

**Exhibit B**  
**LEASE ADDENDUM**

**THIS ADDENDUM** is made to the Lease (“Lease”), dated \_\_\_\_\_, 20\_\_\_\_,  
between \_\_\_\_\_ (“Landlord”), and \_\_\_\_\_  
\_\_\_\_\_ and \_\_\_\_\_ (“Tenant(s”).

**WITNESSETH THAT:**

In consideration of the mutual covenants, promises and agreements contained in the Lease and herein, the receipt and adequacy of which is hereby acknowledged, Landlord and Tenant(s) hereby agree that the following provisions are attached to and become a part of the initial Lease or Occupancy Agreement dated \_\_\_\_\_, 20\_\_\_\_, attached hereto as Section I, and that the items herein modify and supersede any conflicting provisions contained in Section I. Section I and this Addendum will be referred to as the “Agreement” or “Lease”.

**I. Applicability of Condominium Instruments:**

A. Condominium Instruments and Rules.

Tenant’s (s’) right to use and occupy the Condominium unit at \_\_\_\_\_, Reston, Virginia \_\_\_\_\_ (“Premises”) shall be subject and subordinate in all respects to the provisions of the Declaration of ParcReston Condominium, and Bylaws of The Unit Owners Association of ParcReston Condominium (collectively the “Condominium Instruments”) and to Policy Resolutions Nos. \_\_ (the “Rules”) as may from time to time be adopted by the Board of Directors. Tenant(s) acknowledges receiving a copy of the Condominium Instruments and the Rules and Regulations from the Landlord.

B. Violations.

1. Any violation of the provisions of the Condominium Instruments or the Rules and Regulations shall constitute a default of the Lease. To correct any violations, ParcReston Condominium Unit Owners Association (the “Association”) shall have the right to take enforcement action against the Landlord, the Tenant(s), or both, for injunctive relief, damages, or any other remedy available under the law. If the Tenant(s) is in violation of the Condominium Instruments or Rules and Regulations, and the violation is not cured within twenty-one (21) days of the date of certified mail notice of the violation from the Association, the Landlord shall receive a notice of eviction upon the Tenant(s) within five (5) days, shall initiate eviction proceedings within forty (40) days, and secure eviction within one-hundred twenty (120) days of the date of written notice from the Association requesting eviction. If the Association has previously served written notice upon the Landlord and Tenant(s) for a violation of the Condominium Instruments and/or the rules and regulations and the Tenant(s) or Landlord cured the violation, and the

Tenant(s) intentionally commits a subsequent violation of a similar nature, the Association may demand the Landlord evict the Tenant(s) without providing an opportunity to cure the violation. In addition, if the violation involves a criminal or willful act, which is not remediable and poses a threat to health and safety, the Landlord shall immediately initiate eviction proceedings and shall proceed to obtain possession of the Premises.

2. Landlord hereby assigns to the Association the right to proceed with eviction proceedings against Tenant(s), at Landlord's expense, in the event Landlord fails to initiate eviction proceedings within thirty (30) days of the date of a request to do so from the Association pursuant to this provision. Landlord and Tenant(s) acknowledge that the assignment of the right to pursue eviction for any violation does not confer any obligations of the Landlord upon the Association.

C. Rights Granted.

The Tenant(s) shall have a leasehold estate in the Premises for the specified lease term together with a license granting Tenant(s), for the lease term, Landlord's rights to use the common elements of the Association, provided that Tenant(s) and Tenant's(s') family, guests, invitees, licensees, employees and agents exercise such license in accordance with the provisions of the Condominium Instruments and Rules and Regulations. The Landlord retains all membership rights and obligations in the Association including, without limitation, the right to vote and the obligation to pay assessments. Tenant(s) and Landlord acknowledge and agree that the Association is not the Landlord.

D. Damages.

The Tenant(s) and the Landlord shall be jointly and severally liable to the Association for any damage to the common elements and any related costs, including reasonable attorney's fees incurred (whether or not a suit is actually commenced in court), caused by the act, omission, neglect or carelessness of Tenant(s) or that of Tenant's(s') family, guests, invitees, licensees, employees or agents.

E. Uses.

The Premises shall be used solely as a residential dwelling and in accordance with the provisions of the Condominium Instruments and Rules. Tenant(s) shall not use or allow the Premises to be used for any disorderly or unlawful purposes or in any manner offensive to others and Tenant(s) shall comply with all applicable laws and ordinances.

F. Insurance.

Tenant(s) shall do nothing and permit nothing to be done on the Premises, which may contravene any fire or other insurance policy covering the Premises. If Tenant's(s') use or occupancy of the Premises increases the premium on any fire or other insurance policy, Tenant(s) and the Landlord shall be jointly and severally obligated to pay such increase.

G. Remedies.

The remedies of the Association set forth herein are cumulative of all other remedies available to the Association pursuant to the Condominium Instruments, Rules and Regulations and all applicable laws and are not the Association's sole remedies.

**IN WITNESS WHEREOF**, the parties hereto have caused this Addendum to be duly executed on \_\_\_\_\_, 20\_\_

**LANDLORD:**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ :  
COUNTY OF \_\_\_\_\_ :

I, the undersigned Notary Public in and for the county and state aforesaid, do hereby certify that \_\_\_\_\_, whose name is signed as the Landlord to the foregoing Lease Addendum bearing the date of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, has acknowledged the same before me in my county aforesaid.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_  
Notary Registration No: \_\_\_\_\_

**(Signatures Continue on the Next Page)**

**TENANT(S)**

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ :  
COUNTY OF \_\_\_\_\_ :

I, the undersigned Notary Public in and for the county and state aforesaid, do hereby certify that \_\_\_\_\_, whose name is signed as the Tenant to the foregoing Lease Addendum bearing the date of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, has acknowledged the same before me in my county aforesaid.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_  
Notary Registration No: \_\_\_\_\_