

ADDENDUM TO LEASE OF BOAT SLIP

THIS ADDENDUM is made this _____ day of _____, _____, by and between Raintree Lake Property Owners Association, a Missouri, not-for-profit corporation ("Lessor") and _____, ("Lessee"). The boat slip identified as follows: Slip No _____ in Area _____ of Raintree Lake.

WITNESSETH:

That Lessee expressly agrees to obey and abide by all RLPOA Rules and Regulations adopted by the Raintree Lake Property Owners Association which are incorporated into this agreement by reference as if fully set out herein. Violation of such rules and regulations can constitute default under the terms of this Lease Agreement, thereby entitling Lessor to cancel this Lease Agreement. In the event of any cancellation, any prepayment herein shall be forfeited to Lessor as liquidated damages for Lessee's default under the terms of this Agreement. No lot owner may participate in a Boat Slip Lift Agreement if their account is delinquent during the term of the Agreement. RLPOA rules and procedures define delinquency as unpaid after 30 days.

Modifications. Lessee may not alter or modify said Boat Slip without the express written consent of Lessor. Further, Lessee may install a boat lift if the lift has been approved by the RLPOA Lake Committee. Lessee shall be responsible for maintenance and insurance of said lift and shall be responsible for the cost of removal of the Lift in the event of repairs to be effected by Lessor or at the end of the Lease or upon forfeiture of membership rights. RLPOA will pay the cost of electricity for the docks. RLPOA will also pay the cost of maintenance for the power circuits, dock lighting and outlets installed by the Association. A junction box will provide a convenient access point for Lessee's circuit connections. New circuits to individual slips must be approved by RLPOA in advance. The cost of maintenance for the existing or new circuits installed by the Lessee or group of Lessees will be the responsibility of the Lessee(s). Defective circuits will be disconnected and removed at the Lessee's expense. All electrical installation or maintenance shall be performed by a certified electrician and be approved by the City of Lee's Summit and RLPOA.

Lessee agrees to hold Lessor harmless for Lessee's act of omissions or those of Lessee's agent or invitees which might or do result in property damage or injury to others. Further, RLPOA shall not be responsible for any damage to the lift, docks or other boats caused by installation, nor operation of the aforesaid boat lift.

In the event existing docks require additional bracing or materials before installation may be safely made, said additional costs of bracing or materials shall be made at Lessee's expenses. Further, in the event of any breach of the provisions of this Agreement by Lessee, requiring action by Lessor at law or in equity to enforce same, Lessee agrees to be responsible for Lessor's attorney's fees and Court costs, and all costs or removal of lift and repair to dock by RLPOA.

**RAINTREE LAKE PROPERTY OWNERS
ASSOCIATION, INC.**

LESSOR

LESSEE