent must execute and agree to the terms of this Rider. In addition, a copy of the Condominium Instruments (Declaration and By-Laws) must be available for review by Tenant if Tenant makes such a request upon Lessor.

Pursuant to Sections 7 and 11 of Declarations of the 30 E. Huron Condominium Association, Lessor and Tenant acknowledge that the Tenant takes possession of the unit pursuant to the terms of the Declaration and that any failure of the Tenant to comply with the terms of the Declaration shall be a default under the terms of the lease.

Tenant agrees that he/she, as well as any of their guests or invitees, will abide by the 30 E. Huron Rules and Regulations, and be subject to fines and eviction for violations of such. Landlord and Tenant agree that fines, costs and damages for such violations can be imposed upon Landlord, Tenant, or both jointly. Tenant agrees to promptly forward to Lessor any notice or correspondence received by Tenant from management. If any revisions are made to the Rules and Regulations, Lessor shall tender a copy of the revisions to Tenant immediately.

Lessor hereby acknowledges that pursuant to Section 12(c) of the Declaration, in the event Tenant violates the rules or regulation adopted by the Association, the remedies available to the Association include an action for possession of the unit.

The 30 E. Huron Condominium Association is expressly made a third-party beneficiary of this Rider. In the event of any conflict in the terms of the Lease and this Rider to the Lease, the terms of this Rider shall control. Lessor and Tenant agree to be responsible for and pay the 30 E. Huron Condominium Association for any attorney fees and costs associated with enforcing this Rider, the Condominium Instruments, and/or the Rules and Regulations. Lessor and Tenant agree to indemnify, defend and hold harmless, the 30 E. Huron Condominium Association, its Board of Directors, management and employees, for any acts, omissions or claims arising out of the leasing of the Unit.

Unit # _____ Parking Unit # _____

Lessor(s) Name (printed): _____

Lessor(s) Signature: _____ Date: _____

Lessor(s) Signature: _____ Date: _____

Tenant(s) Name (printed): _____

Tenant(s) Signature: _____ Date: _____

Tenant(s) Signature: _____ Date: _____