



Place Management Group, Inc.

COMMUNITY ADDENDUM

This Community Addendum (this “Addendum”) is made and entered into as of the same date as the Housing Contract (the “Contract”) to which this Addendum is attached by and between Owner and Resident named therein. The terms of this Addendum shall be in addition to the terms of the Contract as if the terms of this Addendum were written into the Contract.

All installments and fees made payable to	Spring Place 3610 Clifton Road Greensboro, NC 27407
NON-REFUNDABLE APPLICATION FEE	\$25
NON-REFUNDABLE ADMINISTRATION FEE • Renewals are not required to pay fees twice	\$200
COMMENCEMENT DATE	August 14, 2010
SHORT TERM PREMIUM Housing Contracts for less than 12 months are offered on a limited availability at specific communities. The additional fee will be added to the monthly installment of Rent. Contact your Community office for more information and regarding your specific move in day.	
EXPIRATION DATE FOR 12 MONTH CONTRACT	July 31, 2011
INITIAL LATE CHARGE • Charged on the sixth (6 th) day of the month if Rent is not paid by the fifth (5th) day of the month. Rent is delinquent until Rent is paid in full.	Five percent (5%) of the monthly rent.
RETURN CHECK CHARGE FOR EACH RETURNED CHECK	\$25
ASSIGNMENT FEE • To be paid by Resident or Assigned Resident or both	\$250
TRANSFER FEE from Exclusive Space to another exclusive space within the same Unit	\$50
TRANSFER FEE from Exclusive Space to another exclusive space in a different unit	\$150
RECONNECTION FEE OF UTILITY SERVICES	N/A
CABLE & INTERNET CONNECTION FEE	\$25
SHUTTLE PASS FEE	\$25
COURT FILING ADMINISTRATION FEE	\$50
In the event utilities are included in the Rent, the following “Threshold Amount” has been allocated for each service. If Resident exceeds the Threshold Amount (s), Resident will be charged and required to pay the overage amount:	
Electricity	\$25
Water / Sewer	N/A
Trash	N/A
Pest Control	N/A
Telephone	N/A
Cable TV	N/A
Internet	N/A
Gas	N/A
HOLDOVER DAILY FEE In an amount of the existing monthly installment of Rent.	\$100.00 per day

DEPOSIT:

Owner shall provide Resident an itemization of the application of the Deposit and a refund of the remaining balance of the Deposit, if any, 30 days after termination of the tenancy and delivery of possession of the Exclusive Space to Owner by Resident. The amount of the Deposit required, if any, cannot exceed two month's rent.

DEFAULT BY RESIDENT:

It is understood that in the event Owner terminates a Roommate's right to occupy the Premises and Unit, it shall be a default under this Contract by Resident for such Roommate to occupy the Premises and Unit. In addition, in the event of Resident's default, Resident shall be liable, to the fullest extent allowed by applicable law, for and shall pay: (i) a reletting fee equal to 85% of one months' Rent to offset the costs of reletting the Premises and Unit; (ii) all monthly Rent and other charges which are payable during the remainder of the term of this Contract, which shall be accelerated automatically without notice and shall be immediately due and delinquent; and (iii) any other sums that may be due pursuant to the Contract or applicable law. Resident acknowledges that the reletting fee is not a cancellation fee or a buyout fee. The reletting fee is liquidated amount covering only Owner's damages associated with Owner's time, effort and expense in finding and processing another resident to occupy the Unit and Premises. Such damages are uncertain and difficult to ascertain.

ABANDONMENT:

If Resident is absent from the Unit for ten (10) consecutive days, during the term of the Contract, while all or any portion of the Rent is delinquent, and has not responded to a notice of abandonment suspected abandonment placed inside and outside the Unit shall be deemed abandoned. Owner shall have the right to remove personal property remaining in a Unit and Premises deemed abandoned by complying with applicable law regarding seizure of personal property. Owner shall impose reasonable charges for storing such abandoned or seized property, and may dispose of same in any manner Owner chooses.

CONFLICT:

In the event of any conflict between the terms of this Community Addendum and the Housing Contract, the terms of this Community Addendum shall control.

BROWNSFIELD:

The property on which this unit is located is a Brownfields Property pursuant to North Carolina's Brownfields Property Reuse Act, which is codified beginning at Section 130A-310.30 of the State's General Statute. Contamination on the property was addressed in a Brownfields agreement between the North Carolina Department of Environment and Natural Resources and Carl W. Johnson/Carl W. Johnson Family that became effective March 22, 2000. A copy of that agreement is maintained in the landlord's office and may be reviewed by the lessee upon request.

The terms of this Addendum are agreed to and accepted by:

OWNER:

Signature: _____

Name Printed: _____

RESIDENT:

Signature: _____

Name Printed: _____

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