**ADDENDUM WITH OUTLINE OF GROUND LEASE**

* Seller is selling only the Improvements and not the Land. Seller will retain legal title to the Land. Buyer’s title to the Improvements is subject to the use, occupancy, and resale restrictions in the Lease.
* The Lease term shall commence on the date the Home located on the Leased Land is conveyed by GNDC to Homeowners and shall extend for 99 years therefrom, unless terminated sooner.
* The Lease requires that the Home and Leased Land be used only for residential purposes. Any additions or alterations to the Home must comply with the terms of the Lease.
* The Lease requires the Homeowners to make the following payments to GNDC: (a) a one-time lease initiation fee equal to 3% of the Original Purchase Price, (b) a monthly lease fee for use of the land, and (c) a monthly stewardship fee to be held by GNDC and used for the purpose of preserving the physical quality of the Home. These payments may be periodically adjusted.
* The Lease prohibits any liens from attaching to GNDC’s title to the Land.
* The Lease requires that the Homeowner be responsible for the upkeep of the entire property, including the Home and the Leased Land. The Lease does not require GNDC to provide any services or facilities, including utility services.
* The Lease requires the Homeowner to pay all property taxes covering the Land and the Home.
* The Lease prohibits Lessees from mortgaging the Home and Homeowners’ interest in the Land without the consent of GNDC.
* The Lease requires that, in the event Homeowners intend to sell the Home, Homeowners shall notify GNDC of such intent; and that, thereupon, GNDC shall have the option to purchase the Home on the terms and conditions contained in the Lease. The Home may not be conveyed to a third party without compliance with the terms of the Lease.
* The Lease stipulates a Resale Formula that restricts the sales price in the event Homeowners intend to sell the Home. The Resale Formula is intended to preserve the affordability of the Home for low to moderate income households.
* The Lease stipulates that the Homeowners’ interest in the Land shall not be assigned or subleased without the prior written consent of GNDC.
* The Lease requires Homeowners to defend, indemnify, and hold GNDC harmless against all claims of liability for injury or damage to persons or property from any cause on or about the Land.
* The Lease requires that the Lease be recorded in the records of Travis County, Texas.

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Buyer Seller

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Buyer Seller