

RESIDENTIAL LEASE AMENDMENT

This Residential Lease Amendment (“**Amendment**”) is entered into and made effective as of _____, by and between **Sweetland Garden LLC** (“**Landlord**”) and _____ (“**Tenant**”), and concerns the residential lease of the property located at:

14733 Calhoun Road, Conroe, TX 77302 (the “**Property**”).

WHEREAS, Landlord and Tenant previously entered into a Residential Lease Agreement (“**Lease**”) concerning the Property;

WHEREAS, the parties now desire to amend certain terms and conditions of the Lease;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties hereby agree as follows:

1. Property Definition

The leased premises shall include only the **main house**, including its **front yard** (east side of the driveway), **pond**, **backyard**, **carport**, and **wood shed**. The **guest house**, its **front yard** (west side of the driveway), **backyard**, and the **metal workshop** are expressly excluded from this Lease.

2. Driveway Use

Tenant shall share the use of the driveway with the guest house tenant and shall not block, obstruct, or interfere with access to the driveway at any time.

3. Parking

Tenant may park **trailers**, **trucks**, or **large vehicles** on the Property without additional charge. However, if Tenant intends to park a **recreational vehicle (RV)**,

prior **written approval** from Landlord is required. A fee of **\$150.00 per RV, per month** shall apply.

4. Property Improvements

The Property is located in an **unrestricted use zone**. Any improvements or alterations must be requested **in writing** by Tenant and are subject to **Landlord's prior written consent** before any work may begin.

5. Insurance and Indemnification

Tenant shall maintain **renter's insurance** for the full duration of the Lease term. Tenant agrees to **indemnify, defend, and hold harmless** the Landlord from any and all claims, damages, liabilities, or injuries arising out of the use or occupancy of the Property by Tenant or Tenant's guests.

6. Utilities

Tenant shall be solely responsible for all **utility services** related to the leased premises.

- The Property is serviced by a private water well; therefore, **no water utility bill** will be incurred.
- Landlord shall provide a **full propane tank** at the time of move-in. Tenant shall pay a separate, **refundable \$500 propane deposit**, in addition to any standard security deposit. Upon move-out, Tenant must **refill the propane tank** and submit a valid **receipt**. Once verified, the **full propane deposit** will be refunded.
- The aerobic septic system and well are shared with the guest house. Due to its minimal electric consumption, Landlord shall not allocate or separate related electricity costs.

7. Maintenance Responsibilities

Tenant shall, at their own expense, be responsible for:

- Protecting **exterior water pipes** and the **well system** from freezing during cold weather
 - **Mowing and maintaining** the yard and landscape, including removal of fallen branches (Note: no HOA restrictions apply)
 - Replacing **light bulbs, HVAC filters, and refrigerator water filters** as needed
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8. Repairs

- Landlord shall provide a **refrigerator, washer, and dryer** for Tenant's use. However, **Tenant shall be solely responsible** for any repairs and maintenance of refrigerator, washer, and dryer during the Lease term.
 - All **non-emergency repair requests** must be submitted in writing via email to: **bingwenjin@gmail.com**
 - In the event of an **emergency**, Tenant shall immediately contact Landlord at: **(281) 745-6160**
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9. Move-In and Move-Out Conditions

- Tenant shall submit a completed **Inventory Form** to Landlord via email within **seven (7) calendar days** of move-in.
- Upon move-out, Tenant shall:
 - Return the **house** in **professionally cleaned condition**
 - Return the **yard** in a **mowed and maintained condition**, consistent with move-in
 - **Refill the propane tank** and provide the **receipt** to Landlord

10. Remaining Terms Unchanged

Except as specifically amended herein, all other terms and provisions of the original Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Lease Amendment as of the Effective Date written above.

LANDLORD

Sweetland Garden LLC

By: _____

Authorized Representative, Bingwen Jin

Date: _____

TENANT

Printed Name: _____

Signature: _____

Date: _____