

2014 00050326
Bk: 53153 Pg: 14 Page: 1 of 4
Recorded: 06/27/2014 03:20 PM
ATTEST: Francis M. Roache, Register
Suffolk County Registry of Deeds

AMENDMENT TO THE RULES AND REGULATIONS

XII STONEHOLM CONDOMINIUM TRUST

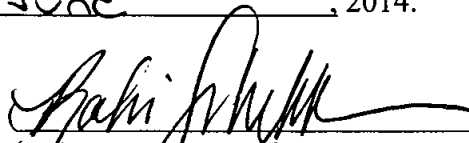
The undersigned, being at least a majority of the Trustees of XII Stoneholm Condominium Trust under Declaration of Trust dated January 4, 2006 and recorded with Suffolk Registry of Deeds in Book 38837, Page 1 (the "Condominium Trust"), hereby amend the Rule and Regulations recorded with the Condominium Trust pursuant to Article V, Section 5.13 thereof and Section 10(b)(ix) of the XII Stoneholm Condominium Master Deed by adding the following Rule 22 thereto.

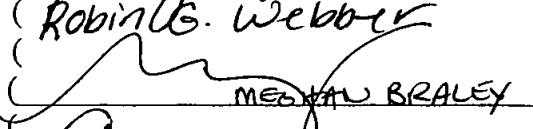
22. Any lease for a Unit entered into after the date hereof shall include as a part thereof the Lease Rider attached hereto, and shall be signed by both the Unit Owner and the tenant. A fully executed copy of every Lease and Lease Rider shall be provided to the Trustees or their managing agent within five (5) days of the execution thereof.


All other Rules and Regulations heretofore adopted shall remain in full force and effect.

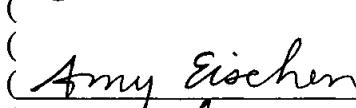
Executed under seal as of the 23rd day of June, 2014.

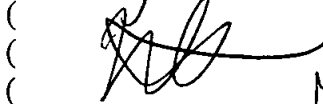
TRUSTEES OF
XII STONEHOLM
CONDOMINIUM TRUST



Robin S. Webber


Meghan Braley


Elizabeth Knorr


Amy Eischen


Mehad Gordon

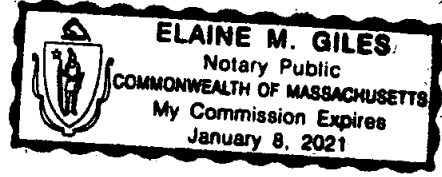
COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss

ELIZABETH KNORR
AMY EISCHEN
MICHAEL GORDON

On this 24th day of June, 2014, before me, the undersigned notary public, personally appeared Robin B. Webber, Meghan Bratey, Trustees as aforesaid, proved to me through satisfactory evidence of identification, which was MA Licenses, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Elaine M. Giles
Notary Public
My Commission Expires: _____



XII STONEHOLM STREET CONDOMINIUM

LEASE RIDER

UNIT OWNER/LANDLORD: _____

TENANT(S): _____

UNIT NO.: _____ DATE: _____

This Rider is incorporated in and made a part of the Lease of even date between the Unit Owner(s) and the Tenant(s).

For consideration paid, the undersigned parties agree to the following additional terms and covenants:

A. The Unit Owner and Tenant agree that the Lease shall be subject to all provisions of the XII Stoneholm Street Condominium Master Deed, Declaration of Condominium Trust and By-laws, and all Rules and Regulations adopted by the Trustees, as the same may be amended or adopted from time to time (collectively hereinafter referred to as the "Condominium Documents"). In the event that any provision of this Lease and Rider conflict with provisions of the Condominium Documents, the provisions of the Condominium Documents shall take precedence and prevail.

B. The Tenant acknowledges that he or she has received and read the Condominium Documents, and further agrees to comply with all provisions thereof, and the Unit Owner agrees to enforce such compliance by the Tenant. If the Unit Owner fails to enforce compliance, the Unit Owner and Tenant agree that the Trustees of the Condominium Trust (the "Trustees") shall have the right to terminate the tenancy and take whatever action necessary to evict the tenant, if required.

C. As an additional remedy, the Tenant and Unit Owner acknowledge that the Trustees may assess fines against the Unit Owner for any violations of the terms and provisions of the Condominium Documents by the Tenant, and the Unit Owner guarantees payment to the Trustees of any such fines and all costs of collection thereof. Any such fines paid by the Unit Owner may be charged to the Tenant as additional rent, and, if unpaid, may be deducted from any security deposit held by the Unit Owner.

D. The Lease shall not be effective unless this Lease Rider is executed by both the Tenant and Unit Owner/Landlord and incorporated therein.

Executed under seal as of the date first written above.

Tenant

Tenant

Unit Owner/Landlord

Unit Owner/Landlord