CRIME FREE LEASE ADDENDUM

As part of the consideration for lease of the dwelling unit identified in the lease, Tenant agrees as follows:

1. Tenant and Tenant's Occupants whether on or near the property; and Tenant's and Tenant's Occupant's guests and invitees, are prohibited from:

    a. Engaging in any criminal activity, including drug-related criminal activity, on or near said premises. Drug related criminal activity shall mean the illegal manufacture, sale, distribution, use, possession and possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (also as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).
    b. Engaging in any act intended to facilitate criminal activity or permitting the dwelling unit to be used for criminal activity.
    c. Engaging in the illegal manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance, as defined in Illinois Compiled Statutes, on or near the dwelling unit premises.
    d. Engaging in any illegal activity, including, but not limited to murder, kidnapping, sexual assault, robbery, burglary, aggravated kidnapping, prostitution, solicitation of prostitution, pandering, obscenity, child pornography, sale or distribution of obscene publications, criminal housing management, possession of explosives, unlawful use of weapons, sale of firearms, gambling, keeping a gambling place, concealing a fugitive, any violation of the Illinois Controlled Substances Act and/or Cannabis Control Act or any commission of any other crime under state of federal law not specifically listed above, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, or safety of the landlord, his agent, or other tenants, or involving imminent or actual serious property damage.

2. *VIOLATION OF ANY ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY*. A single violation of any of the provisions of this addendum shall be deemed a serious, material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease. Proof of such a violation shall not require a criminal conviction, but shall only require a preponderance of the evidence to prove the violation(s) in a Forcible Entry and Detainer action.

3. Tenant hereby authorizes property management/owner to use police generated reports against Tenant for any such violation as reliable direct evidence, and/or as business records as a hearsay exemption, in all eviction hearings.

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

5. Tenant also agrees to be responsible for the actions of Tenant's occupants, Tenant's guests and invitees, and Tenant's occupant's guests and invitees, regardless of whether Tenant knew or should have known about any such actions. A guest or invitee shall be anyone who Tenant or Tenant's occupant gives access to or allows on the premises or in the rental unit.

6. This Lease Addendum is incorporated into the lease or renewal thereof, executed or renewed at any time between Landlord/Manager and Tenant/Lessee.

_____ _____
Tenant Signature Date Tenant Signature Date

_____ _____
Property Owner/Manager Signature Date

_____ _____
Address of Rental Property RP#