

**ADDENDUM TO LEASE:  
PORCH, BALCONY or FIRE ESCAPE STORAGE AND USE**

**Address:** \_\_\_\_\_, Ithaca, NY 14850

- **SAFETY:** Tenants shall not toss or throw any object from the balcony/porch/fire escape, nor permit any object to be tossed or thrown from the balcony/porch/fire escape. Tenants shall not spit off the balcony/porch/fire escape.
- **NO PARTIES:** Tenant agrees that he will not have any party on the porch/balcony/fire escape. If the Tenant should have a party, this will be deemed a material breach of the lease, and the Landlord may evict the Tenant. Without limiting the meaning of the word, Tenant specifically agrees that if more than 1 person per 10 full square feet of balcony/porch/fire escape space are on the balcony/porch/fire escape, such a gathering is considered a party as relates to this rule.
- **MAINTENANCE:** Tenant shall keep the balcony/porch/fire escape neat and clean at all times.
- **FURNITURE:** Only outdoor patio furniture may be kept on the balcony/porch. No furniture belonging to Ithaca Renting Company is permitted on the balcony/porch at any time. By a City of Ithaca Housing Code Ordinance, ONLY outdoor patio furniture is permitted outside at any time.  
**No furniture of any kind is permitted on fire escapes.**
- **STORAGE:** No storage of any kind is permitted, including, but not limited to, recyclables; **garbage;** housekeeping tools; machinery; recreational, exercise or other equipment. Tenant shall not keep combustible or flammable goods or materials on the balcony/porch/fire escape, including, but not limited to, charcoal, lighter fluid, paint, cleaning solutions, gasoline, and newspapers. No rugs, towels, laundry, clothing, clotheslines, or other items shall be stored or hung on the balcony/porch or draped on railings.  
**No items are at any time permitted to be stored on the fire escape.**
- **OUTDOOR COOKING:** Outdoor cooking on balconies/porches/fire escapes is prohibited by City of Ithaca Fire Code. Residents may not use or store any gas, charcoal or other type of grill on the balcony/porch/fire escape. Tanks of any size containing flammable or compressed materials such as propane, helium or compressed air are prohibited at all times.
- **RIGHT OF ACCESS:** In the event Tenant stores materials or items on the balcony/porch/fire escape which the Landlord deems hazardous to the safety of the building or other tenants on the balcony/porch/fire escape, the Landlord reserves the right to remove and store such items until the end of the lease at the Tenant's expense.

**I have read, understand, and agree to these terms:**

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_  
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Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

LANDLORD'S AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_ Ithaca, New York 14850