MARIJUANA ADDENDUM

(Single Right to Cure)

Resident Names: _____

Address: _____ Apt.: _____

This Marijuana Addendum ("Addendum") is incorporated into, and is a part of, the Lease/Rental Agreement (hereinafter "Lease") between the aforementioned resident(s) (hereinafter collectively "Resident") and Landlord.

Notwithstanding recent amendment of the Constitution of the State of Colorado and any legislation related to such amendment, Resident hereby understands and agrees as follows:

1. Possession of any amount of marijuana is a criminal act under federal law. Marijuana includes any part of the cannabis plant, whether dried or in a living plant, any extract from the cannabis plant in any form including any distillate or purified substance containing active ingredient whether or not incorporated into an edible or other form.
2. The Resident agrees not to engage in criminal activity on or near the leased premises. This includes a violation of federal drug law such as possession of marijuana.
3. The Resident agrees to occupy the leased premises solely for residential purposes. Resident agrees that cultivation and/or processing of marijuana or active marijuana ingredients shall be considered a business activity (even if for personal use) and shall constitute a lease violation.
4. Cultivation of marijuana or Hydroponic (water based) cultivation of any plants including but not limited to marijuana on the leased premises is prohibited. Modification of the leased premises to create higher humidity levels for the cultivation of any plants including but not limited to marijuana on the leased premises is prohibited. Modification of the leased premises for any purpose related to the possession or cultivation of marijuana is prohibited.
5. Consumption of marijuana through smoking causing release of smoke and odor into the common areas of the leased premises or any adjacent unit shall constitute a disturbance, harassment, annoyance of neighboring residents or a nuisance and shall be prohibited.
6. Resident, any member of the Resident's household, a guest, or other person affiliated in any way with the Resident shall not engage in any act which violates, or facilitates the violation, of this Addendum.
7. Violation of the terms of the Lease and/or this Addendum may result in a requirement for compliance with the terms of the Lease and/or this Addendum. Failure to comply may result in eviction and other legal remedies pursuant to Colorado law. Nothing in this Addendum shall be interpreted so as to limit the legal remedies available to Landlord.
8. Landlord has the right to modify any and all covenants of this Addendum at any time without notice.

The undersigned has/have read, understand and agree to comply with all covenants contained in this Addendum.

_____ _____ _____ _____

Resident Signature Date Resident Signature Date

_____ _____

Property Manager – Agent/Owner Date

KLG
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