

EXHIBIT "A"

LEASE RIDER

This Exhibit "A" lease rider is made part of the lease between

(Landlord) and

(Tenant)

(Tenant)

Lease Dated _____

It is hereby agreed as follows:

1. Leases are subject to the Winston Towers 300 Association, Inc. governing documents.

The provisions of the Winston Towers 300 Association, Inc. (hereafter called "Association") governing documents, including Master Deed, By-Laws and Rules and Regulations of the Association, constitute material provisions of this lease. If any provision of the lease is not consistent with the Association's governing documents, the Association's governing documents will prevail.

2. Injury, Damage or Loss

The tenant promises to give the Association and the landlord prompt notice of any roof leaks, accident or defects in the water pipes, heating apparatus, or other equipment or appliances in the unit. The tenant is liable to the Association and the landlord for any damages sustained by the landlord or any other unit owner caused by the tenant or the tenant's guests, family, agents, or employees. The Association shall not be responsible for any damage resulting from such entry except damage by the Association's own negligence.

3. No Sublet

The tenant shall NOT sublet all or any part of the unit being leased.

4. Administrative Fee

Any unit owner intending to lease or leasing their dwelling must remit a non-refundable lease administrative registration fee \$300.00 each and every new tenant and/or new lease and/or lease renewal. Failure of a unit owner to remit payment pursuant to this Paragraph grants the Association the power to collect said amount pursuant to the governing documents in the same manner as monthly maintenance fees. This administrative fee is assessed for the review of the lease agreement by the managing agent and other administrative actions that must be undertaken.

5. Lease Renewals

All leases shall be for a term of one (1) year. Consistent with New Jersey law, landlords must offer annual lease renewals.

6. Failure of Unit Owner to Pay Association Fees

If a Unit Owner/landlord is in arrears of their monthly maintenance fees and/or fines and assessments, the Association can require the tenant to make monthly rent payments to the Association. The Association will apply the rent payment to the landlord's outstanding maintenance/assessment balance for said unit. All surplus monies will be sent to the landlord. The Association will issue a receipt to the tenant for such rent payments made to the Association.

We, as tenants, do hereby acknowledge receipt of a copy of the Association's Rules and Regulations. We do further acknowledge that we have had the opportunity to read the Association Rules and Regulations and agree to be bound by the same. In the event of any fines imposed due to not abiding by the Association Rules and Regulations, we agree to reimburse the Unit Owner for such fines.

Failure to fully comply with the terms and conditions of the Condominium Documents of the Association shall constitute a material default under the lease and be grounds for lease termination and eviction.

Dated this _____ day of _____ year of _____.

BY: _____
Tenant

BY: _____
Landlord

BY: _____
Tenant