Rider to Lease between, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_and PSH Provider, Tenant

This rider is part of and incorporated into the lease between Landlord and Tenant with respect to the property at: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_of even date herewith:

  **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

# 1. Termination of Lease Upon Loss of Funding

Notwithstanding any other Lease provisions, in the event that funding for Lessee’s program, PROGRAM,  for any reason whatsoever is lost insofar as it pertains to the operation of such program at the premises leased hereunder, or if funding fails to support the reasonable financial requirements of the program at the premises leased hereunder, Lessee may, upon thirty (30) days prior written notice to Lessor, terminate this lease and neither party shall be further obligated with respect to the other except with respect to a return of any security deposit to which Lessee is otherwise entitled.

**2. Subleasing to Program Participants**

Notwithstanding the foregoing, Landlord acknowledges and agrees that Tenant is a social service agency that is renting the Premises for the use of the Tenant’s consumer(s) (the “Occupant(s)”) as a residence, and that Tenant may enter into a written agreement with Occupant(s) governing the terms of Occupant(s)’ right to continue to reside in the Premises, which terms will include requiring Occupant(s) to abide by all the terms of this Lease applicable to the behavior of the Tenant (not including the obligation to pay rent to Landlord).  Landlord agrees that any Lease prohibition on assignment or subletting by Tenant shall not be deemed violated by Tenant’s agreement with the Occupant(s), even if under the terms of that agreement Occupant(s) is/are obligated to pay some amount of rent to Tenant (which amount shall never exceed the rent payable by Tenant to Landlord).

For: Landlord

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Date

For: PSH Provider

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Date