
Unit Address

EXHIBIT B

WHEREAS, the by-laws, as amended, of Shadowood Condominium Association, requires certain language to be incorporated in all lease agreements;

WHEREAS, it is the intention of the parties to this Lease to incorporate said language in the Lease attached hereto;

NOW, THEREFORE, the parties hereto agree as follows:

Upon acceptance of this Lease, Lessee shall obtain and keep in force during occupancy of a unit upon the property a tenant's insurance policy which is to include liability coverage with a liability limit of at least \$300,000.00 for bodily injury and property damage losses, or in such other amount as may be fixed by the board of directors in accordance with the minimum prevailing standards among insurance carriers authorized to do business in the Commonwealth of Virginia. **WITHIN FIVE (5) DAYS AFTER EXECUTION OF THE LEASE, TENANTS SHALL FURNISH TO THE ASSOCIATION AND LESSOR A CERTIFICATE OF INSURANCE OR A COPY OF THE AFORESAID POLICY TO EVIDENCE THAT THE REQUIRED COVERAGE IS IN EFFECT. Failure to maintain the aforesaid coverage and/or failure to provide a certificate of insurance or a copy of the insurance policy to the association shall be deemed violations of the by-laws, and the Lessee may be subject to eviction pursuant to Article VI, Section 7 of the by-laws.**

The Lessor must NOT be declared as an additional insured under the policy obtained.

IN WITNESS WHEREOF, the parties hereto have caused this addendum to be duly executed this ____ day of _____ 20____.

LESSEE (Tenant)

LESSEE (Tenant)

LESSOR (Landlord)

