CRIME RESISTANT ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit or storage locker identified in the lease or rental agreement, the Owner and Resident and/or Renter agree as follows:

Resident, any members of the resident's household or a guest or other persons affiliated with the resident:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C.802]).
2. Resident and/or Renter, or any member of resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug related criminal activity, on or near said premises.
3. Resident and/or Renter, 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 or whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident and/or Renter, any member of the resident's household, or a guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined in K.S.A. 65-4101, at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident and/or Renter, or any members of the resident's household, or a guest, or other person under the resident's control shall not engage in any illegal activity, including prostitution as defined in K.S.A. 21-3512, any criminal street gang activity, any threatening or intimidating activity as prohibited in K.S.A. 21-3408 and 21-3411, including but not limited to the unlawful discharge of a weapon or unauthorized possession of firearms as prohibited in K.S.A. 21-4217 through 21-4219, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage, as defined in K.S.A. 85-2559.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease as provided by Kansas law. Unless otherwise provided by law, proof of violation shall not require a 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 this addendum shall govern.
8. Resident and/or Renter authorize the Owner to release his or her information to the police department upon request as permitted by state statute.
9. This LEASE ADDENDUM is incorporated into the lease or rental agreement executed or renewed this day between Owner and Resident.

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Resident Signature Date

_____ _____

Resident Signature Date Property Manager's Signature Date