



**LANDLORD DISCLOSURE AND ADDENDUM TO LEASE: EAST ORLANDO, FLORIDA**

THIS LANDLORD DISCLOSURE AND ADDENDUM TO LEASE modifies the LEASE entered into by and between \_\_\_\_\_ (“Landlord”) and \_\_\_\_\_ (“Tenant”) concerning Tenant’s possession of that certain property described as \_\_\_\_\_, Orlando, Florida, \_\_\_\_\_ (“Property”).

**Notice to Tenant:** This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon Landlord’s actual knowledge of the Property’s condition. A Landlord can disclose only what they actually know. Landlord may not know about all material or significant items. You should have an independent, professional inspection of the home including, but not limited to, the structure, mechanical and environmental items to verify the condition of the Property and if you wish to proceed with your tenancy at the above-captioned property.

On December 20, 2018, a Complaint was filed in the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida styled Irizarry, et al. v. Orlando Utilities Commission, et al., Case No.: 2018-CA-013758-O (“Lawsuit”). The Lawsuit asserts allegations against various defendants concerning alleged contamination and potential adverse health effects, to a “Class Area,”—approximately a 5.5-mile radius from the Stanton Energy Center—as defined in the Lawsuit, resulting from airborne coal dust, coal combustion residuals, organic compounds, radionuclides and metals. At this time, no determination has been as to the veracity or truthfulness of the allegations raised in the Lawsuit. Moreover, no determination has been made whether said Property falls within the Class Area. Tenant hereby waives any claim, cause of action, demand, debt, or suit, whether in equity or law, for which has arisen, or may arise, as a result of Tenant’s occupation of the Property and Tenant’s decision to lease the Property despite the Lawsuit and the allegations contained therein.

Landlord: \_\_\_\_\_

Date: \_\_\_\_\_

Landlord: \_\_\_\_\_

Date: \_\_\_\_\_

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_