

## **ADDENDUM**

1. Tenant shall not permit or allow all or any portion of the premises to be used for (i) any unlawful purpose, (ii) any improper, immoral or objectionable purpose, as reasonably determined by Landlord, or (iii) any nuisance in or about the premises.
2. Tenant shall comply with, and faithfully observe, all applicable federal, state and local laws, ordinances, orders, rules and regulations now in force or which may hereafter be in force pertaining to the premises.
3. Tenant, and any occupant, invitee, guest or any other person affiliated with Tenant, shall not engage in, or permit the premises to be used for, any criminal activity, including, but not limited to, (i) public indecency, as set forth in Texas Penal Code Chapter 43, including, but not limited to, prostitution (including promotion and compelling of prostitution), as defined in Texas Penal Code Chapter 43, (ii) criminal street gang activity or engaging in organized criminal activity as defined in Texas Penal Code Chapter 71 - Organized Crime, or (iii) threatening, intimidating, or committing assault as prohibited in Texas Penal Code Chapter 22 - Assaultive Offenses, or (iv) trafficking of persons, as defined in Texas Penal Code Chapter 20A - Trafficking of Persons.
4. ANY VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE LEASE OR THE RIGHT OF POSSESSION OR TENANCY. The reasonable judgment of the Landlord that Tenant has breached any of the terms and provisions of this Addendum shall be conclusive of that fact as between Landlord and Tenant. If Tenant breaches any of the terms and provisions of this Addendum, then Tenant shall be in immediate default (with no cure periods) under this Lease, and notwithstanding anything in the Lease to the contrary, Landlord shall have the right to exercise any and all remedies available to Landlord at law or in equity, including, without limitation, the right to immediately terminate Tenant's possession of the premises and/or terminate this Lease.
5. In case of conflict between the provisions of this Addendum and any other provisions of the Lease, the provisions of this Addendum shall govern. This Addendum is incorporated into the Lease effective as of the Effective Date.

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_, 201\_\_\_\_  
Date executed by Tenant

\_\_\_\_\_  
Landlord Signature

\_\_\_\_\_, 201\_\_\_\_  
Date executed by Landlord (being the  
"Effective Date")