

CRIME FREE LEASE ADDENDUM

Property: 4240 Williams Blvd., Kenner, LA 70065

In consideration of the execution or renewal of a lease, the Lessee and Lessor hereby agree as follows:

1. Lessee, or those under his control shall not engage in criminal activity, including drug related criminal activity, on or near the leased premises. "Drug - related criminal activity" means the illegal manufacture, sale, distribution, use or possession with the intent to manufacture, sell, distribute or use of a controlled substance (as defined in Louisiana Revised Statutes Title 40 Chapter 4 Sections 961 through 995 under the heading Uniform Controlled Dangerous Substances Law).
2. Lessee, or those under his control shall not engage in any act intended to facilitate criminal activity, including drug related activity, on or near the leased premises.
3. Lessee, or those under his control will not permit the leased premises to be used for, or to facilitate criminal activity, including drug related criminal activity, regardless of whether the individual engaging in such activity is an employee or a patron.
4. Lessee, or those under his control shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance as defined in Louisiana Revised Statutes Title 40 Chapter 4, whether inside or on the common areas of the leased premises.
5. Lessee, or those under his control shall not engage in any illegal activity, including prostitution as prohibited in LRS 14:82, 82.1, 83, 83.1, 83.2, 83.3, 83.4, 85, 85.1 and 86; assault and battery as prohibited in LRS Title 14 Part II Offenses Against The Person; burglary as prohibited in LRS Title 14 Part III Subpart A3; the unlawful use and discharge of firearms, as prohibited in LRS Title 14 Part VI Subpart A1; sexual offenses as prohibited in LRS Title 14 Part II Subpart C; or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the Lessor, his agent or other tenants or involving imminent or actual serious property damage.
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 termination of the lease. Unless otherwise provided by law, proof of violation shall not require 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 the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or otherwise renewed this day between Lessee and Lessor.

_____ Date: _____
Lessee's Signature

_____ Date: _____
Lessee's Signature

_____ Date: _____
Lessor's Signature