

## Addendum to Lease Agreement

7092 FM 244, Anderson, Texas 77830

- Access / easement / gates
  - Keep gates open or closed as you found them.
  - Ensure the main gate closes behind you, due to livestock in pasture.
  - Report gate malfunction to Micah Davis at 979-220-2506.
  - Tenant is allowed on the rock road easement for access to and from the property only, do not drive on the pasture.
- Pool
  - Keep the gates around the pool closed/locked for safety.
  - Weekly pool cleaning service and chemicals will be provided and is included in the lease cost.
  - Tenant shall regularly remove debris and leaves from pool, skimmers, auto-vacuum robot, and pump baskets; especially in the fall and spring.
  - Tenant shall regularly add water to the pool at tenant expense.
  - For the heater, return the propane tank level to same level as move in.
- Freezing weather
  - Tenant is responsible to prevent pipes from freezing. Cover the hose bibs attached to the house. Yard hose bibs shall be valved off in-ground for winterization. (2) ground valves are located under blocks near the hose bibs.
  - The main pool pump is equipped with a thermostat to turn on the pump during freezes, but tenant must ensure main pump is turned on when freezes are expected.
  - The rock fountain (secondary) pump must be manually drained. Unscrew the two plugs and leave them in the pump strainer.
- Fireplace
  - Keep screen closed on the fireplace. Use only well-seasoned hard wood or the fireplace will smoke up the house. Close the damper when not in use.
  - Never leave a fire unattended.
  - Firewood shall not be harvested off the property.
- Natural environment / landscape
  - Do not cut trees, cut plants, or clear brush without homeowner permission.
  - Minor pruning is ok.
  - Keep landscape beds irrigated to keep plants alive
  - Park on rock driveway only
  - Tenant is responsible for mowing and maintaining grounds. Only mow the regularly mowed areas, do not mow the natural brush/forest areas.

- Storage
  - The equipment shed in the backyard is available for storage.
  - The immediate 8' x 8' area of the attic is available for storage.
  - The shipping container is not available and will be moved away.
- Trash
  - Tenant is responsible for paying for trash pickup service.
  - Burning trash on the property is not allowed.
  - Do not let trash or debris accumulate in the house or yard.
- Pets
  - Pets are reviewed case by case, with non-refundable cleaning fee.
  - Pets are to be restrained to the rental property and are not to wander the adjacent property or harass livestock.
- Smoking / Illegal Drugs
  - No smoking in or near the house.
  - Do not litter the grounds with filters.
  - No illegal drugs allowed on the property.
- Hunting / Firearms
  - No hunting, target shooting, or discharge of firearms on the property.
- Noise / Nuisance
  - Loud music or nuisance noises are not allowed.
- Homeowner will provide annual air conditioner filter replacement
- Tenant shall provide their own renter's insurance
- Homeowner reserves the right to enter the property for inspection with prior notice.

#### Utility Providers:

- Electric – Mid South Synergy
- Water – Wickson Creek
- Internet – Mid South Fiber, up to 1 GB speed
- Trash – BVR or Texas Commercial Waste
- Propane – Recommend Symank Propane, or shop around