

Limited Liability Addendum to Lease Agreement

This Limited Liability Addendum ("Addendum") is made effective as of _____, and is incorporated into the Lease Agreement ("Lease") dated _____ by and between the following parties:

Landlord: _____
Tenant: _____
Leased Premises: _____

1. Purpose

The purpose of this Addendum is to limit the liability of the landlord and/or the tenant as specified below, in regard to the conditions and terms set forth under the Lease Agreement.

2. Limitation of Landlord's Liability

Except as otherwise required by law or expressly stated in the Lease, the liability of the Landlord for any damages, losses, or injuries sustained to any persons or property in, on, or about the Leased Premises, whether due to negligence or other cause, shall be limited to the maximum extent permitted by applicable law. Under no circumstances shall Landlord be liable for indirect, consequential, special, or punitive damages.

3. Limitation of Tenant's Liability

Tenant's liability for damages to the Leased Premises, except in cases of willful misconduct or gross negligence, shall be limited to those damages directly resulting from Tenant's breach of the Lease or unlawful acts. Tenant shall not be responsible for ordinary wear and tear or damages not caused by the Tenant's acts or omissions.

4. Indemnification

Each party agrees to indemnify and hold harmless the other party, to the extent permitted by law and the Lease, from any claims, damages, or liabilities that arise from their own acts or omissions in connection with the Lease and use of the Premises.

5. No Waiver

Nothing in this Addendum shall be construed as a waiver of any expressly stated rights or responsibilities set forth in the Lease or required by applicable law.

6. Governing Law

This Addendum shall be governed by and construed in accordance with the laws of the state in which the Leased Premises is located.

7. Miscellaneous

All other terms and provisions of the Lease remain unchanged and in full effect. If there is a conflict between the Lease and this Addendum, the terms of this Addendum shall prevail.

Date: _____

Landlord Signature

Tenant Signature

Important Notes:

- This addendum should be reviewed by all parties before signing.
- It does not replace the original Lease but modifies certain liability provisions.
- Specific state or local laws may affect the enforceability of liability limitations.
- Both parties are encouraged to seek legal advice regarding their rights and responsibilities.
- All addendums should be signed and dated by both landlord and tenant.