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| **CARBON MONOXIDE AND SMOKE DETECTOR ADDENDUM** |

This Carbon Monoxide and Smoke Detector Addendum (this “Addendum”) is made on \_\_\_\_\_\_\_\_\_\_, by and between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Landlord”) and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Tenant”), for the premises located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Premises”). This Addendum modifies the lease agreement between the parties dated \_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_ in which Tenant leased the premises located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

☐ This building **does not** contain carbon monoxide and/or smoke detectors

☐ This building **contains** carbon monoxide and/or smoke detectors.

The following locations within the Premises are known to have working carbon monoxide and/or smoke detectors:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The following locations within the Premises are known to have malfunctioning or inoperable carbon monoxide and/or smoke detectors:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pursuant to Title 38 Article 45 § 104 (3) of Colorado Revised Statutes, the Landlord agrees to all of the following:

1. Provide the Tenant at the time they take residence at the Premises with any batteries necessary to make the carbon monoxide and/or smoke detector alarms operational.
2. Replace, if notified in writing by the Tenant, any carbon monoxide and/or smoke detector alarm that was stolen, removed, found missing, or found not operational during the Tenant’s occupancy, and remain responsible for the maintenance, repair, or replacement of a carbon monoxide and/or smoke detector alarm, or the care and replacement of batteries for such an alarm, for which the Tenant cannot correct.

Pursuant to Title 38 Article 45 § 104 (4) of Colorado Revised Statutes, the Tenant agrees to all of the following:

1. Keep, test, and maintain all carbon monoxide and/or smoke detector alarms in good repair.
2. Notify the Landlord, in writing, if any carbon monoxide and/or smoke detector alarm that was stolen, removed, found missing, or found not operational during the Tenant’s occupancy, and remain responsible for the maintenance, repair, or replacement of a carbon monoxide and/or smoke detector alarm, or the care and replacement of batteries for such an alarm, for which the Tenant cannot correct.
3. Allow the Landlord to enter the Premises for the purpose of installing, repairing, testing, and maintaining carbon monoxide and/or smoke detector alarms.

No person shall remove batteries from, or in any way render inoperable, a carbon monoxide and/or smoke detector alarm, except as part of a process to inspect, maintain, repair, or replace the alarm or replace the batteries in the alarm.

The undersigned hereby acknowledges receipt of a copy of this statement.

SIGNATURES

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Landlord Signature of Tenant

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Date Signed Date Signed

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Guarantor

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date Signed