# LEASE ADDENDUM FOR ABANDONMENT

This is an Addendum to the Rental Agreement dated _____ (the "Lease"), by and between _____ Landlord/Owner/Agent (hereinafter "Landlord") for Owner of the property and *(Residents)*_____, _____, _____, and _____ , (collectively hereinafter "Resident"), for the premises known as _____, County of_____, State of Colorado ("Premises").

**ABANDONMENT.** Resident covenants to occupy the Premises and shall be in default if Resident does not occupy the Premises on a regular, continuing, and consistent basis unless otherwise agreed to by Landlord in writing. Resident shall have abandoned or surrendered the Premises if Resident turns in all keys or access devices regardless of whether rent is paid or not. Resident shall have abandoned or surrendered the Premises if any of the following events occur and if Resident's personal belongings have been substantially removed, and Resident does not appear to be living in the Premises in Landlord's reasonable judgment: Resident's move out or notice to vacate date has passed; Resident is in default for non-payment of rent for 5 consecutive days; water, gas, electric, or any other service for the Premises connected in Resident's name has been terminated or disconnected; Landlord is in the process of judicially evicting Resident for any reason; Resident fails to respond for 2 consecutive days to any notice posted on the inside of the main entry door to the Premises stating that Landlord considers Resident to have abandoned. Resident also abandons or surrenders the Premises 10 days after the death of a sole resident. If Resident abandons the Premises or vacates the Premises for any reason and leaves personal property within the Premises, Resident specifically and irrevocably waives all title and interest Resident has to such property and grants to Landlord full authority to immediately dispose of same without notice, court order, or accountability. Resident shall indemnify Landlord, Landlord's employees and representatives against any claim or cost for any damages or expense with regard to the removal, disposal or storage of any property, including attorneys' fees and costs regardless of who makes a claim against Landlord or any other indemnified in connection with Landlord's removal of any property.

| _____ | _____ |
|---|---|
| Resident Date | Landlord Date |

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