

# Residential Lease Addendum To Update Holdover Clause

## LANDLORD

\_\_\_\_\_  
Landlord Name

\_\_\_\_\_  
Landlord Street Address

\_\_\_\_\_  
Landlord City, State, Zip Code

\_\_\_\_\_  
Landlord Phone-1

\_\_\_\_\_  
Landlord Phone-2

.....  
Landlord Email-1

## TENANT

\_\_\_\_\_  
Tenant-1 Name

\_\_\_\_\_  
Tenant-2 Name

\_\_\_\_\_  
Tenant-3 Name

\_\_\_\_\_  
Tenant-4 Name

UHC Addendum Date: \_\_\_\_\_

\_\_\_\_\_  
Rental Property Street Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

This Residential Lease Addendum To Update Holdover Clause (hereafter "UHC Addendum") is pertaining to a Residential Lease Agreement (hereafter "Agreement") executed by the above Landlord and Tenant on (date of Lease) \_\_\_\_\_ covering the above mentioned property, the parties hereby agree that the Agreement and any previous Addendum(s) be amended, via this UHC Addendum, as follows:

**TENANT FAILURE TO MOVE OUT AFTER TERMINATION DATE:** *If TENANT fails to surrender and move out of the Premises on or before the Termination Date of the Lease, then TENANT shall be deemed an ILLEGAL occupancy, and LANDLORD will NO longer accept any FUTURE rent past the Termination Date of the Lease, without a FULLY Executed (Landlord and Tenants signed) Addendum, extending the Termination Date of the Lease. LANDLORD may continue to collect from TENANT any past due rent owed before Termination Date. LANDLORD is NOT required to offer or execute a Lease extension with TENANT. LANDLORD will also be forced to start eviction proceedings against TENANT for any illegal occupancy.*

All other terms and provisions of the Agreement plus any previous addendum(s) shall remain in effect, unless changed by this UHC Addendum.

Any contradiction between the Agreement, any previous addendum(s) and this UHC Addendum, then this UHC Addendum shall govern over those provisions of the Agreement and any previous addendum(s) that are in conflict.

This UHC Addendum, whether the original or a copy of the original, shall be deemed in full effect and enforceable, if the copy has not been altered.

This UHC Addendum and its terms will be governed by and constructed in accordance with the laws of the State of Nevada. Any action regarding jurisdiction to enforce and any litigation regarding venue arising out of this UHC Addendum shall be filed with the appropriate Courts in the County of Clark, State of Nevada.

If any provision of this UHC Addendum is held unenforceable, then all remaining provisions of this UHC Addendum shall remain in full force and effect.

**BY SIGNATURE(S) BELOW**, the parties certify that he/she/they have read and agree to the terms of this UHC Addendum. When executed by both parties, this UHC Addendum is made an integral part of the Agreement and is a binding contract.

### \*\* TENANT

X \_\_\_\_\_  
Tenant-1 Signature Date

\_\_\_\_\_  
Print / Spell Name

X \_\_\_\_\_  
Tenant-2 Signature Date

\_\_\_\_\_  
Print / Spell Name

X \_\_\_\_\_  
Tenant-3 Signature Date

\_\_\_\_\_  
Print / Spell Name

### \*\* TENANT CONTINUED

X \_\_\_\_\_  
Tenant-4 Signature Date

\_\_\_\_\_  
Print / Spell Name

### \*\* LANDLORD

X \_\_\_\_\_  
Landlord Signature Date

\_\_\_\_\_  
Print / Spell Name