

ADDENDUM TO LEASE AGREEMENT
MARIJUANA - LIMITED PERMISSIBLE USE

Pursuant to the parties' lease agreement and the crime free addendum, the possession, use, manufacture or sale of any illegal substance, including marijuana, is strictly prohibited. However, the Arizona Medical Marijuana Act of 2010 ("AMMA") allows cardholders to use and possess limited amounts of marijuana. Qualifying Patients with current, active AMMA cards, are permitted to possess and use medical marijuana on the Premises, under the following terms:

- Use and possession of Marijuana on the premises, whether medicinal or otherwise, shall be grounds for immediate termination of the lease agreement, unless prior to such action, the Tenant provides Landlord with his/her original valid Registry Identification Card issued by the Arizona Department of Health Services ("ADHS"). Tenant is under an on-going obligation to provide Landlord with information if Tenant's status as a cardholder changes. If Tenant's status is revoked or not renewed, any possession or use of marijuana by Tenant shall be considered an immediate and irreparable breach of the Lease Agreement.
- The parties agree that a Qualifying Patient may only use or possess marijuana within the confines of their unit with doors and windows shut, and in the course and scope of his or her treatment as directed by the Tenant's physician. Tenant is prohibited from use or storage of marijuana on a common area and on Tenants patios, if applicable. Said use and possession must be consistent with the applicable amounts and guidelines set forth in the AMMA. Any use or possession of marijuana outside a permissible use area or in violation of the AMMA, including the improper sale or transfer of marijuana, shall be considered an immediate and irreparable breach of the Lease Agreement.
- Non-residents, including guests, are strictly prohibited from using, possessing or cultivating marijuana on the premises regardless of whether or not they are "qualified patients" under the AMMA. Use or possession of marijuana by non-residents, including guests, even within the Tenant's permissible use area, will be grounds for immediate termination of the Tenant's Lease Agreement.
- Due to safety concerns for the Premises and due to the health and safety concerns of all tenants, regardless of the permitted cultivation as provided in the AMMA, no Tenant, Guest or Occupant may grow or cultivate marijuana on the premises. Any such action shall be an immediate and irreparable breach of the Lease Agreement.

- This Addendum can be unilaterally cancelled at any time by Landlord for any reason, effective immediately. Tenant acknowledges that marijuana use is unlawful under the Federal Controlled Substance Act and the AMMA's validity under Federal law has not been established. Tenant, in choosing to use or possess marijuana is doing so at their own risk.

By signing below, the Tenant acknowledges his or her understanding of the terms and conditions as stated above, and his or her agreement to comply with those terms and conditions.

Tenant Tenant Tenant

Dated this _____ day of _____, _____.

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