Controlled substances and public nuisance addendum

The State of Montana and this Landlord find that the abuse of controlled substances constitute a serious problem for society. In particular, the State has determined that persons who habitually or professionally engage in the commercial trafficking in controlled substances and prescription drugs should, upon conviction, be sentenced to substantial terms of imprisonment to shield the public from their predatory acts. Further, any building that is used to facilitate the delivery or manufacture of “controlled substance” is considered to be a public nuisance subject to court action to enjoin such activities. Therefore, to protect you and your peaceful use of the Premises from such activities by others, and to encourage you, your family members or your guests not to engage in such activities, the Landlord has developed the following policy that you herewith agree to abide by as a part of this Lease: With reference to the Premises, which you will now occupy, it shall be a breach of this Lease if you, any co-resident, family member, guest or invitee is found to be creating a “public nuisance” under Montana Stats. And any related municipal ordinances, by manufacturing, producing,

distributing, dispensing, delivering or trafficking in any “controlled” or “counterfeit” substance, narcotic or opiate as defined by Montana State.

Statutes being the Uniform Controlled Substances Act.

For the purposes of this Policy, the “Premises” is defined as your individual apartment unit as well as the parking lot, recreational facilities and any common or public areas including hallways, stairways, storage areas and laundry facilities. Landlord’s receipt of information it deems reliable concerning a violation of this Policy for law enforcement personnel, other tenant or through observation by the Landlord’s agents, subcontractors or employees shall immediately cause a written notice to be sent or delivered to you demanding the immediate cessation of any and all violations of this Policy. Thereafter, the receipt of further information concerning the continued or repeated violation of this Policy shall result in the commencement of an action for eviction against you along with notification of the appropriate law enforcement agency. Your cooperation with this Policy will help to maintain a safe and peaceful living environment for all residents. I/We have read, understand and accept this policy and agree that the same shall be a part of my/our Lease.

_____ _____ Tenant’s Signature Date

_____ _____ Tenant’s Signature Date

_____ _____ Landlord/Manager/Agent Signature Date