

SATELLITE DISH ADDENDUM

This will serve as an Addendum to the Lease dated _____, between Pacific Northwest Communities, LLC, Owner, and _____, (“Resident”), regarding property located at _____, (the “Premises”).

Under a Federal Communications Commission (FCC) order, Resident has a limited right to install a satellite dish or receiving antenna on the leased Premises. Owner may impose reasonable restrictions relating to installation.

Resident has requested permission to install a satellite dish or stick-type antenna (collectively and separately the “Dish”) on or about the Premises. Owner is willing to permit the installation of the Dish in accordance with the following terms to which Resident hereby agrees:

1. The Dish must be one (1) meter (approximately 39 inches) or less in diameter, if a dish; or less than one (1) meter in length, if a stick-type antenna.
2. Plans and specifications for installation must be submitted to Owner and approved by Owner in writing, which approval shall not be unreasonably withheld, delayed, or conditioned if in accordance with this Addendum. Resident must obtain any required permits and comply with any applicable ordinances.
3. The Plans must set forth the precise size, color, and weight of the Dish; the precise location where the Dish is to be located; and all wiring and other facilities to be installed. Appropriate cable raceways and brackets must be set forth on the Plans.
4. The Dish must be located entirely within the Premises and shall not be installed in any common area. The Dish may not be installed on outside walls, outside windowsills, roofs, balconies, or any other area determined by the Owner to be a detriment to the Neighborhood.
5. Resident may not damage or alter the Premises and may not drill holes through outside walls, door jams, windowsills, balcony railings, etc., for installation of any components of the Dish.
6. The Dish must not hang over any patio/balcony or extend beyond the patio/balcony railing line.
7. Resident’s installation: (a) must comply with reasonable safety standards; (b) may not interfere with the Neighborhood’s cable, telephone or electrical systems or those of neighboring properties; (c) may not be connected to the Neighborhood’s telecommunications systems; and (d) may not be connected to the electrical system except by plugging into a 110-volt duplex receptacle. Owner may require reasonable screening of the Dish or antenna by plants, etc., so long as it does not impair reception.

8. Resident hereby agrees to indemnify and save and hold harmless Owner, Agent for Owner, and their respective employees from all loss, cost and expense including, without limitation, attorney fees arising out of or by reason of Resident's installation, use, and/or enjoyment of the Dish whether foreseen or unforeseen. This indemnity is intended to be interpreted as broadly as possible to protect Owner, Agent for Owner, and their employees.
9. The Dish shall be installed and operated in accordance with all applicable laws and regulations. Resident shall be responsible for any interference caused or generated by the Dish. Owner and/or Agent for Owner shall not be liable in any manner by reason of their approval of the Plans, and Resident assumes all such liability and is solely responsible for the Plans and the compliance of the Plans with all applicable laws and regulations.
10. The Resident will remove the Dish on or before the expiration or termination of the Lease and Resident will repair all damage caused by the removal and will restore the Premises to its prior condition before the installation of the Dish.

Resident:

Forest City Residential Management, Inc.
Agent for Owner

By: _____

Date:

Date: _____