**RENEWAL ADDENDUM**

Whereas,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Hereinafter called TENANTS, are all presently residing at the premises commonly known as:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Los Angeles, CA 90007; pursuant to a One year residential lease, attached

hereto and made a part of this agreement, entered into on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, between TENANTS and UNIVERSITY PARK HOUSING as agents for Richard Tjoe, Tjoe Enterprises, LP, and/or Jumi Properties, LLC, hereinafter called OWNER, and,

TENANTS and OWNER desire to extend the Original Lease for an additional 12 months beyond the existing expiration date,

It is hereby agreed that the Original Lease shall be amended as follows:

1) Item “A”, referring to the number of months in the lease term, shall be \_\_\_\_\_\_\_\_\_\_\_\_\_.

2) Last date of minimum tenancy, stated in that same paragraph shall be \_\_\_\_\_\_\_\_\_\_\_\_\_\_.

3) RENEWING TENANTS:

 A)\_\_\_\_\_All TENANTS named on the Original Lease to remain the same.

 B)\_\_\_\_\_Original TENANT(s),\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

shall be released by OWNER from their obligation to the Original One Year Lease after the Minimum Tenancy has expired, and upon vacating, without any liability from OWNER. I.e. Any settlement regarding Refund of deposits shall be negotiated between TENANTS and without recourse against the Owner.

 Replacement TENANT(s),\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ shall deliver to OWNER a complete rental application, $30.00 fee, and CONTINUING GUARANTEE. Upon receipt of these items, Replacement TENANT(s) shall be deemed a PARTY to the Original Lease.

Failure to provide required documentation and fees for Replacement TENANT(s) 60 days prior to renewal date, may result in cancellation by OWNER, of this RENEWAL ADDENDUM and require TENANT’S surrender of the premises upon expiration of the Original minimum tenancy.

Original TENANTS shall be solely responsible for disclosing all terms of the ORIGINAL LEASE to Replacement TENANT(s).

Provided any existing TENANT listed at the top of this addendum (having occupied the premises since August 20\_\_\_), is occupying the above described premises on January 1, 20\_\_\_, (Anchor Tenant), that TENANT’s rent (typical share of total monthly rent charge) for January 20\_\_\_ shall be rebated. Note: 1) Rebate does not include parking charges; 2) Rebate may be reduced by any delinquent amounts due on said date; 3) Failure to pay all delinquent amounts on said date may cancel OWNER’s obligation to rebate any rent to TENANT due under the terms of this agreement. 4) Upon vacating of the last Anchor Tenant, at landlord's option, Rental amount may be raised to the current market rate at that time. 5) This rebate is non-transferrable and cannot be assigned.

ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

Entered into this \_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 201\_\_\_.

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OWNER, Agent