

PET ADDENDUM

This Pet Addendum is attached to and incorporated by reference to the Amendment of Lease dated the ____ day of _____, _____, by/among NRH, Inc., a Colorado corporation d/b/a KEVCO Real Estate, Investments & Property Management ("Landlord") and _____ (referred to singularly and collectively as "Tenant").

Commencing on _____, Sections 4 and 5 of the Rental Agreement dated _____, as amended by any amendments or addendums thereto (collectively, the "Lease"), for the lease of the premises located in Larimer County, State of Colorado, having an address of _____, Fort Collins, Colorado _____ (the "Premises") is, and shall be, amended and replaced as set forth below. All capitalized terms shall have the same meaning as defined or used in the Lease.

4. PETS – No Pets of any kind are permitted in or on the Premises, whether or not owned by Tenant, even temporarily, without first obtaining Landlord's written consent. "Pets" includes all animals, including but not limited to dogs, cats, fish, hamsters, birds, rabbits, snakes and rodents. "Pets" does not include a "service animal" to the extent Tenant is a "qualified individual with a disability" as provided in C.R.S. § 24-34-803. If during the term of this Lease, any Pets are on or in any portion of Premises, other than those expressly permitted in writing, Tenant will be deemed to be in breach of this Lease. Pit bulls, ferrets or farm animals are never allowed on the Premises. Aggressive Pets or Pets that create a danger to others, cause damage to the Premises, or contradict Landlord's insurance policy, in the sole discretion of Landlord, may be required to be removed from the Premises. All persons signing the Lease as Tenant or Guarantor agree to be financially responsible for any damage or injury to the Premises, or the property or person of others, caused by any Pet in or on the Premises. Pet waste shall be removed regularly and routinely throughout the week and never accumulate, and failure to do so will result in Landlord placing Tenant on a mandatory pet waste removal contract, at Tenant's sole expense.

5. PET FEE – Tenant is authorized to have _____ Pets, being _____ and will provide a nonrefundable pet fee of _____ Dollars (\$____.00) (the rate is \$150.00 per approved Pet), due upon the execution of this Pet Addendum. Tenant shall allow no other Pets on the Premises without first contacting Landlord for prior approval, which may be withheld in the sole discretion of Landlord. An additional nonrefundable pet fee and/or additional Security Deposit may be required, at Landlord's discretion.

Landlord: _____

Tenant: _____

Date: _____

Date: _____

Tenant: _____

Tenant: _____

Date: _____

Date: _____

This form has been drafted by Hasler, Fonfara and Goddard LLP, by a Colorado licensed attorney for NRH, Inc., a Colorado corporation d/b/a KEVCO Real Estate, Investments & Property Management. This form has not been approved by the Colorado Real Estate Commission. This form may not be altered except for completing any blank spaces in the form. This form has important legal consequences and the parties should consult legal or other counsel before signing.