

WATERBED LEASE ADDENDUM

1. **THE PARTIES.** This Waterbed Lease Addendum (“Addendum”), made effective as of _____, is by and between:

Landlord: _____ (“Landlord”) and

Tenant: _____ (“Tenant”).

The Landlord and Tenant are each referred to herein as a “Party” and, collectively, as the “Parties.”

2. **ORIGINAL LEASE.** This Addendum is being added to the lease agreement between the Parties, dated _____, for the property located at _____

(“Original Lease”).

3. **TERMS.** The Tenant may keep and use a waterbed (or other liquid-filled furniture) on the premises. This shall be a conditional privilege granted to the Tenant, provided that the terms in the Addendum are strictly followed. Except as specifically mentioned in this Addendum, all other terms and conditions of the Original Lease shall remain in full force and effect.

4. **DEPOSIT.** The Tenant agrees to pay the Landlord an additional security deposit of \$_____, which will be returned after the Tenant vacates, provided that the premises are returned as agreed.

5. **INSURANCE.** The Tenant agrees to obtain liability insurance to include coverage concerning the liquid-filled furniture.

6. **DAMAGES.** The Tenant shall be liable to the Landlord for all damages and expenses incurred by or in connection with the liquid-filled furniture and shall indemnify and hold the Landlord harmless for any and all damages and costs in connection therewith.

7. **INSPECTION.** The Landlord may enter the Tenant’s residence on 24 hours notice to inspect the liquid-filled furniture to ensure it is being properly maintained.

8. **EXECUTION.** This Addendum may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Landlord Signature: _____ **Date:** _____

Print Name: _____

Tenant Signature: _____ **Date:** _____

Print Name: _____