

## Lease Addendum for Drug-Free and Crime-Free Housing

This Agreement entered into the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between Cincinnati Capital Holdings, LLC (Owner) and \_\_\_\_\_ (Tenant) for dwelling unit # \_\_\_\_\_ in consideration of their mutual promises agree as follows:

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Tenant agree as follows:

1. Tenant, any member of the Tenant’s household or a guest or other person under the Tenant’s control shall not engage in illegal activity, including drug-related illegal activity, on or near the said premises. “Drug-related illegal activity” means the illegal manufacture, sale, distribution, purchase, use or possession with the intent to manufacture, sell, distribute, or use of a controlled substance (as defined in section 102 of the Controlled Substance Act [21 U.S.C. 802]) or possession of drug paraphernalia.
2. Tenant, any member of the Tenant’s household or a guest or other person under the Tenant’s control **shall not engage in any act intended to facilitate illegal activity**, including drug-related illegal activity, on or near the said premises.
3. Tenant or members of the Tenant’s household **will not permit the dwelling unit to be used for or to facilitate, illegal activity** including drug-related illegal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Tenant or members of the Tenant’s household will not engage in the manufacture, sale or distribution of illegal drugs at any location, whether on or near the dwelling unit premises or otherwise.
5. Tenant, any member of the Tenant’s household, or a guest or other person under the Tenant’s control shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of the rental agreement that otherwise jeopardizes the health, safety or welfare of the Owner, his agents or other tenants.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of the provisions of this addendum shall be deemed a serious violation and a material non-compliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This Lease Addendum is incorporated into the lease executed or renewed this day between Owner and Tenant.

\_\_\_\_\_  
**Owner/Agent** **Date**

\_\_\_\_\_  
**Tenant** **Date**

\_\_\_\_\_  
**Tenant** **Date**

\_\_\_\_\_  
**Tenant** **Date**