

WATERBED / LIQUID FURNITURE ADDENDUM

(Attachment 5)

This is an Addendum to the Rental/Lease Agreement, dated _____ between _____ (Owner/Agent hereinafter referred to as "Landlord") and _____ (Tenant(s)) for the premises located at _____.

It is the Tenant(s) intention to keep a waterbed/liquid furniture (hereinafter referred to as "Waterbed") in the above referenced residence. This shall be a conditional privilege granted to the Tenant(s) in exchange for guaranteeing that the rules in this Waterbed / Liquid Furniture Addendum are strictly followed. The Landlord reserves the right to revoke this privilege if the Tenant(s) violates any of the agreements herein.

Insurance: Prior to installation of the waterbed, Tenant(s) agree to furnish to Landlord a valid waterbed liability insurance policy, having a minimum policy amount of \$100,000 with the Landlord as co-insured. The policy shall cover replacement value of all property damage, including loss of use, incurred by Landlord or others caused by or arising out of the ownership, maintenance, use, or removal of the waterbed on the premises. The insurance policy shall be maintained in full force and effect until the waterbed is permanently removed from the premises. Landlord may require Tenant(s) to produce evidence of insurance at any time. Tenant(s) understands that the insurance carrier is to give Landlord ten (10) days' prior written notice of cancellation, non-renewal, lapse, or change in the insurance policy.

Installation & Dismantlement: Tenant(s) agrees to comply with the minimum component specification list prescribed by the manufacturer, retailer, or state law; whichever provides the higher degree of safety. Tenant(s) agree to install, maintain and remove the waterbed according to standard methods of installation, maintenance, and removal as prescribed by the manufacturer, retailer, or state law; whichever provides the higher degree of safety. Cost of installation and removal is the responsibility of Tenant(s). Tenant(s) shall notify Landlord in writing of the intent to install, remove, or move a waterbed. The notice shall be delivered at least twenty-four (24) hours prior to the installation, removal, or movement. Landlord may be present at the time of installation, removal, or movement at Landlord's option. If a waterbed is installed or moved by any person other than Tenant(s), Tenant(s) shall deliver to Landlord a written installation receipt stating the installer's name, address, and business affiliation where appropriate. Any installation or movement of the waterbed shall conform to Landlord's reasonable structural specifications for placement within the rental...

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