

RIDER TO LEASE DATED _____ FOR APARTMENT _____ AT _____ STREET, NEW YORK, NY _____
BETWEEN _____ AS OWNER AND _____ AS TENANT(S)

Proposed Form
LEASE RIDER ON MOLD
[Signature]

To minimize the occurrence and growth of mold in the Leased Premises, Tenant hereby agrees to the following:

1. **Moisture accumulation.** Tenant shall remove any visible moisture accumulation in or on the Leased Premises, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected area as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Leased Premises at reasonable levels.
2. **Apartment cleanliness.** Tenant shall clean and dust the Lease Premises regularly, and shall keep the Leased Premises, particularly kitchen and bath, clean.
3. **Notification of management.** Tenant shall promptly notify management in writing of the presence of the following conditions.
 - i. A water leak, excessive moisture, or standing water inside the Leased Premises;
 - ii. A water leak, excessive moisture, or standing water in any building common area;
 - iii. Mold growth in or on the Leased Premises that persists after tenant has tried several times to remove it with household cleaning solution, such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover, Clorox, or a combination of water and bleach;
 - iv. A malfunction in any part of the heating, air-conditioning, or ventilation system in the Leased Premises.
4. **Liability.** Tenant shall be liable to Owner for damages sustained to the Leased Premises or to Tenant's person or property as a result of Tenant's failure to comply with the terms of this Rider.
5. **Violation of rider.** Violation of this Rider shall be deemed a material violation under the terms of the Lease, and Owner shall be entitled to exercise all rights and remedies it possesses against Tenant at law or in equity.
6. **Rider supersedes lease.** In case of a conflict between the provisions of this Rider and any other provisions of the Lease, the provisions of the Rider shall govern. This LEASE RIDER ON MOLD is incorporated into the Lease executed or renewed on _____ between Owner and Tenant.

Tenant's signature _____ Date _____

Owner's signature _____ Date _____