

## LEASE ADDENDUM FOR 90-DAY TRIAL PERIOD

THIS AGREEMENT is subject to all terms and conditions as stated in the Lease Agreement of XXXX XXXXX Lane, Indianapolis, Indiana, XXXXX dated the 1st day of XXXX, 2025, between, Tenant and Landlord and shall be attached to the Lease Agreement as an addendum.

In consideration of the execution or renewal of the Lease of the dwelling unit identified in said Lease, Landlord and Tenant agree as follows:

- 1. Trial Period Commencement:** The 90-day trial period shall commence on the effective date of this Amendment, which is the date of execution by both Parties.
- 2. Termination Rights:** During the 90-day trial period, either the Landlord or the Tenant may terminate the Lease Agreement without cause by providing written notice to the other party at least 30 days in advance of the intended termination date. Upon termination, the Lease Agreement shall be considered null and void, and both parties shall have no further obligations under the original Lease Agreement. In such a case, the Landlord does not hold the right to refuse the notice but retains the right to refuse any request by the Tenant to rescind or retract the 30-day notice.
- 3. Forfeiture of Security Deposit and Expenses:** In the event the Tenant exercises their right to terminate the Lease Agreement during the 90-day trial period, the Tenant agrees to forfeit their security deposit as outlined in the original Lease Agreement. Additionally, the Tenant shall remain responsible for all expenses, including but not limited to rent, utilities, and damages, accrued during their residency up to the termination date. In the event of termination by the Landlord, the Tenant shall be responsible for paying rent up to the termination date and shall be entitled to a pro-rated refund of the security deposit, less any deductions allowed under the Lease Agreement.
- 4. Legal Action Waiver:** The Tenant agrees that they shall not pursue any legal action, including but not limited to claims for damages, breach of contract, or eviction, arising from the termination of the Lease Agreement under this Amendment.
- 5. Full Enforcement After Trial Period:** Upon the completion of the 90-day trial period, if neither party exercises their right to terminate the Lease Agreement, the Lease Agreement shall continue to be in full force and effect as originally executed. All terms, conditions, and obligations of the original Lease Agreement shall be enforced without any further modification.
- 6. Integration:** This Amendment constitutes the entire agreement between the Parties regarding the 90-day trial period termination clause and supersedes any prior discussions, agreements, or representations, whether written or oral.

IN WITNESS WHEREOF, the parties have caused this agreement to be duly executed on this 1st day of XXXX, 2025.

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

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

Landlord/Landlord's Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Initials: \_\_\_\_\_