



ADDENDUM TO LEASE AGREEMENT

THIS ADDENDUM TO LEASE AGREEMENT (hereinafter this "Addendum") is made and entered into this day of _____ and between UNIVERSITY STUDENT HOUSING, LLC, ("Landlord") and _____ (Tenant").

Tenant Full Legal Name:	
Address (Street):	
City:	State:
Zip Code:	Country:
Tenant Email Address:	

BACKGROUND:

Landlord and Tenant have previously entered into a University Student Housing 2025-2026 Lease Agreement (the "Lease"), pursuant to which Landlord agreed to lease to Tenant, and Tenant agreed to lease from Landlord, a certain undivided interest in certain Premises as more particularly set forth in the Lease.

Landlord and Tenant desire to enter into this Addendum to identify the Tenant's Assigned Unit (as defined in the Lease).

Landlord and Tenant, intending to be legally bound, hereby agree that the Lease is amended by this Addendum as follows:

1. **Premises.** The definition of "Premises" set forth in the Lease is hereby amended to reflect that Tenant shall have an undivided interest in:

Unit & Bed:

2. **Address.** Tenant's Assigned Property Address shall be:

Building:	Street Address:
City: West Chester	State: PA
Zip: 19383	Country: United States

3. **Rent** The finalized rental rates for the 2025-2026 academic year lease agreement are listed below.

2025-2026 Rent Schedule				
<u>Facility</u>	<u>Unit</u>	<u>Floor Plan</u>	<u>Fixed Rent Term</u>	<u>Installments</u>
Allegheny Hall, Brandywine Hall, Commonwealth Hall	1x1	1 Bedroom Double Suite	\$11,450	\$5,725
Allegheny Hall, Brandywine Hall, Commonwealth Hall	3x2	3 Bedroom Double Suite	\$10,670	\$5,335
Allegheny Hall, Brandywine Hall	2x2	2 Bedroom Double with Living Area	\$11,968	\$5,984
Allegheny Hall, Brandywine Hall, Commonwealth Hall	2x1	2 Bedroom Single with Living Area	\$12,176	\$6,088
Commonwealth Hall	4x1	2 Bedroom Double Suite with Shared Bathroom	\$10,486	\$5,243
Commonwealth Hall	Studio	1 Bedroom Studio Suite	\$12,608	\$6,304
University Hall	2x1	2 Bedroom Single Suite	\$11,954	\$5,977
University Hall	3x1	3 Bedroom Single Suite	\$11,642	\$5,821
University Hall	2x2	2 Bedroom Double with Living Area	\$11,336	\$5,668
The Village Apartments	4x2	4 Bedroom Apartment	\$12,488	\$6,244
East Village Apartments	4x2	4 Bedroom Apartment	\$12,488	\$6,244

4. **Floor Plan and Rental Rate.** Upon signing this Addendum, Tenant will pay Landlord Rent based on the floor plan of which the Assigned Unit is a part, according to the terms and process in the Lease. The Tenant's assigned floor plan and Fixed Rent are:

Floor Plan:	Rental Rate:
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5. **Update to Section 1.E.b Convenience Fee.** Tenant may, for convenience, make payments by credit or debit card or by ACH transfer via the resident portal (each, an "Electronic Payment"). Tenant may be required to pay a Convenience Fee, to the extent permitted by applicable law, when making an Electronic Payment. The Convenience Fee, while subject to change, is 3% of the payment for credit card and debit card transactions. Landlord reserves the right to take certain actions in the event that an Electronic Payment cannot be collected for any reason, including, but not limited to, insufficient funds or invalid account or bank information. Such action includes any action allowed by law.

6. **No further modification; other.** Except as specifically modified above, the Lease remains in full force and effect in accordance with its terms and conditions. This Addendum may be signed on separate forms, with both signed pages considered as one document. This Addendum will benefit and bind the parties and their respective successors and permitted assigns.

IN WITNESS WHEREOF, the parties have signed this Addendum as of the date written above. Signed in the presence of:

LANDLORD:	TENANT:
Signature:	Signature:

Name:	Name:
Date:	Date:

Preview Only