

CRIME FREE LEASE ADDENDUM AS REQUIRED BY VILLAGE OF SKOKIE  
NEIGHBORHOOD INTEGRITY ORDINANCE

This Crime Free Lease Addendum is executed by the parties as a Rider to the lease for \_\_\_\_\_ (address of rental unit) , Skokie, IL 6007\_\_ which is dated \_\_\_\_\_, 20\_\_ (hereinafter "Lease") by and between \_\_\_\_\_ (hereinafter "Landlord") and \_\_\_\_\_ (hereinafter "Tenant(s)") as though the terms of this Rider were fully set forth in the Lease. As part of the consideration for this Lease, Tenant agrees as follows:

1. Tenant and Tenant's occupants, guests and invitees, whether on or near the leased premises as well as on all public ways abutting the leased premises and common grounds, are prohibited from:

- a. Engaging, or in any way being involved in, any criminal activity. For the purposes of this lease, criminal activity shall mean any criminal offense which would constitute a felony or Class A misdemeanor.
- b. Engaging in any act intended to facilitate or that does facilitate criminal activity including, but not limited to, drug-related offenses.
- c. Permitting the premises to be used for, or to facilitate, criminal activity.
- d. Engaging in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance or cannabis, at any location whether in, at, on or near the property.
- e. Engaging in any prostitution, criminal street gang activity, threatening or intimidating conduct or assault, all as defined by the Illinois Compiled Statutes, or unlawful discharge of firearms.

2. Tenant, or any member of the Tenant's leasehold, shall not engage, or in any way be involved in any violent criminal activity or illegal drug activity anywhere in or outside of the Village of Skokie. For purposes of this lease, violent criminal activity or illegal drug activity shall mean any arrest and charge of a felony offense concerning violent acts or drugs.

3. VIOLATION OF ANY OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF THE TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious violation and material non-compliance with the lease. It is understood and agreed that a violation shall be good cause for immediate termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence. Tenant consents to venue in Cook County.

4. Tenant agrees that service of process of any legal proceeding, including but not limited to, a special detainer or forcible detainer action, or service of any notice to Tenant, shall be effective and sufficient for the purposes of providing legal service and conferring personal jurisdiction upon any Illinois court as to any Tenant, co-signor, occupant or guarantor, notwithstanding the fact that a Tenant, co-signor, occupant or guarantor may reside at a different location other than the property address described in the lease agreement. This agreement regarding service is in addition to, and not in lieu of, any manner of service authorized under Illinois law or rule. By signing this lease the undersigned hereby waives any objection to service

carried out under the terms of this agreement. This provision shall be effective for any extension, renewal or modification of the initial lease.

5. Tenant hereby authorizes property management/Owner to use police generated reports against Tenant for any such violation as reliable direct evidence, and/or as business records as a hearsay exemption, in all eviction hearings.

6. Tenant also agrees to be responsible for the actions of Tenant's occupants, Tenant's guests and invitees, and Tenant's occupant's guests and invitees, regardless of whether Tenant knew or should have known about any such actions. A guest or invitee shall be anyone who Tenant or Tenant's occupant gives access to or allows on the premises or in the rental unit.

7. If and to the extent that any of the provisions of this addendum to the lease conflict or are otherwise inconsistent with any of the preceding provisions of the lease, whether or not such inconsistency is expressly noted in the addendum, the provisions of the addendum shall prevail.

8. This lease addendum is incorporated into the lease executed or renewed this day between the Owner and Tenant.

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner/Manager Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address of Rental Property