

EXHIBIT A

MIDLANE CLUB CONDOMINIUM ASSOCIATION

REGULATION OF LEASE OF UNITS

LEASE RIDER

This Rider to the Lease Between (hereinafter "landlord"/"unit Owner") and

.....
(hereinafter "tenant(s)") entered into this day ____ of _____, 20__

It is hereby agreed to as follows:

1. LEASE SUBJECT TO ASSOCIATION GOVERNING DOCUMENTS. The provisions of the Midlane Club Condominium Association (hereinafter "Association") governing document, including By-Laws and Rules and Regulations of the Association, constitute material provisions of this Lease and are incorporated by reference in this Lease. If any provision of the Lease is not consistent with the Association's governing documents, the governing documents will control.

2. VIOLATIONS OF GOVERNING DOCUMENTS IS GROUNDS FOR EVICTION.

Failure to comply with the Association governing documents as defined in the preceding paragraph constitutes a material breach of this Lease and is grounds for eviction. In the event that the Tenant violates a provision of the governing documents and, after notice by the Association of the Landlord, continues to violate the governing documents, the Landlord shall have the obligation to commence eviction proceedings against the Tenant. If the Landlord fails to commence eviction proceedings and notify the Association of the commencement of those proceedings within thirty (30) days from the date of notice by the Association, then the Association may commence eviction proceedings in the name of the Landlord against the Tenant. The Landlord will then be responsible to pay the Association's legal fees and costs in such proceedings

3. NO AMENDMENT OR SUBLET. The tenant will not sublet all or part of the unit being leased without consent of the Association.

4. INJURY DAMAGE OR LOSS. The tenant promises to give the unit owner and the Association prompt notice of any accident to or defects in the water pipes, gas pipes, heating apparatus, or other equipment or appliances in the unit.

The Association may enter the unit without the consent of the tenant in case of emergency. The Association shall not be responsible for any damage resulting from such entry except damage caused by its own negligence.

The tenant is liable to the unit owner and the Association for any damage sustained by the unit owner of any other and caused by the tenant or the guest, family, agents or employees of the tenant.

5. FAILURE OF UNIT TO PAY ASSOCIATION DUES. If a unit owner is in arrears of his dues or other fines and assessments, all tenants recreational privileges are suspended. The Association may request that the tenant make payment to the Association of its rent and that the Association will apply it to the unit owner's outstanding balance. Any surplus will be sent to the unit owner. Failure of the tenant to make payment of rent to the Association will be a violation of these Rules and Regulations and subject to the remedial action set forth herein, including but not limited to evictions.

6. ASSOCIATION ACCESS TO UNIT: The Association and Association's agents shall have the right at all reasonable times during the term of this Lease Agreement and any renewal thereof to enter the premises for the purpose of inspecting the Unit and all buildings and improvements there on, and for the purposes of making any repairs, additions or alterations as may be deemed appropriate by the Association for the preservation of the Unit, the building or the common areas. Included but not limited under this, is the access to the unit for the inspection of the alarm and sprinkler system and components located inside the unit, as required by federal and state law. Failure of the tenant to grant access to the Association when necessary will be a violation of these Rules and Regulations and subject to fines or remedial action.

Name:

Name:

IF PERSONS OTHER THAN THOSE LISTED ABOVE OCCUPY THE UNIT, THE TENANT WILL BE IN VIOLATION OF THIS LEASE AND SUBJECT TO EVICTION.

7. This is a condominium unit; residents may not park in guest parking areas overnight. Vehicle parking is subject to the rules and regulations of the Association.

8. The unit owner has agreed to permit the tenant to keep only those domestic pets listed within this lease agreement, if any, subject to the rules and regulations of the Association.

Dated the ____ day of _____, 20____

By: _____

Unit Owner

By: _____

Tenant

By: _____

Unit Owner

BY: _____

Tenant