

STANDARD FORM OF LEASE RIDER TO BE ATTACHED TO ALL LEASES AT
HUDSON HARBOUR CONDOMINIUM

Condominium Lease Rider

This is a Rider to the Lease of Unit # _____ in the
Hudson Harbour Condominium by and between _____ /
landlord (hereinafter "Landlord") and _____, the tenant (hereinafter
"Tenant") dated this _____ day of _____, 2012

This Rider is intended to supplement the Lease entered into between the parties hereto and
to provide certain rights, duties and remedies required by the Condominium Association in order for
the Lease to be recognized and valid. If there is a conflict or a contradiction in terms between this
Rider and the Lease, this Rider shall control. Otherwise, the Lease shall remain in full force and
effect.

1. NOTICE TO TENANT (UNDER N.J.S.A. 2A:18-61.9).

THIS BUILDING IS A CONDOMINIUM, ESTABLISHED UNDER N.J.S.A. 46:88-1,
ET SEQ. YOUR TENANCY CAN BE TERMINATED UPON (60) DAYS NOTICE IF
YOUR APARTMENT IS SOLD TO A BUYER WHO SEEKS TO PERSONALLY OCCUPY
IT. IF YOU MOVE OUT AS A RESULT OF RECEIVING SUCH A NOTICE AND THE
LANDLORD ARBITRARILY FAILS TO COMPLETE THE SALE, THE LANDLORD
SHALL BE LIABLE FOR TREBLE DAMAGES AND COSTS.

2. APPROVAL BY THE BOARD OF DIRECTORS

Prior to the acceptance of this Lease, it must be submitted to the Board of Directors of the
Hudson Harbour Condominium Association for consideration and approval. This Lease shall be
executed in triplicate. One copy shall be filed with the Board of Directors at the office of the
Managing Agent subsequent to approval by the Board of Directors.

3. LEASE TERM.

This Lease term cannot be for a period of less than one (1) year.

4. ASSIGNMENT OF RIGHTS AND PRIVILEGES

Landlord assigns to Tenant the rights and privileges associated with Landlord's ownership
of the Unit during the term of the Lease, provided that Tenant complies with the Master Deed, By-
Laws and Rules and Regulations of Condominium and the Condominium Association (collectively
the "Governing Documents"). This means that Tenant may use the common elements and facilities
of the Condominium, subject to the rights of the Association to suspend all rights and privileges for
violation of the Governing Documents. Landlord retains the right to cast all votes in all matters
coming before the Condominium Association. Tenant acknowledges receipt of a copy of the
Governing Documents, which Tenant has examined to the extent he desires, and Tenant agrees to be
bound thereby. Tenant also agrees that a default in any requirement in the Governing Documents is
a default of this Lease. SPECIFICALLY TENANT AND LANDLORD ARE MADE AWARE
OF RULE NO. 31 OF HUDSON HARBOUR CCNDOMINIUM RELATING TO THE

SCHEDULING PROCEDURE OF MOVE-IN AND MOVE-OUT BY ANY OCCUPANT OF ANY UNIT AND FURTHER, THAT NO PETS ARE PERMITTED IN ANY UNIT OF HUDSON HARBOUR CONDOMINIUM.

5. RESPONSIBILITY FOR DAMAGE.

Tenant agrees that Tenant will be responsible for any damage to any of the common elements or to any other unit in the condominium that is caused by Tenant's negligence, or the negligence of any guest or occupant in the Unit at Tenant's invitation. Tenant agrees to notify Landlord promptly of any damage to the Unit from any other unit or common element, or any other unit owner or guest.

6. STAND-BY ASSIGNMENT OF RENTS.

Landlord hereby assigns to the Condominium Association all of the rents payable by Tenant under the Lease. This assignment shall become operative upon Landlord's default in the payment of common expense assessment to the Association, parking fees, fines or any special assessments made by the Association, and shall remain in full force and effect so long as Landlord remains in default or am delinquent in the payment of such assessments. This assignment of rent authorizes the Association, by its Board of Managers or its agents, at its option, after Landlord's default in the payment of assessments and the continuance thereof after ten (10) days written notice, to notify Tenant and collect in Landlord's name as assigned, any rents accrued and unpaid, as well as the rents thereafter accruing and becoming payable until the Association notifies Tenant and Landlord is no longer delinquent. It is Landlord's intention that the Association may enforce this provision.

7. RIGHT TO ENTER UNIT

Landlord acknowledges the right of the representatives of the Board of Managers and/or Management to enter any unit under reasonable circumstances, during reasonable hours, upon reasonable notice considering the circumstances, which require entrance. No such notice shall be required in the event of repairs or replacements immediately necessary or required for the preservation or safety of the unit or Building, for the safety of the occupants of the Building or other persons, or to avoid the suspension of any necessary service in the Building. Tenant acknowledges that repairs considered necessary for the well being of the building by Management that are charge back items, will be charged back through the maintenance.

8. POWER OF ATTORNEY.

Landlord hereby names and constitutes the Association as my attorney-in-fact, irrevocably, for the purpose of taking any legal actions against Tenant, including eviction pursuant to N.J.S.A. 2A:18-61.1 et seq. This power of attorney may be exercised by the Association if Tenant violates

any of the provisions of the Governing Documents provided that Landlord has been given notice of the intention of the Association to exercise these rights, and Landlord has not commenced such action as is necessary to cure the violation of the Governing Documents within ten (10) days. This power of attorney shall enable the Association to exercise against Tenant each and every right which the Association may have to enforce the Governing Documents. In the event the Board takes any such action, it may recover back against Tenant any costs and expenses of the same, including reasonable attorney's fees.

9. SIGNATURES.

This Lease Rider may be signed by less than all of the owners of the Unit, if a Power of Attorney form has been signed by the owner who is not signing this Rider, and shall nevertheless bind all owners thereof. Landlord represents to the Association that Landlord is signing this Rider on behalf of all owners of the Unit and have attached hereto a Power of Attorney signed by any and all other owners of the Unit who are not signing this Rider.

IN WITNESS WHEREOF, the parties execute this Agreement on the date first set forth above.

WITNESS:

LANDLORD-OWNER

Tel No. _____ (Home)

(Work)

X

TENANT

Tel No. _____ (Home)

(Work)

APPROVED AND ACCEPTED:

HUDSON HARBOUR
CONDOMINIUM ASSOCIATION

By: _____