

PGW TENANT ADDENDUM

1. TENANT ACKNOWLEDGES RESPONSIBILITY FOR PAYMENT OF ALL BILLS FROM THE PHILADELPHIA GAS WORKS (PGW) FOR GAS CONSUMED UPON THE LEASED PREMISES AND AGREES AS FOLLOWS:

a. TENANT SHALL PROVIDE PROOF OF PAYMENT EVERY MONTH OF ALL OUTSTANDING BALANCES DUE TO THE PHILADELPHIA GAS WORKS.

b. FAILURE OF TENANT TO PAY ALL BILLS, OR FAILURE TO PRESENT PROOF OF PAYMENT, SHALL BE CAUSE FOR LEASE TERMINATION AND EVICTION.

c. TENANT SHALL PROVIDE TO LANDLORD INFORMATION REGARDING ALL OCCUPANTS OF THE PREMISES AND SUCH OTHER INFORMATION AS MAY FROM TIME TO TIME BE REQUIRED BY THE PHILADELPHIA GAS WORKS.

d. TENANT SHALL PROVIDE IMMEDIATE ACCESS TO THE RENTAL UNIT FOR PURPOSES OF UTILITY SHUT OFF IF THE PHILADELPHIA GAS WORKS ADVISES THAT THE GAS IS SCHEDULED TO BE SHUT OFF FOR NONPAYMENT. SUCH CIRCUMSTANCE SHALL BE CONSIDERED AN EMERGENCY WARRANTING REMOVAL BY THE LANDLORD OF LOCKS AND SUCH FORCIBLE ENTRY AS MAY BE REQUIRED TO PROVIDE THE PGW TECHNICIAN WITH ACCESS TO GAS METER.

e. TENANT SHALL BE RESPONSIBLE FOR ALL COSTS OF REPAIR TO THE PROPERTY IF FORCIBLE ENTRY IS REQUIRED TO PROVIDE ACCESS BY LANDLORD OR A PHILADELPHIA GAS WORKS EMPLOYEE. TENANT IS ADVISED THAT SUCH DAMAGES CAN BE AVOIDED BY PROVIDING ACCESS TO THE LANDLORD AND OR PGW UPON DEMAND.

f. FAILURE BY TENANT TO PAY THE PGW GAS BILL WHEN DUE SHALL ALLOW LANDLORD AT LANDLORD'S SOLE DISCRETION TO DEDUCT THE AMOUNT OF ANY UNPAID GAS BILL FROM THE TENANT'S SECURITY DEPOSIT AND MAKE PAYMENT TO PGW TO PREVENT THE GAS SHUTOFF. LANDLORD SHALL HAVE NO DUTY TO PREVENT A TENANT GAS SHUTOFF BY USE OF THE TENANT'S SECURITY DEPOSIT OR BY ANY OTHER MEANS. IT IS TENANT'S RESPONSIBILITY AT ALL TIMES TO PAY FOR THE GAS USAGE AT THE LEASED PREMISES. TENANT SHALL REPAY TO LANDLORD THE AMOUNT OF THE SECURITY DEDUCTED AND USED TOWARDS A TENANT GAS BILL WITHIN FIVE (5) DAYS OF WRITTEN NOTICE OF SUCH DEDUCTION AND TENANT'S OBLIGATION FOR PAYMENT. NON-PAYMENT SHALL BE FURTHER GROUNDS FOR LEASE TERMINATION AND EVICTION AS A BREACH OF THIS LEASE AGREEMENT.

2. TENANT ACKNOWLEDGES HAVING READ THIS LEASE PROVISION, UNDERSTANDING WHAT IS REQUIRED OF TENANT AND ACCEPTS THIS LEASE PROVISION AS A PART OF THE EXISTING LEASE AGREEMENT BY CONSENSUAL AMENDMENT, AS A POLICY AND PROCEDURE OF THE LANDLORD IF NOT A LEASE AMENDMENT OR AS AN ADDENDUM TO THE WRITTEN LEASE ENTERED INTO BETWEEN THE PARTIES ON THIS SAME DATE. 3. LANDLORD ASSUMES NO LIABILITY FOR ACTS OR OMISSIONS OF THE PHILADELPHIA GAS WORKS OR ITS AGENTS AND TENANT HEREBY FULLY AND COMPLETELY RELEASES LANDLORD,

IT SUCCESSORS OR ASSIGNS, AS WELL AS ANY PROPERTY MANAGER FROM ANY SUCH CLAIM.

IT IS FURTHER AGREED THAT FROM TIME TO TIME THE PHILADELPHIA GAS WORKS MAY MODIFY THEIR POLICIES IN RESPECT TO TENANT GAS USAGE AND LANDLORD PARTICIPATION IN GAS LINE SHUTOFF. THIS LEASE PROVISION SHALL BE MODIFIED BY LANDLORD FROM TIME TO TIME CONSISTENT WITH THE POLICIES OF PGW IF AND IN THE EVENT OF ANY CHANGES.

WHEREFORE, the Parties confirm their intent to be legally bound by the provisions set forth above by setting forth their signatures below.

DATE: _____

TENANT

DATE: _____

TENANT

DATE: _____

By:

OWNER

(Print Name and Authority)

SafDan Partners LLC

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United States