Four Seasons Property Management

2334 The Plaza
Charlotte, NC 28205

DRUG FREE HOUSING

1. The tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in or facilitate criminal activity on or near the project, including, but not limited to, violent criminal activity or drug-related activity.

2. The tenant, or any member of the tenant's household, shall not permit the dwelling to be used for, or to facilitate, criminal activity, including, but not limited to, violent criminal activity or drug-related criminal activity.

3. "Violent Criminal Activity" means any felonious criminal activity that has as one of its elements, the use, attempted use, or threatened use of physical force against the property or property of another.

4. "Drug-Related Criminal Activity" means the illegal manufacture, sale, distribution, or use, or possession with intent to manufacture, sell, distribute or use, a controlled substance (as defined in section 102 of the controlled substances act (21 W.S.C. 002).1

5. One or more violations of section 1 or section 2 of this lease addendum constitutes a substantial violation of the lease and a natural noncompliance with the lease, and such violation is grounds for termination of tenancy and eviction from the unit.

6. Proof of violation shall be by a preponderance of the evidence, unless otherwise provided by law.

7. In case of any conflict between the provisions of this lease addendum and any other provisions of this lease, the provisions of this addendum shall govern.

8. This lease addendum is incorporated into the lease between the landlord and the tenant, dated_____.

_____
Tenant

_____
Tenant

_____
Landlord by agent

_____
Title Date