

**LEASE ADDENDUM
Coronavirus (COVID-19)**

This Lease Addendum is attached to and made a part of that certain Residential Lease dated as of _____ (the "Lease"), between **College Town Communities** ("Landlord") and _____ ("Tenant"), for the following premises (the "Leased Premises") leased by Landlord to Tenant:

«property_name»
«property_street_line1»
«property_city», «property_state_code» «property_postal_code»

The Lease is hereby amended to include the following provision:

Delay in Commencement Date Due to Coronavirus (COVID-19). The End Date of this Lease is contingent upon the normal commencement of the Spring, 2021 semester of on-campus classes at _____ (the "College") without cancellation due to coronavirus (COVID-19). If, due to coronavirus, the College officially cancels the Spring, 2021 semester or switches to a completely online course format for the Spring, 2021 semester prior to January 5, 2021, then Tenant shall have the option to terminate the Lease effective January 31, 2021 by delivering written notice to Landlord within ten (10) days of the College's official announcement to cancel the Spring, 2021 semester or switch to a completely online course format for the Spring, 2021 semester. In the event Tenant elects not to terminate the Lease early, the Lease shall continue in full force and effect. In order to take advantage of this option, tenant must be in good standing and have paid at least half of the entirety of the total amount due under the terms of the lease. If Tenant fails to exercise timely its option to terminate the lease early in accordance with the terms of this paragraph, Tenant shall be deemed to have waived such right and the Lease shall continue in full force and effect. Furthermore, if the Spring semester begins and the College subsequently delays or cancels on-campus classes (whether due to coronavirus or for any other reason), this Lease shall continue in full force and effect. Should the College choose to delay the start of the Spring 2021 semester and not cancel it in its entirety, this early lease termination program is not an option and the lease will remain in full force and effect.

Any payment for the above referenced Lease Agreement received in advance of the Lease Commencement date will be credited towards any payments due according to the installment schedule outlined in the Lease Agreement. Should on-campus classes not commence at the College for Spring 2021 semesters, and Tenant exercises the Option in writing, as referenced above, to terminate the lease early, all payments required under the Lease Agreement that have been paid in advance over and above at least half of the entire amount due under the terms of the lease, will be returned to Tenant within 30 days of that written notice. Tenant needs to be current on all monies owed in order to take advantage of this option.

Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Lease. In the event of a conflict between the terms of the Lease and the terms of this Lease Addendum, the terms of this Lease Addendum shall control. Except as expressly set forth herein, the terms and conditions of the Lease remain unmodified and in full force and effect.

Landlord: _____

Tenant: _____

Print Name: _____

Date: _____

By: _____

Tenant: _____

Name: _____

Print Name: _____

Title: Authorized Signatory

Date: _____

Date: _____