

SMOKE AND CARBON MONOXIDE DETECTOR ADDENDUM

This addendum to the original lease agreement between _____, Lessor and _____, Lessee, for the residential premises located at _____, _____, _____ is entered _____, 20__.

A. Lessee acknowledges 1) the Premises is equipped with smoke and carbon monoxide detectors on each habitable floor of the dwelling as required by law; and 2) Lessee has inspected the detectors and found them to be in proper working condition containing all batteries necessary to make the alarms operational.

B. Lessee agrees to 1) keep, test, and maintain all smoke and carbon monoxide alarms in good repair; 2) not remove batteries from, or in any way render inoperable, a smoke or carbon monoxide alarm except as a part of a process to inspect, maintain, repair, or replace the alarm or the batteries therein; 3) immediately notify Lessor in writing if any smoke or carbon monoxide alarm is stolen, removed, found missing, or found not operational during the Lessee's occupancy of the premises; 4) notify Lessor of any deficiency in any smoke or carbon monoxide alarm that Lessee cannot correct; and 5) reimburse Lessor, upon request, for the cost of a new smoke detector and/or carbon monoxide detector and the installation thereof in the event the existing detector(s) become damaged or stolen by Lessee or Lessee's guests.

C. Lessee acknowledges and agrees that Lessor is not the operator, manufacturer, distributor, retailer or supplier of the smoke and carbon monoxide detectors. Lessee assumes full and complete responsibility for all risk and hazards attributable to, connected with or in any way related to the operation, malfunction or failure of the smoke and carbon monoxide detectors, regardless of whether such malfunction or failure is in any way related to the use, operation, manufacture, distribution, repair, servicing or installation of said smoke and carbon monoxide detectors.

D. No representation, warranties, undertaking or promises, have been made or adopted by Lessor to Lessee regarding the smoke and/or carbon monoxide detectors, or their performance. Lessor shall not be liable for damages, losses and/or injuries to persons or property caused by Lessee's failure to comply with this addendum.

E. Lessee and Lessor agree that this addendum is the entire agreement of the parties relative to smoke and carbon monoxide detectors in the premises. Any agreement that in any way varies the terms of this Addendum shall be completely void and unenforceable unless it is in writing and signed by both parties dated subsequent in date to this addendum.

F. The duration of this addendum shall coincide with the term of the lease and all renewals and extensions thereto.

G. Lessee acknowledges reading this addendum and that it places the foregoing duties upon Lessee.

Lessee:

Lessor:

