



Individual Residential Rental Contract

Divided-Year Lease Addendum

IN CONSIDERATION of the terms described below and the mutual promises made to each other, THE WINKLER ORGANIZATION (Landlord), by and through his/her/its agent (Agent) and TENANT NAME (Tenant) hereby amend the Individual Residential Rental Contract between Landlord and Tenant as follows:

(Tenant): this XXth day of XXXX, 2014. WITNESSETH: That subject to the terms and conditions set forth by this "Divided-Year Lease Addendum", Tenant does hereby acknowledge that THE WINKLER ORGANIZATION requires that all tenants sign a twelve (12) month lease. In the event that the Tenant wishes to divide the lease year with another Tenant, the following requirements must be met:

- 1. The original Tenant is required to find a second tenant to sign for the remaining term of the lease. The Landlord is in no way responsible for aiding in this process.
2. Both Tenants are required to submit leasing applications and pay the applicable application fee, as well as pay the Administrative Fee and Security Deposits, as applicable to the leased property.
3. The Tenant signing for the first half of the year agrees to vacate the residence on or before December 30th, 2014 at 11:00AM. The Tenant also acknowledges that in addition to the entire rent for the month of December, he/she is also required to pay pro-rated rent for the period January 1 through January 5, 2015. During this vacated time period of six (6) days, the vacated bedroom will be cleaned, painted and repaired as needed by the Landlord, at the discretion of the Landlord.
4. The Tenant signing for the second half of the year acknowledges that the lease start date is January 6, 2015 at 3:00PM, at which time Tenant may receive keys and a parking pass (if applicable to the property) from the Landlord's office. The Tenant further acknowledges that he/she may not occupy the unit prior to this date and time. The second half lease will terminate on July 29th, 2015 at 11:00AM unless otherwise noted on the Individual Residential Rental Contract.
5. Both Tenants are required to pay all applicable fees, sign all applicable leasing documents, as well as pay individual security deposits in order for the divided-year lease to be considered valid and binding. The Landlord is not required to hold the bedroom until all fees and documents are finalized for both parties. Both Tenants acknowledge that time is of the essence. The Landlord is not required to keep either party apprised of the leasing status; both Tenants assume full responsibility for seeing the Divided-Year Lease process completed in its entirety.

Landlord: THE WINKLER ORGANIZATION, INC. By: _____ (Seal) Date: _____
THE WINKLER ORGANIZATION REPRESENTATIVE

Tenant: _____ Signature: _____ Date: _____