



STANDARD SATELLITE DISH AND ANTENNA ADDENDUM

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OWNER: _____

RENTER: _____

PREMISES: _____ CA _____
(Apt. No.) (Address) (Zip Code)

LIABILITY INSURANCE REQUIRED: YES NO Amount, if any: \$ _____

Owner and Renter agree that Renter is renting Premises from Owner and that Renter desires to install a satellite dish and/or receiving antenna within or about the Premises pursuant to following covenants, conditions and restrictions:

1. Dimensions: Renter may install only one satellite dish or stick-type antenna within the Premises that are leased to Renter for Renter's exclusive use. Any satellite dish may not exceed 39 inches (1 meter) in diameter.
2. Placement: The placement of the satellite dish or stick-type antenna is limited to either: (1) inside Renter's dwelling, or (2) in an area outside Renter's dwelling such as Renter's balcony, patio, yard, etc., of which Renter has exclusive use under rental agreement. Installation is prohibited on any parking area, roof, exterior wall, window, fence or common area, or in an area that other Renters are allowed to use. A satellite dish or stick-type antenna may not protrude beyond the vertical and horizontal space that is rented to Renter for Renter's exclusive use. Renter may not or feed any signal to any other unit nor string a cable to any other unit and Owner is not required to provide any alternative installation point if signal reception is not optimum.
3. Installation: Renter's installation: (1) must comply with reasonable safety standards; (2) may not interfere with Owner's cable, telephone or electrical systems or those of neighboring properties; (3) may not be connected to Owner's telecommunication except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching to a portable, heavy object; (2) clamping it to a part of the building's exterior that lies within Renter's Premises (such as a balcony or patio railing) or (3) any other method approved by Owner. No other methods are allowed. Owner may require that Renter camouflage the satellite dish or antenna with plants, etc...so long as it does not impair Renter's reception. Renter may start installation of satellite dish or antenna only after Renter has signed this Agreement and provided Owner with written evidence of the liability insurance referred to in paragraph 7 of this Agreement.
4. Hook-up from exterior dish or antenna to interior of Premises: Renter may not damage or alter the Premises and may not drill holes through outside walls, door jams, window sills, etc. If Renter's satellite dish or antenna is installed outside Renter's living area (on a balcony, patio, or yard of which Renter has exclusive use under lease), signals received by Renter's satellite dish or antenna may be transmitted to the interior of Renter's dwelling only by: (1) running a "Rat" cable under a door jam or window sill in a manner that does not physically alter the Premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a preexisting hole in the wall (that will not need to be enlarged to accommodate the cable); or (3) any other method approved by Owner in writing prior to the installation of the cable.
5. Maintenance: Renter will have the sole responsibility for maintaining Renter's satellite dish or antenna and all related equipment. Owner may temporarily remove the satellite dish or antenna if necessary to make repairs to the building.
6. Removal and Damage: Renter must remove the satellite dish or antenna and all related equipment when Renter moves out of the Premises. Renter must pay for any damages and for the cost of repairs or repainting which may be reasonably necessary to restore the Premises to its condition prior to the installation of Renter's satellite dish or antenna and related equipment.
7. Liability Insurance and Indemnity: Unless otherwise already required hereby, Owner may require Renter to provide Owner with a certificate of liability insurance showing Owner as an additional insured under Renter's insurance policy, to cover Owner for any and all claims that may result in any manner from Renter's installation and operation of a satellite dish or antenna.
8. Condition of Tenancy: Renter agrees to abide by any installation requirement imposed by Owner, save and except for good cause, demonstrated in advance of any noncompliance. Noncompliance with a covenant, condition or restriction contained herein shall constitute a breach of an obligation or covenant of the tenancy and "just cause" for Renter's eviction.

Date: _____

OWNER/MANAGER

RENTER

RENTER

RENTER