













- 33. **WAIVERS:** The rights of the LANDLORD under this lease shall be cumulative, and failure on the part of the LANDLORD to exercise promptly any rights given hereunder shall not operate to forfeit any other rights allowed by this lease or by law.
- 34. **INDEMNIFICATION: TENANT agrees to reimburse LANDLORD upon demand in the amount of the loss, property damage, or cost of repairs or service, (including plumbing trouble) caused by the negligence or improper use by TENANT, his agents, family or guests.** TENANT at all times, will indemnify and hold harmless LANDLORD for all losses, damages, liabilities, and expenses which can be claimed against LANDLORD for any injuries or damages to the person or property of any persons, caused by the acts, omissions, neglect, or fault of TENANT, his agents, family or guests, or arising from TENANT'S failure to comply with any applicable laws, statutes, ordinances or regulations. In the event of a dispute concerning the tenancy created by this agreement, TENANT agrees that if the premises are being managed by an agent for the record owner TENANT agrees to hold agent, its successors, employees, and assigns harmless and shall look solely to the record owner of the premises in the event of a legal dispute concerning the tenancy or the security deposit. \_\_\_\_\_ (Initial)
- 35. **INTEGRATION:** This lease and exhibits, addenda, and attachments, if any, set forth the entire agreements between LANDLORD and TENANT concerning the premises, and there are no covenants, promises, agreements, conditions, or understandings, oral or written between them other than those herein set forth. If any provision in this agreement is illegal, invalid or unenforceable, that provision shall be void but all other terms and conditions of this agreement shall be in effect.
- 36. **MODIFICATIONS:** No subsequent alteration, amendment, change or addition to this lease shall be binding upon LANDLORD unless reduced to writing and signed by the parties.
- 37. **RADON GAS:** State law requires the following notice to be given: "Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit."
- 38. **TENANT HANDBOOK.** Tenant has received a copy of the Tenant Handbook, which is incorporated into and made a part of this rental agreement.
- 39. **ABANDONED PROPERTY: BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER OR ABANDMONMENT, AS DEFINED BY THE FLORIDA STATUES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.**
- 40. **LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessee must also receive a federally approved pamphlet on lead poisoning prevention.**

The leased premise was \_\_\_\_\_ or was not \_\_\_\_\_ built prior to 1978. If built prior to 1978, LESSOR has no knowledge of lead based paint and/or lead-based paint hazards in the housing and LESSOR has no reports of records pertaining to lead-based paint and/or lead-based paint hazards in the housing. By signing this Lease Agreement, LESSEE acknowledges receiving a copy of the pamphlet PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME which is part of the Tenant Handbook.

- 41. **ADDITIONAL STIPULATIONS: Please check all that apply. The terms of any of the below additional stipulations/addendums that are checked are incorporated into and made a part of this lease.**

_____ Tenant Handbook & Move-in Inspection Sheet	Initial _____
_____ Lead Based Paint Form	Initial _____
_____ Privacy Notice, Attic Access, Foreclosure, Detectors and Fire Extinguishers	Initial _____
_____ Mold Addendum	Initial _____

\_\_\_\_\_ Fireplaces, Stoves, Fire Pits, and Candles Addendum  
 \_\_\_\_\_ Pet Addendum  
 \_\_\_\_\_ Bed Bug Addendum  
 \_\_\_\_\_ Santa Rosa County Airport Zone Disclosure Form  
 \_\_\_\_\_ Escambia County Airport/Airfield Environs Real Estate Sale/Lease Disclosure  
 \_\_\_\_\_ Military Clause  
 \_\_\_\_\_ Sight Unseen Addendum  
 \_\_\_\_\_ Homeowners/ Condominium Association Disclosure  
 \_\_\_\_\_ Pool Maintenance Addendum  
 \_\_\_\_\_ Guaranty of Lease  
 \_\_\_\_\_ Other: \_\_\_\_\_  
 \_\_\_\_\_ Other: \_\_\_\_\_

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_____	_____	_____	_____
TENANT 1	DATE	TENANT 2	DATE
_____	_____	_____	_____
TENANT 3	DATE	TENANT 4	DATE

AGENT FOR OWNER

_____	_____	_____	_____
OWNER	DATE	OWNER	DATE

I HAVE RECEIVED A COPY AND AGREE TO THE TERMS OF THE "TENANT HANDBOOK"

_____	_____	_____	_____
TENANT 1	DATE	TENANT 2	DATE
_____	_____	_____	_____
TENANT 3	DATE	TENANT 4	DATE