

EXHIBIT "A"
SEVEN OAKS HOMEOWNERS ASSOCIATION.
APPROVED LEASE ADDENDUM

Addendum to Lease dated _____, 200_ between _____, the Unit Owner (the "Landlord") and _____, (the "Tenant") for that certain residential Lot and Unit located in Seven Oaks at _____ (the "Unit"). In consideration of the valuable services, rendered, and to be rendered, by the Association under the Governing Documents, the Landlord and the Tenant are signing this Lease Addendum with the intention that it will benefit, and run in favor of, the Association.

1. Association Documents. Tenant agrees to be irrevocably bound by, and to fully comply throughout the term of the Lease, with all of the easements and restrictions contained in the **Seven Oaks Homeowners Declaration, the Bylaws of Seven Oaks Homeowners Association, and the Rules and Regulations of Seven Oaks Homeowners Association, (collectively the "Governing Documents")**, and any amendments adopted to the Governing Documents during the term of the Lease. The failure of the Tenant, if any, to comply with the terms and conditions of the Governing Documents, and/or the conviction of the tenant for any crime committed anywhere on the property, and/or the improvements comprising the Seven Oaks Homeowners, will be a default under the Lease.

TENANT HEREBY ACKNOWLEDGES RECEIPT OF COPIES OF THE GOVERNING DOCUMENTS. ADDITIONAL COPIES OF THE GOVERNING DOCUMENTS ARE ALSO AVAILABLE FOR INSPECTION AND PURCHASE FROM THE ASSOCIATION'S MANAGER.

Tenant's Initials: _____ Tenant's Initials: _____ Tenant's Initials: _____

2. Compliance With Local Ordinances. Tenant agrees to fully and promptly comply throughout the term of the Lease with all of the Ordinances of Wyomissing Borough which apply to the Unit or the Tenant's use of the Unit. The failure of the Tenant, if any, to comply with all of the Ordinances of Wyomissing Borough which apply to the Unit or the Tenant's use of the Unit, will be a default under the Lease.

3. Delegation of Power to the Board of the Association. The Landlord hereby delegates to the Board of Directors of the Association (the "Board") the nonexclusive power under the Lease, and under law with respect to the remedies for breach of the Lease, to exercise any of the remedies available under the Lease or prevailing law upon a breach of the lease by the Tenant. However, the Board will have no obligation to exercise any such power. The pursuit of any of such remedies by the Landlord against the Tenant will not preclude the Board from also pursuing any such remedies against the Tenant, nor from pursuing its remedies against the Landlord. The costs, fees and expenses incurred by the Association, if any, to exercise any of the remedies available under the Lease or prevailing law upon a breach by the Tenant will be levied by the Board against the Unit as an assessment, and will be recoverable by the Association from the Landlord under the Governing Documents in the same manner as an unpaid assessment.

4. Association Charges and Assessments.

(a) In the event the Landlord shall fail to pay any fee, fine, charge, interest, late fee, expense or assessment, including costs of collection and attorney's fees, levied by the Board pursuant to the Governing Documents, and such failure to pay continues for thirty (30) days, then the Association may notify the Tenant in writing of the amount(s) due. Upon the Tenant's receipt of notification from the Association of the sums due from the Landlord to the Association, the Tenant will stop making rent payments to the Landlord. For the balance of the term of the Lease, or until all sums due to the Association from the Landlord have been paid, whichever will come first, the Tenant will continue to pay to the Association from month-to-month all rent which would otherwise be due to the Landlord, subject however to subparagraphs (b) through (e) below.

(b) The amounts of the unpaid fees, fines, charges, interest, late charges, expenses, and/or assessments paid to the Association by the Tenant will be credited by the Landlord against, and will offset to the extent of the amount paid by the Tenant to the Association, the monthly rental installment, or

installments, due to the Landlord under the Lease until all sums due from the Landlord to the Association are paid in full.

(c) In no event will the Tenant be responsible for paying the Association in any one month any amount in excess of the monthly installment of rent due to the Landlord for that month under the terms of the Lease.

(d) When the Tenant has paid all of the fees, fines, charges, interest, late charges, expenses, and/or assessments due to the Association from the Landlord, the Tenant may start making rental payments to the Landlord again.

(e) The power given to the Association in this Section 3 may not be exhausted. It will remain in effect throughout the term of the Lease, and any renewal or extension of the term of the Lease.

5. Assignment and Subletting Prohibited. Tenant agrees not to assign the Lease. Tenant agrees not to sublet the Unit.

6. Copy of Lease to Association. A full and complete copy of the signed Lease between the Landlord and the Tenant must be given to the Association by the Landlord before the Tenant moves into the Unit. If, during the term of the Lease, or upon any renewal or extension of the Lease, any term or condition of the lease is modified or changed, then a copy of the signed addenda or document making the modification or change must be given to the Association by the Landlord within seven (7) days after the date upon which the addenda or document becomes effective.

7. Amendments, Modifications and Control. This Lease Addendum may only be changed, extended, modified, amended, or reformed by an instrument in writing signed by an authorized agent or representative of the Association, as well as the Landlord and the Tenant. The Governing Documents will control over the contradictory provisions, if any, of the Lease and/or Lease Addendum. Any contradiction, if any, between the Governing Documents and the Lease and/or Lease Addendum will be void as between the Association and the Landlord. Any contradiction, if any, between the Governing Documents and the Lease and/or Lease Addendum will also be void as between the Association and the Tenant.

8. Controlling Law, Jurisdiction and Benefit. This Lease addendum is made under and subject to the laws of the Commonwealth of Pennsylvania. The Landlord and the Tenant agree to be, and to remain, at all times, without regard for any domicile or residence they may assume subsequent to the date of this Addendum, subject to the laws of the Commonwealth of Pennsylvania and the jurisdiction of the courts of Berks County, Pennsylvania for all breaches, claims, demands and disputes which may arise under this Addendum and/or the Governing Documents.

9. Entire Agreement. There are no material terms of agreement between the Association and the Landlord, nor between the Association and the Tenant, which have not been fully incorporated in this Lease Addendum.

LANDLORD'S SIGNATURE:

TENANT'S SIGNATURE

Date: _____

Date: _____