

Pet Lease Agreement

This pet addendum is an agreement dated _____ between

_____, occupant and Gary & Kim Wright, owners, covering the premises known as Shafer's Cove Condominium, Unit #2, Mineral, Virginia 23117.

1. Occupant has read, understands, and agrees to abide by the following applicable house policies pertaining to pets.
2. Occupant has been granted permission by the owners to keep the pet(s) listed herein _____ specified under the following terms and conditions:

a. That the pet will be allowed out of the pet owner's unit or yard only under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier.

b. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by the pet will be the full financial responsibility of the occupant and that occupant agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then occupant hereby agrees to pay the full expense of replacement.

c. That the occupant will provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet unattended for any undue length of time. Occupant will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Occupant will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking, jumping, and running.

d. That, if there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the resident and emergency caretaker are unsuccessful, the owner or the owner's agents may contact the local animal control authority and assist its staff in entering the resident's apartment. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of the occupant.

e. That the occupant agrees to indemnify, hold harmless, and defend owner or owner's agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the occupant's pet(s).

f. That if a dispute arises out of this contract that cannot be settled through negotiation, the owner and occupant agree first to try in good faith to settle the dispute by mediation administered either by a local mediator or

by the American Arbitration Association under its commercial mediation rules. If the parties cannot agree on which agency shall administer the mediation, the owner's choice shall govern.

g. The Pet fee is \$25 per day.

Rantor Signature

Date

Gary or Kim Wright, Property Owners

Date

KEY SAFE INSTRUCTIONS

Press the RESET button

Enter your combination (given to registered guests and changed weekly)

Press and Release the OPEN button

Pull Down on the Key holder at the bottom of the unit.

To close the Key Safe, insert the key holder back into the bottom chamber and snap it closed.

2 November 2006