

Satellite Dish Addendum

Under rules of the Federal Communications Commission (FCC), Tenant have a limited right to install a satellite dish within the leased premises and Landlord has the right to impose reasonable restrictions relating to such installation. Tenant is required to comply with these restrictions as a condition of installing such equipment as specified in this addendum.

Number and size. Tenant may install only one satellite dish or antenna within the leased premises. A satellite dish may not exceed 39 inches in diameter. An antenna or dish may receive but not transmit signals.

Location. Location of the satellite dish or antenna within the leased premises is limited to (1) inside the dwelling, or (2) in an area outside the dwelling such as a balcony, patio, yard, etc., which is part of the leased premises. Installation is not permitted on any parking area, roof, exterior wall, window, windowsill, fence or common area, or in an area that other tenant are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space of the leased premises.

Safety and non-interference. Installation: (1) must comply with reasonable safety standards; (2) may not interfere with the communities cable, telephone or electrical systems or those of neighboring properties; (3) may not be connected to telecommunications systems; and (4) may not be connected to electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching it to a portable, heavy object such as a small slab of concrete; (2) clamping it to a part of the building's exterior that lies within the leased premises (such as a balcony or patio railing); or (3) any other method approved by Landlord in writing. No other methods are allowed. Landlord may require reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception.

Signal transmission from exterior dish or antenna to interior of dwelling. Tenant may not damage or alter the leased premises and may not drill holes through outside walls, door jams, windowsills, etc. If the satellite dish or antenna is installed outside the living area (on a balcony, patio, or yard of which is part of the leased premises), signals received by the satellite dish or antenna may be transmitted to the interior of the dwelling only by: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) connecting cables "through a window pane" similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window – without drilling a hole through the window; (4) wireless transmission of the signal to a device inside the dwelling; or (5) any other method approved by Landlord in writing.

Workmanship. For safety purposes, tenant must obtain Landlord's written approval of (1) the strength and type of materials to be used for installation, and (2) the person or company who will perform the installation. Installation must be done by a qualified person or company that has worker's compensation insurance and adequate public liability insurance. Landlord approval will not be unreasonably withheld.

Maintenance. Tenant will be responsible for maintaining the satellite dish or antenna and all related equipment. Landlord may temporarily remove the satellite dish or antenna if necessary to make repairs to the building. Absent an emergency, Landlord shall give tenant at least 24 hours notice before removing the satellite dish or antenna.

Removal and damages. Tenant must remove the satellite dish or antenna and all related equipment when Tenant moves out of the dwelling. Tenant must pay for any damages caused by installation of a satellite dish or antenna and related equipment in a manner inconsistent with the terms of this Addendum, to include the cost of repairs or repainting which may be reasonably necessary to restore the leased premises to its condition prior to the installation.

Deposit increase. A security deposit increase (in connection with having a satellite dish or antenna) may be required. If that is the case, the security deposit is increased by an additional sum of \$___0 (zero) to help protect Landlord against possible repair costs, damages, or any failure to remove the satellite dish or antenna and related equipment at time of move-out. A security deposit increase does not imply a right to drill into or alter the leased premises.

When Tenant may begin installation. Tenant may start installation of the satellite dish or antenna only after Tenant has: (1) signed the Rules and Regulations; (2) paid Landlord the additional security deposit, if applicable; and (3) received Landlord's written approval of the installation materials and the person or company who will do the installation.

Signed and Accepted by:

Print Name: _____

Signature: _____ **Date:** _____

Landlord: _____ **Date:** _____