

**PROPERTY DAMAGE LIABILITY
EXHIBIT “ _____ ”**



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This Property Damage Liability Exhibit (“Exhibit”) shall be a part of the Lease Agreement between _____ (“Tenant”) and _____ (“Landlord”) dated _____ for the lease of real property located at _____, Georgia _____.

Tenant is required to maintain a minimum of \$ _____ of general liability coverage for the benefit of the Landlord for partial protection again liability claims including but not limited to fire damage cause by Tenant or defending claims from third parties alleging they were harmed by animals owned by Tenant. Tenant may satisfy this requirement by purchasing a standard HO4 renter’s insurance policy from a third-party insurer on a form acceptable to the Landlord and listing the Landlord as an “Additional Insured”.

Manager participates in a program offered by _____. Instead of obtaining a standard HO4 renter’s insurance policy through a third-party, Tenant may select Option 1 below. Selecting Option 1 meets the requirements that Tenant must fulfill under this Exhibit. If Tenant selects Option 1, Landlord is willing to waive the requirement that Tenant maintain a standard HO4 renter’s insurance policy. Tenant acknowledges that the protections offered through this option may be narrower and less comprehensive than those provided through a HO4 policy.

If Tenant elects to secure a standard HO4 renter’s insurance policy, and should Landlord be notified that Tenant’s policy has been cancelled, Tenant understands that Tenant will be automatically enrolled in the Option 1 plan. Tenant will be required to pay the associated monthly fee until such time as Tenant has provided Landlord with proof of replacement coverage or until the Lease Agreement is terminated by the parties.

Select only one (1) of the options below: *[The option not selected shall not be part of this Exhibit].*

Property Damage Liability Options		
<input type="checkbox"/> Option 1	\$ _____ per month	Tenant elects to participate in the alternative program offered by Manager as further described in detail in Exhibit _____ attached to the Lease in order to fulfill Tenant’s requirements to provide the level of general liability coverage stated above.
<input type="checkbox"/> Option 2	Variable	Tenant will purchase renter’s insurance from a third-party insurer on a form acceptable to the Landlord and list the Landlord as an “Additional Insured.”

Tenant’s Initials: _____

Landlord’s Initials: _____