

MODEL LEASE LANGUAGE

Bar Residents from Tampering with Utilities

To discourage residents from stealing electricity and tampering with other utilities, ask your attorney about adding this clause to any lease you sign with a new or renewing resident.

TAMPERING WITH UTILITIES

- a. Tampering with Utilities and Services Forbidden.** Resident shall not make or permit the making of any changes or alterations to, or interference with, the mechanical, electrical, sanitary, or other service systems of the Building and/or Apartment, including, but not limited to, wiring and electrical facilities, and other utility installations in or servicing the Building and/or Apartment.
- b. Lease Default.** Any installation, change, alteration, or interference with the mechanical, electrical, sanitary, or other services of the Building and/or Apartment shall constitute a default of the Lease and can lead to Resident's eviction.
- c. Indemnification.** Resident agrees to indemnify and hold Landlord harmless from and against any and all claims, losses, damages, costs, expenses, fines, and demands asserted against Landlord due to Resident's change or alteration to, or interference with the mechanical, electrical, sanitary, or other service systems.