

**LEAD BASED PAINT DISCLOSURE
ADDENDUM**

This will serve as an Addendum to the Lease Agreement dated _____, between Homeport Hampton Roads, LLC, Owner, and _____, (“Tenant”), regarding property located at _____, (the “Premises”). Any capitalized terms not otherwise defined herein shall have the meanings set forth in the Lease Agreement.

The Owner is concerned with the safety of every Tenant in the community. Each Tenant is provided with a brochure entitled “Protect Your Family from Lead in Your Home” prepared by the U.S. Environmental Protection Agency, the U.S. Consumer Product Safety Commission and the U.S. Department of Housing and Urban Development. While the information must be distributed to Tenants before they become obligated under the Lease for most types of housing built before 1978, it does not mean that the Premises contains lead-based paint (LBP). The brochure was written in general terms and applies to both home purchasers and renters. The information outlines action that can be taken to test for, remove or abate LBP in a dwelling. This Lease specifically prohibits a Tenant from performing this type of work – only the Owner may perform this work under the Lease. If you have any questions about the presence of LBP in the Premises, please contact the Owner.

1. **LEAD WARNING STATEMENT:** Buildings built before 1978 may contain lead-based paint. In addition, housing constructed during or after 1978 may contain surfaces that were coated with LBP before 1978. Lead from paint, paint chips, and paint dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 facilities, the Owner must disclose the presence of lead-based paint and/or lead-based paint hazards in the Premises. Residents must also receive a federally approved pamphlet on lead poisoning prevention.
2. **LEAD-FREE HOUSING:** If the Premises has been certified as “lead-free” according to 24 CFR Section 35.82, the lead-based paint warning pamphlet and lead-based paint hazard regulations do not apply, and it is not necessary to provide this addendum, or a lead-based paint warning pamphlet and lead-based paint disclosure statement to the Resident.
3. **OWNER’S DISCLOSURE:**

Presence of lead-based paint and/or lead-based paint hazards (initial one)

_____ Owner has no knowledge of lead-based paint and/or lead-based paint hazards in the Premises.

_____ Owner knows that lead-based paint and/or lead-based paint hazards are present in the

Premises(explain). The documents listed in the following section identify LBP building components in certain common and maintenance areas of buildings U-16, U-20, SP-29, J-53, NH-141, NH-142, and NH-156. In addition, lead in soil above the children’s play level of 400 ppm was identified at U-16 and SP-29. None of the documents identified LBP building surfaces in any of the living quarters. However, because no such survey is fully comprehensive, the possibility exists that certain living quarters may contain LBP surfaces and that LBP in soil may be present in other areas.

Homeport Hampton Roads, LLC
Addendum B

4. RECORDS AND REPORTS AVAILABLE TO OWNER (INITIAL ONE BOX)

_____ Owner has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Premises.

_____ Owner has reports or records indicating the presence of some lead-based paint and/or lead-based paint hazards in the Premises, and has provided the Tenant with access to such records and reports that are available to the Owner (list documents).

- a. "Addendum: Environmental Baseline Survey, Bachelor Enlisted Quarters, Naval Station Norfolk, Norfolk, VA," prepared by Environmental Resources Management, Inc. (April 2007).
- b. "Final: Executive Summary Report, Lead-Based Paint Inspection and Risk Assessment for Bachelors Enlisted Quarters at Naval Station Norfolk, Norfolk, VA," prepared by Environmental Resources Management, Inc. (April 2007).
- c. "Final Lead-Based Paint Inspection/Risk Assessment of [insert Building #], Naval Station Norfolk, Norfolk, Virginia," prepared by Angela Mulleano (April 2007).
- d. Homeport Hampton Roads, LLC's Lead-Based Paint Operations & Maintenance Plan for the Premises.

Copies of these documents are available for Tenant to review at the Agent's office listed in the Lease Agreement.

5. ACCURACY CERTIFICATIONS AND RESIDENT'S ACKNOWLEDGE. Owner and any agent named below certify that to the best of their knowledge the above information and statements made or provided by them, respectively, are true and accurate. The person who signs for the Owner may be: (1) the Owner himself or herself, or (2) an employee, officer or partner of Owner's agent if such person is authorized to sign for the agent. The Tenant signing below acknowledges he/she has received a copy of this Lead Hazard and Information Disclosure Addendum before becoming obligated under the Lease and has been informed that it contains the disclosure form and the pamphlet regarding lead poisoning prevention.

Tenant: _____ Homeport Hampton Roads, LLC.
Agent for Owner

_____ By: _____

Date: _____ Date: _____