

EXHIBIT 1

Addendum to Lease/Occupancy Agreement

This Addendum To Lease/Occupancy Agreement dated as of the _____ day of _____, 2019 by and between _____ (hereinafter referred to as "Owner" or "Lessor") and _____ (hereinafter referred to as "Lessee" or "Occupant").

WHEREAS, the Lessor and Lessee entered into a lease of even date herewith for the premises described therein as Unit No. _____ in the Executive House Condominiums, 4466 West Pine, St. Louis, Missouri 63108 or the Owner and Occupant have agreed that Occupant shall be permitted to reside in Unit No. _____ in the Executive House Condominiums, 4466 West Pine, St. Louis, Missouri 63108;

WHEREAS, the Board of Managers of the Executive House Condominium Association (hereafter referred to as "Association") has required that all leases for any part of the Premises contain this Addendum To Lease and that where the Owner (or any Owner in the case of multiple Owners of a Unit) does not occupy his or her Unit as such Owner's primary domicile, all Occupants (regardless of any relationship to the Owner (s) by marriage, blood, or adoption) (other than such Occupant's minor children (under the age of twenty-one (21) years)) and Owners of the Unit execute this Occupancy Agreement;

WHEREAS, in order to comply with the Rules and Regulations promulgated by the Board of Managers (hereinafter referred to as "Rules") and in order to insure the compliance with the Executive House Condominium Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Executive House Condominium dated July 1, 1979, recorded in Book 211M page 1653 in the Office of the Recorder of Deeds for the City of St. Louis, Missouri (hereinafter referred to as "Declaration"), the parties hereto have executed this Addendum.

NOW, THEREFORE, in consideration of the covenants and conditions contained in the Lease and of the agreement to permit occupancy of the Unit without the presence of the Owner thereof and of the requirements of the Declaration and Rules, the parties hereto agree as follows:

1. The Lessee/Occupant hereby acknowledges the authority of the Declaration as well as the Rules. The Lessee/Occupant also hereby acknowledges that he or she has had the opportunity to review the Declaration and the Rules and is aware that copies thereof are available for review in the office of the building manager for the Association.
2. No Lessee/Occupant (or his or her minor child) of the Unit shall violate any provision of the Declaration or any Rule adopted by the Board of Managers.
3. The Lessor/Owner hereby grants the Board of Managers the authority to act on his or her behalf to enforce the Declaration and Rules with respect to the Lessee/Occupant and, if necessary, institute eviction proceedings on behalf of the Lessor/Owner. Both the Lessor/Owner and the Lessee/Occupant acknowledge that the Board of Managers shall have the right to enforce the terms of the Declaration and the Rules through the eviction of the Lessee/Occupant, in the event of any violation thereof.
4. In the event that the Board of Managers becomes aware of any violation of any provision of the Declaration or Rules by the lessee/Occupant (or his or her minor child), the Board of Managers may, in its sole discretion, provide the Lessor/Owner and the Lessee/Occupant with written notice of such violation, delivered or mailed to the Premises or in the case of the Lessor/Owner to the last known address on the records of the Association, notifying the Lessee/Occupant of such violation and stating that unless such violation is cured within one (1) day (unless the violation involves a hazardous condition, which shall be cured immediately) the Board of Managers may declare the Lease or this Occupancy Agreement in default and commence eviction proceedings.

5. In the event of a second violation by any Lessor/Owner (or his or her minor child) of the same provision of the Declaration or Rule adopted by the Board of Managers, the Board of Managers may, in its sole discretion, terminate the Lease or this Occupancy Agreement and immediately institute eviction proceedings against such Occupant, provided, however, said Lessee/Occupant shall have received a Notice of Violation in connection with the prior violation.
6. Notwithstanding any of the foregoing to the contrary, in the event that the Board of Managers intends to declare a Lease in default and/or commence eviction proceedings against Lessee/Occupant, the Board of Managers shall provide written notice to of its intent to do so to the Lessor/Owner at least 10 days prior to taking such action.
7. Both the Lessor/Owner and Lessee/Occupant acknowledge that the Board of Managers shall have no obligation to bring any action against the Lessee/Occupant for violation of the Declaration or Rules, unless the Board of Managers chooses, in its sole discretion to do so, pursuant to the terms of the Declaration.
8. In the event the Board of Managers incurs any costs or expenses, including attorney's fees, due to any violation of the Declaration or Rules by the Lessee/Occupant (or his or her minor child), the Lessor/Owner and the Lessee/Occupant shall jointly and severally be responsible for paying all such fees and costs to the Board of Managers. Such sum shall be deemed to be a special assessment against the Premises pursuant to the terms of the Declaration, including but not limited to, Article XI, Section O and Article XIII, Section D thereof.
9. The Lessee/Occupant hereby deposits the sum of **Two Hundred and Seventy-Five Dollars (\$275.00)** with the Association in order to guarantee the performance of all obligations and conditions of the Lessee/Occupant (and his or her minor child), including but not limited to, the compliance with all terms of the Declaration and the Rules and further to protect the Association against damages done by Lessee/Occupant (or his or her minor child) to the Common Elements of the Building. In the event of any violation thereof or in the event of any damage to the Common Elements, such sum may be applied towards the remedy of such violations or repair of the Common Elements. Such deposit shall be returned to the Lessee/Occupant at the end of the term of this Addendum To Lease/Occupancy Agreement after the application of part or all of such deposit for the remedy of any violations of the terms and conditions of this Addendum To Lease/Occupancy Agreement.

Additionally, upon execution of the Lease, the Lessee/Occupant agrees to pay to the Association the **non-refundable fee of Two Hundred and Twenty-Five Dollars (\$225.00)** for the Association's administrative costs related to the Lease and its tenancy.

10. Lessee/Occupant agrees to pay to the Board of Managers the following **non-refundable amounts upon the execution of the Lease: (1) the sum of One Hundred Dollars (\$100.00) as a move in charge, and (2) the additional sum of One Hundred Dollars (\$100.00) as a move out charge**, both to help defer the costs incurred by the Association in providing janitorial and Association assistance in such moves. In addition, at least ten (10) days prior to moving out of the Building, Lessee/Occupant shall notify the Property Manager of the date of move out.

IN WITNESS WHEREOF, the said parties aforesaid have hereunto duly executed the foregoing instrument as of the day and year first above written.

Lessor/Owner

Lessee/Occupant

Lessor/Owner

Lessee/Occupant

Executive House Condominium Association

By: _____

Date: _____