

RENTAL AGREEMENT ADDENDUM: SATELLITE DISH AND/OR ANTENNA

This Addendum is incorporated into the Rental Agreement dated: _____

between "Owner," _____

and "Resident(s)," _____

in consideration of their mutual promises, agree as follows:

1. Resident(s) is renting from Owner the Premises located at: _____

2. This Addendum to Rental Agreement by and between Owner and Resident(s) shall set forth Resident(s) right and obligations respecting the installation, maintenance and removal of one (1) satellite dish and/or antenna in the rented Premises. Antennas that only transmit signals or that are not covered by 47 CFR 1.4000 are prohibited.
3. The satellite dish and/or antenna may not exceed one meter (39 inches) in diameter.
4. The satellite dish and/or antenna may only be placed on a balcony, railing or patio totally within the Premises being rented (not in any public area).
5. The satellite dish and/or antenna may not protrude or extend beyond the vertical (e.g balcony railing or patio edge) and horizontal (e.g patio or balcony ceiling) space leased for your exclusive use.
6. No satellite dish and/or antenna may be installed on any outside wall, outside windowsill, roof, common area balcony, stairwell or other common area and no holes may be made in any wall, roof, railing or glass for purposes of installation or hook up.
7. Owner reserves the right to prohibit installation if the satellite dish and/or antenna is unable to receive signals due to the geographical orientation of the rented Premises (i.e. not oriented toward the south) and/or if the satellite dish and/or antenna poses a safety concern, all as determined by Owner in its sole discretion.
8. Resident(s) hereby agrees to indemnify Owner, its employees, agents, representatives, successors and assigns for any and all claims resulting from Resident(s)' installation, removal, maintenance and/or use of the satellite dish and/or antenna. Resident assumes full and complete responsibility for any personal injury (including death) or physical damage caused by the satellite dish and/or antenna or its installation, removal, maintenance and/or use.
9. Prior to Resident(s) installing the dish and/or antenna, Resident(s) agree to obtain general liability insurance in an amount no less than \$_____ to fully cover any claims which may be made by Owner and/or third parties as a result of damage or injury caused by the satellite dish and/or antenna, their installation, removal, maintenance and/or use. The insurance Policy must name Owner as an additional insured and a copy of the insurance policy and evidence of the payment of the required premium shall be provided to Owner prior to installation of the satellite dish and/or antenna.
10. Owner recommends that Resident(s) obtain the Services of a professional installer to properly install and connect the satellite dish and/or antenna. Resident(s) covenants and agrees that no hole in the Premises will be made for the purpose of wiring and further that Resident(s) shall not splice or connect the satellite dish and/or antenna to existing wiring.
11. In consideration of Owner's consent to the installation of the satellite dish and/or antenna, Resident(s) hereby agrees that the security deposit posted upon execution of the Rental Agreement for the rented Premises may be used to cover any damages caused by the installation or removal of the satellite dish and/or antenna. A security deposit increase does not imply a right to drill into or alter the rental Premises.

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12. Failure of Resident(s) to abide by the provisions of this Addendum, including but not limited to, the failure of Resident(s) to post and maintain the above security deposit and/or the general liability insurance required hereunder shall be deemed a material default of the Rental Agreement, and Owner, in addition to all of its rights and remedies under the Rental Agreement, at law and/or in equity, shall be permitted to remove the satellite dish and/or antenna at Resident's(s) sole cost and expense,
13. In consideration of Owner's consent to the installation of the satellite dish and/or antenna, Resident(s) hereby tenders \$_____ as a security deposit to cover any damage caused by the installation or removal of the satellite dish and/or antenna, which deposit shall be treated in the same manner as described in the Rental Agreement for other security deposits. (Total of all deposits shall not exceed two months rent for unfurnished units nor three months rent for furnished units.)
14. Resident's(s') right to install and maintain the equipment contemplated herein is subject to revocation in the event Federal, State or Local law which provides such right is revoked, changed, or in any way modified in such a manner that does not require Owner to permit such maintenance or installment of such equipment.

This Addendum to be effective as of _____ day of _____, of the year_____.

Owner/Agent

Resident

Date

Resident

Resident

Resident



Your use of any of these forms constitutes your representation that you have counseled with your personal attorney before using the form, and in using the form you are relying on your attorney's counsel and your own investigation, and not on any express or implied representation by SBRPA or any of its officers, directors, employees, or representatives.

Form ADD-012
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