

LEASE ADDENDUM FOR DRUG & CRIME FREE HOUSING

THIS AGREEMENT is subject to all terms and conditions as stated in the Lease Agreement of XXXX XXXXXX Lane, Indianapolis, Indiana, XXXXX dated the 1st day of XXXX, 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. **CRIMINAL ACTIVITY.** Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use, of a controlled substance (as defined the Controlled Substances Act (21 U.S.C. 802)).
2. **CRIMINAL INTENTION.** Tenant, any member of the Tenant's household or a guest or other person under the Tenant's control shall not engage in any act intended to facilitate criminal activity, including drug related criminal activity, regardless of whether the individual engages in such activity as a member of the household or a guest.
3. **DRUG ACTIVITY RESTRICTION.** Tenant or members of the household will not engage in the manufacture, sale or distribution of illegal drugs at any location whether on or near the premises or otherwise.
4. **UNLAWFUL FIREARMS.** Tenant, any member of the Tenant's household or a guest or other person under the Tenant's control shall not engage in acts of violence or threats of violence including, but not limited to, the unlawful possession or discharge of firearms on or near the premises.
5. **BREACH OF LEASE.** The Tenant understands and agrees that if there are any court approved search warrants issued for the above-described premises, that it will cause an automatic breach of the Lease, and the Landlord may seek eviction based upon that occurrence. It is further understood that no arrests or convictions need to occur prior to a breach of the Lease pursuant to this paragraph, just the judicial determination of probable cause to believe that some form of criminal and illegal activity has occurred will be deemed sufficient for such breach.

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: _____