



HEATING and COOLING SYSTEM ADDENDUM

This addendum is made this _____ day of _____, 20____, and is added to and amends that certain agreement by and between

_____ as Tenant(s) and
 _____ as Landlord(s), which
 agreement is dated _____ day of _____, 20____.

Said agreement is amended or emphasized as follows:

HEATING AND COOLING SYSTEMS It is the responsibility of the tenant to obtain and maintain a mandatory service contract with a fuel company which is approved by Owner or his authorized agent (Fuel Co.: _____), with regard to the heating system. This service contract must provide for full system coverage. Any damage caused or repairs needed as a result of the heating system will be the responsibility of the Tenant / Fuel company. Tenant agrees to provide Owner with a copy of said service contract within seven (7) days from the commencement of this lease. In the event that service contract already exists in Owner's name, Tenant agrees to assume said service contract and pay all fuel and applicable deposits and charges to keep said contract in force. Electric and kerosene heating units are prohibited without Owner's written permission.

AIR CONDITIONING This rental does not include central air conditioning or individual wall or window units. If the dwelling is equipped with central air conditioning or individual units, the air conditioning equipment care and maintenance shall be the tenant's responsibility, unless otherwise specified herein. It is the responsibility of the tenant to obtain and maintain an owner approved service contract for central air conditioning systems.

FUEL OIL ADJUSTMENT The fuel tank on the premises as of _____ contains _____ gallons of oil. A fuel adjustment in the amount of \$ _____ must be paid by Tenant prior to Tenant's occupancy. Owner will not be responsible to reimburse tenants for fuel oil upon vacating.

Signed:

