

MODEL LEASE LANGUAGE

Bar Households from Tampering with Utilities

Here's a lease clause written by Manhattan attorney Peter Schwartz. Be sure to check with your attorney to make sure this clause will comply with your local landlord-tenant laws, before adding it to your leases.

TAMPERING WITH UTILITIES

- a. Tampering with Utilities and Services Forbidden.** Household 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 Unit, including, but not limited to, wiring and electrical facilities, and other utility installations in or servicing the Building and/or Unit.
- b. Lease Default.** Any installation, change, alteration, or interference with the mechanical, electrical, sanitary, or other services of the Building and/or Unit shall constitute a default of the Lease and can lead to Household's eviction.
- c. Indemnification.** Household 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 Household's change or alteration to, or interference with, the mechanical, electrical, sanitary, or other service systems.