



## SUB-METERING ADDENDUM

EXHIBIT G TO THAT CERTAIN LEASE DATED \_\_\_\_\_ BETWEEN \_\_\_\_\_,  
LANDLORD, AND \_\_\_\_\_, AND \_\_\_\_\_, TENANT(S), FOR APARTMENT UNIT #  
\_\_\_\_\_ LOCATED AT \_\_\_\_\_:

LANDLORD AND TENANT(S), agree to the billing described below for each of the following utilities and services

(check only if applicable):

- |                          |       |                          |                  |                          |               |                          |          |                          |          |
|--------------------------|-------|--------------------------|------------------|--------------------------|---------------|--------------------------|----------|--------------------------|----------|
| <input type="checkbox"/> | Water | <input type="checkbox"/> | Wastewater/Sewer | <input type="checkbox"/> | Trash removal | <input type="checkbox"/> | Electric | <input type="checkbox"/> | Cable TV |
| <input type="checkbox"/> | Gas   | <input type="checkbox"/> | Other            |                          |               |                          |          |                          |          |

All of such checked Utilities and Services are collectively referred to as the "Utilities".

The responsibility for the utilities and services not checked above, as well as for those utilities and services not specifically identified above shall be governed by the terms of the Lease. During the Lease term, Landlord is authorized to bill Tenant for, and Tenant agrees to pay, a portion of the monthly bills for the Utilities for the Property as follows:

1. Tenant's monthly rent under the Lease does not include a charge for the Utilities. Instead, for the Utilities, Tenant shall pay that amount stated in a separate bill received by Tenant each month from Landlord or a billing service provider designated by Landlord ("Utility Bill").
2. Payment of the Utility Bill is due as noted in each Utility Bill. Unless otherwise provided, Tenant agrees to pay the Utility Bill at the location identified on such Utility Bill.
3. To the extent permitted by law, any delinquent payment of a Utility Bill shall be considered a material default under the Lease to the same extent and with the same remedies to Landlord (including, without limitation, the right to deliver written notice to terminate the Lease pursuant to Alabama law and the right to impose late fees and other related charges and fees) as if Tenant had been delinquent in Tenant's payment of rent.
4. When Tenant vacates the Apartment, all charges for the Utilities must be paid by the move-out date. Tenant shall be held liable for all unpaid charges the same as if the charges were rent.
5. Tenant understands that no representation or warranty by Landlord regarding estimated or actual Utility Bills shall be enforceable unless it is set forth in a writing signed by Landlord.
6. Tenant agrees to give Landlord or a billing service provider designated by Landlord access to Tenant's Apartment to read the sub-meter, if any, pursuant to paragraph 8 of the Lease.
7. Tenant understands and agrees that continued occupancy of the Apartment when electricity, natural gas, water, or sewer services have been discontinued is hazardous. Tenant agrees not to terminate, cut off, interrupt, interfere with, or discontinue supplying electricity, natural gas, water or sewer services to the Apartment. Tenant shall not tamper with, adjust, or disconnect any utility sub-metering system or device. Violation of this provision is a material breach or default of the Lease and shall entitle Landlord to exercise all remedies available under the Lease.
8. Tenant agrees that Tenant may, upon thirty (30) days' prior written notice from Landlord to Tenant, begin receiving bills for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term "Utilities."

9. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.

1. VIOLATION OF THIS ADDENDUM SHALL BE DEEMED A MATERIAL VIOLATION UNDER THE TERMS OF THE LEASE AGREEMENT AND SHALL CONSTITUTE A DEFAULT OF THE LEASE AGREEMENT.

\_\_\_\_\_  
Tenant: \_\_\_\_\_

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Tenant: \_\_\_\_\_

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Sherry Waldron, as Agent for Landlord

\_\_\_\_\_  
Date Signed