

HOLSTEN MANAGEMENT CORPORATION

**LEASE RIDER - #3
LEASE ADDENDUM FOR DRUG-FREE HOUSING**

The following are provisions of the Lease between **Holsten Management Corporation** ("Landlord") and _____ ("Tenant") for the following dwelling unit _____ . 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 member of the tenant's household or a guest shall not partake in any criminal activity, including drug-related criminal activity, on or off project premises. Any other person under the tenant's control shall not partake in any criminal activity, including drug-related criminal activity, on the 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)).
2. Tenant, any member of the tenant's household, or a guest **shall not engage in any act intended to facilitate criminal activity**, including drug-related criminal activity, on or off project premises. Any other person under the tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity on the project premises.
3. Tenant or member 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. Tenant will be responsible for all criminal activity regardless of whether tenant has actual knowledge of such activity.
4. Tenant or member 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.
5. Tenant, any member of the tenant's household, or a guest **shall not engage in any acts of violence or threats of violence**, including, but not limited to, the unlawful discharge of firearms, on or off project premises. Any other person under the tenant's control shall not engage in any acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms on the project premises.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and material noncompliance with 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. This Lease Addendum is incorporated into the lease executed or renewed this day between Owner and Tenant.

Tenant's Signature

Property Manager's Signature

Date

Date

"This Rider has not been prepared or approved, either as to form or content, by the Illinois Housing Development Authority and the Authority assumes no responsibility for its content"