

SECURITY DEPOSIT ADDENDUM

During the term of this Lease or after its termination, the Landlord may charge the Tenant, or make deductions from the Security Deposit, for any or all of the following:

- a. repair of walls due to plugs, large nails or any unreasonable number of holes in the walls, including the repainting of such damaged walls;
- b. repainting required to repair the results of any other improper use or excessive damage by Tenant;
- c. unplugging toilets, sinks and drains;
- d. replacing damaged or missing doors, windows, screens, mirrors or light fixtures;
- e. repairing cuts, burns or water damage to linoleum, rugs and other areas;
- f. any other repairs or cleaning due to any damage beyond normal wear and tear caused or permitted by the Tenant or by any person whom the Tenant is responsible for;
- g. the cost of extermination where the Tenant or the Tenant's guests have brought or allowed insects onto the premises or building;
- h. repairs and replacement required where windows are left open which have caused plumbing to freeze or rain or water damage to floors or walls;
- i. replacement of locks and/or lost keys to the premises and any administrative fees associated with the replacement as a result of the Tenant's misplacement of the keys; and
- j. any other purpose allowed under this Lease or the Landlord Tenant Code