SATELLITE DISH AND ANTENNA ADDENDUM

Property Address: _____

1 Number and Size: You may install only one satellite dish or antenna within the premises that are leased to you for your exclusive use. A satellite dish may not exceed 39 inches in diameter. An antenna or dish may receive but not transmit signals.

2. Location: Location of the satellite dish or antenna is limited to (1) inside your dwelling, or (2) in an area outside your dwelling such as a balcony, patio, yard, etc. of which you have exclusive use under your lease; if living in a single family residence attachment can be made to exterior of home as per HOA guidelines. Installation is not permitted on any parking area, roof, window, windowsill, fence or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.

3. Safety and Non-Interference: Your installation: (1) must comply with reasonable safety standards; (2) may not interfere with our cable, telephone or electrical systems or those of neighboring properties; (3) may not be connected to our telecommunication systems; and (4) may not be connected to our electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching it to a portable, heavy object such as a small slab of concrete; (2) clamping it to a part of the building's exterior that lies within your leased premises (such as a balcony or patio railing): or (3) any other method approved by us. No other methods are allowed. We may require reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception.

4. Installation: Signal transmission from exterior dish or antenna to interior of dwelling. You may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc. If your satellite dish or antenna is installed outside your living area (on a balcony, patio, or yard of which you have exclusive use under your lease), signals received by your satellite dish or antenna may be transmitted to the interior of your dwelling only by: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) connecting cables "through a window pane" similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window-without drilling a hole through the window. The connecting cables must be painted the same color as the home's exterior; (4) wireless transmission of the signal to a device inside the dwelling: or (5) any other method approved by us.

5. Workmanship: For safety purposes, you must obtain our approval of (1) the strength and type of materials to be used for installation, and (2) the person or company who will perform the installation. Installation must be done by a qualified person or company that has worker's compensation insurance and adequate public liability insurance. Our approval will not be unreasonably withheld. You must obtain any permits required by the city for the installation and comply with any applicable city ordinances.

6. Removal and Damages: You must remove the satellite dish or antenna and all related equipment when you move out of the dwelling. You must pay for any damages and for the cost of repairs or repainting which may be reasonably necessary to restore the leased premises to its condition prior to the installation of your satellite dish or antenna and related equipment.

7. Liability insurance and Indemnity: You are fully responsible for the satellite dish or antenna and related equipment. Prior to installation, you must provide us with evidence of liability insurance to protect us against claims of personal injury and property damage to others, related to your satellite dish, antenna or related equipment. You agreed to defend, indemnify and hold us harmless from the above claims by others.

8. Approval Requirements: You may start installation of your satellite dish or antenna only after you have: (1) signed this addendum, (2) provided us with written evidence of the liability insurance referred to in paragraph 7 of this addendum; (3) paid us the additional security deposit, if applicable; and (4) received our written approval of the installation materials and the person or company who will do the installation.

_____ _____

Tenant Names (Financially Responsible) Date

_____ _____

Owner / Landlord Date