

SAFE RESIDENCE LEASE ADDENDUM

(MISSOURI STATUTES)

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

Resident, any members of the resident's household or a guest or other persons affiliated with the resident:

1. Resident, any member of the Resident's household or any person affiliated with the Resident shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).
2. Resident, any member of the Resident's household or a guest or any person affiliated with the Resident shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. Resident or any member of the Resident's household will not permit the dwelling unit to be used for, or to facilitate criminal activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the Resident's household or a guest or other person affiliated with the Resident shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined in RSMo. 579.015 through RSMo. 579.115 at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the Resident's household or a guest or other person affiliated with the Resident, shall not engage in any illegal activity, including prostitution as defined in RSMo.567.020, any criminal street gang activity as defined in RSMo. 578.423, harassment as prohibited in RSMo. 565.090, any crimes against persons as prohibited in Chapter 565 of Missouri Statutes, including but not limited to any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage, as prohibited in RSMo. 569.100 and RSMo. 569.120.
6. Violation of the above provisions shall be a material and irreparable violation of the lease and good cause for immediate termination of

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tenancy. A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease as provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of this lease, the provisions of this addendum shall govern.
8. This Lease Addendum is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident Signature

Date

Manager Signature

Date

Property Name