

LEASE ADDENDUM FOR DRUG-FREE HOUSING

The following are provisions of the Lease between **Lawndale Christian Development Corporation, Property Management at 1859 S. Pulaski, Chicago, IL 60623 (LCDC)** and, _____ (Tenant) for the following dwelling at _____.

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Tenant agree as follows:

1. Tenant, any members of the tenant's household, or a guest or other person under the tenant's control shall not engage in criminal activity on, near or within the immediate vicinity of the premises.
2. Tenant, any members of the tenant's household, or a guest shall not engage in drug-related criminal activity, on or off project premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in Section 102 of the Controlled Substance Act 21 U.S.C. 802).
3. Tenant, any member of the tenant's household, or a guest or other person under the tenant's control **shall not engage in any act intended to facilitate criminal activity**, including drug-related criminal activity, on, near or within the immediate vicinity of the premises.
4. Tenant, or members of the household **will not permit the dwelling unit to be used for, or to facilitate, criminal activity**, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
5. Tenant or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or off project premises or otherwise.
6. Tenant, any member of the tenant's household or a guest or other person under the tenant's control **shall not engage in acts of violence or threats of violence**, including, but not limited to, the unlawful discharge or possession of firearms, on, near or within the immediate vicinity of the premises.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE MATERIAL VIOLATION OF THE LEASE AND GOOD FOR TERMINATION OF TENANCY.** A single violation of any violation of any of the provisions of this added addendum shall be deemed a serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This lease Addendum is incorporated into the lease executed or renewed this day between Owner and Tenant.

Tenant Signature

Date

Owner

Date