

RENT REBATE ADDENDUM

The provisions of this Addendum are a part of the Lease. As further consideration for entering into the Lease, the Lessor and Lessee agree that Lessee shall be entitled to total free rent in the sum of \$ _____. Lessee shall take the free rent in the form of credits in one of these three options: (1) a rent discount evenly prorated over the entire period of the lease; (2) discount coupons issued by management; or (3) a lump sum credit given at either the beginning or end of the lease term as set forth below.

All three options are subject to the following terms and conditions.

1. The rent rebate credit is designated by the parties as further consideration for entering into this Lease and is therefore not within the provisions of Civil Code §1950.5 which relates to security deposits. Nothing contained herein shall be deemed to modify the provisions of Civil Code §1950.5 with respect to the status and disposition of the security deposit.

2. Lessee expressly understands that Lessee's failure to comply with all of the Lease provisions, rules, and regulations, including but not limited to paying full rent for the entire lease term shall result in a total forfeiture of the rent rebate credit set forth above. There shall be no partial or pro rata credit.

3. This addendum confers rights and remedies that are in addition to those provided for in the Lease agreement or otherwise provided for by law. It is not intended to reduce or restrict any other remedies of the Lessor under the terms of the Lease.

A. RENT DISCOUNT _____

Initials

The normal monthly rent per the Lease is \$ _____. The discount is determined by dividing the above rent credit by the total months of the Lease. This figure is then subtracted from the normal monthly rent to equal the discount rent. In the event of Lessee's default under the Lease or rules and regulations, it is understood that the accrued difference between the normal rate and discount rate shall be immediately due and payable as rent. Lessor reserves the right to rent at the normal rate retroactive to the commencement date of the Lease. Said delinquency may be enforced by Lessor pursuant to law. Thereafter, the normal rate per the Lease shall apply. The reasonable rental value of the premises shall be based on the normal monthly rental rate.

B. RENT DISCOUNT COUPONS _____

Initials

Lessor shall not be responsible for lost or stolen coupons. Coupons must be presented to management for credit during the term of the Lease. It is understood that the discount coupons have no value other than as redemption against the rent due per the Lease. Lessee assumes all responsibility for non-use of the coupons during the term of the Lease. Lessor shall not be responsible for refunds based on Lessee's failure to use the coupons. Lessee must pay the full difference between the coupon discount and the normal rental rate at the time the coupon is presented to management. Lessee must not be in default under any of these provisions at the time the coupon is presented. The right to the rent discount coupons shall be revoked upon violation by Lessee of the Lease provisions, rules or regulations and the normal rate of rent shall be immediately due and payable.

C. LUMP SUM _____

Initials

The normal rental rate per the Lease is \$ _____. This rate shall be paid by Lessee for the period _____ to _____. Provided that Lessee fully complies with the Lease, Lessee shall receive a rent credit of \$ _____ for the period _____ to _____. If this is less than the total rent for the period stated, Lessee agrees that the difference between the credit and the normal rent remains payable in advance for the period per the terms of the Lease.

Dated: _____ .

LESSEE:

Dated: _____ .

LESSOR:
By: _____
Authorized Agent