COLLINSVILLE CRIME FREE LEASE ADDENDUM

In consideration for the execution or renewal of a lease of the dwelling unit identified
as__________________________________________________________ Manager or Owner
and Resident agree as follows:

Resident, any member(s) of the resident’s household, a guest, or any other person affiliated
With the resident, at or near the resident premises:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near
   the said premises. “Drug related criminal activity” means the illegal manufacture, sale,
   distribution, use, or possession with intent to manufacture, sell, distribute, or use an
   illegal or controlled substance (as defined in the Controlled Substance Act).
2. Shall not engage in any act intended to facilitate criminal activity.
3. Will not permit the dwelling unit to be used for or to facilitate criminal activity.
4. Shall not engage in any illegal activity, including but not limited to prostitution, criminal
   street gang activity, threatening or intimidating, assault, unlawful discharge of a weapon
   on or near the dwelling unit premises or any breach of the lease agreement that otherwise
   jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or
   involving imminent or actual serious property damage.
5. Shall not engage in unlawful manufacturing, selling, using, storing, keeping, or giving
   of an illegal or controlled substance at any locations, whether on or near dwelling unit
   premises.
6. Criminal activity is defined by Illinois Criminal Statue and Collinsville City Ordinance.
7. 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 immediate termination of the lease. Unless otherwise provided by law, proof of
   violation shall not require a criminal conviction, but shall be by a preponderance of the
   evidence.
8. In case of conflict between the provisions of this addendum and any other provisions of
   the lease, the provisions of this addendum shall govern.
9. This Lease Addendum is incorporated into the lease executed or renewed this day
   between Manager or Owner and resident.

Resident Signature     Date

Resident Signature     Date

Property Manager’s Signature   Date