

# GRILLING ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated \_\_\_\_\_ between \_\_\_\_\_ (Owner/Agent) and \_\_\_\_\_ (Resident) for the Premises located at \_\_\_\_\_, Unit # (if applicable) \_\_\_\_\_, CA \_\_\_\_\_, (Street Address) \_\_\_\_\_, (City) \_\_\_\_\_ (Zip) \_\_\_\_\_

1. The Rental/Lease Agreement provides that without Owner/Agent's prior written consent, no charcoal burners or other open-flame cooking devices, or liquefied petroleum gas fueled cooking devices (hereinafter "grill") shall be allowed in or about the premises.
2. Owner/Agent consents to Resident keeping and operating the type of grill described here:  
\_\_\_\_\_
3. In the event of default by Resident of any of the terms in this Addendum, Resident agrees, within three days after receiving written notice of default from Owner/Agent, to cure the default or vacate the premises. Resident agrees Owner/Agent may revoke permission to keep and operate said grill on the premises by giving Resident written thirty (30) day notice.
4. Resident agrees to comply with all applicable ordinances, regulations and laws governing grills and storage combustibles.
5. Resident agrees that the grill will not be used except in the following area(s):  
\_\_\_\_\_
6. Resident agrees to maintain and operate the grill in a safe manner. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:
  - Follow manufacturers' directions for safe operation, storage, and maintenance of your grill. If the manual is missing, contact the manufacturer for a replacement or check the company's website for an online copy.
  - Check to see that the grill is in good working order. For gas grills, be sure that all gas lines and valves are intact. For charcoal grills, check for holes where ash or coals can fall through. Ensure that the grill is stable and will not tip over.
  - Set up the grill in a safe place. Choose a firm, level surface at least 10 feet away from walls, siding, and deck rails; overhangs, eaves, and awnings; shrubs and branches; and furniture and other combustibles.
  - Only use gas and charcoal grills outdoors. When burned, gas and charcoal produce deadly carbon monoxide, an odorless, colorless gas that can kill in a matter of minutes. Never use a grill indoors, or in a garage, even if the door is open. Carbon monoxide can enter the apartment and injure or kill the people inside very quickly.
  - Have a fire extinguisher (ABC type) or a bucket of water handy in case of a fire.
  - Have a spray bottle of water ready to control flare ups.
  - Have access to a phone in case of emergencies.
  - Start the grill properly, using only approved methods. Before lighting a gas grill, open the cover.
  - Stay by the grill while it is in use and while it is still hot.
  - If Resident smells gas while cooking: Turn off the grill. Move away from the grill. Keep everyone away. Do not move, use, or light the grill until it has been inspected and repaired.
  - Use appropriate grilling tools. Choose long-handled heat-resistant cooking tools and heat-resistant mitts.
  - Keep people away from the grill, especially children.
  - Do not attempt to move a grill that is in use.
  - Clean the grill after use, removing food fragments, sauces and marinades, and accumulated fat or grease. All these increase the risk of flare-ups and fires.

7. Resident agrees to use the following special precautions for gas grills (if applicable):  
 Before using the grill:
- Check the hose or tubes for leaks, cracks, brittleness, holes, and kinks. Make sure there are no sharp bends in the hose or tubing. Using a pipe cleaner or wire, clear any blockages caused by dirt, insects, etc.
  - Check the connections between the tank, hoses or tubes, and the burner, to ensure that they have been connected properly and completely.
  - Check for gas leaks. Before using the gas grill, and especially after attaching the propane tank, apply soapy water to the hose and connections; any leaks will be made evident by the escaping bubbles. *Never use a match or lighter to look for a gas leak!* If you can smell gas, then there is a gas leak.
  - If the grill has a gas leak, do not use it. Contact a qualified technician for repairs before using the grill.
  - Test the spark igniter. Every time you activate the igniter, it should make a spark to create a flame and ignite the gas.
  - Do not attempt to repair the grill yourself. If the tank valves or connections are leaking, broken, or malfunctioning, do not attempt to repair them; contact a qualified technician or discard the unit.
  - Protect the gas tubes and hoses from hot surfaces, grease, and bumps.
  - Store propane gas cylinders inside buildings or garages. If you store your gas grill indoors when it is not in use, disconnect the gas cylinder and leave it outside.
  - Do not store filled gas cylinders in a vehicle which might become hot. Heat will raise the pressure inside the tank, increasing the risk of leaks through the relief valve.
  - Keep flammable and combustible materials away from the grill and gas tanks.
8. Resident shall be liable to Owner/Agent for all damages or expenses incurred by or in connection with grill, and shall hold Owner/Agent harmless and indemnify Owner/Agent for any and all damages or costs in connection with grill.
9. Resident shall deposit with Owner/Agent an additional security deposit of \$\_\_\_\_\_.
- Owner/Agent    Does        Does Not (Check One) require Resident to carry renter's insurance to cover damages caused by use and/or storage of the grill.

The undersigned Resident(s) acknowledge(s) having read and understood the aforementioned.

Date	Resident	Date	Resident
Date	Resident	Date	Resident
Date	Owner/Agent		