

Employment Agreement Addendum Employee Rent Discount Agreement

This agreement serves as an addendum to the Employment Agreement dated _____ between Monarch Properties, Inc. (hereinafter-called Employer) and _____ (hereinafter-called Employee).

Whereas, Employer allows employee to live in an apartment unit on the job site (property); and, Whereas, Employee desires to live in an apartment unit on the job site; now therefore, both parties agree as follows:

1. Employee hereby agrees to lease unit # _____ located on the property known as _____, located at _____.
2. Based upon the employment relationship, Employer hereby leases said apartment unit valued at \$ _____ per month for the discounted amount of \$ _____ per month, and Employee hereby agrees to pay such discounted rent to Employer.
3. The discounted rent stated above shall be due and payable to Employer at the property office, in advance, on the 1st of every month.
4. During the period of this agreement, Employee agrees to refrain from endangering himself or residents in dangerous or hazardous situations. In such situations, Employee agrees to immediately notify appropriate emergency public authorities and avoid personal confrontations or endangerment.
5. Employee hereby agrees that he/she and all cohabitants and guests will at all times comply with all Resident rules, and to conduct and represent the Employer in a professional manner at all times while on property during residency.
6. Employee agrees that he/she is solely responsible for the conduct and actions of his/her co-habitants and guests; and, that any misconduct or action by Employee or cohabitants or guests that in the sole discretion of the Employer is considered a violation of the House Rules or is deemed "unprofessional", may at Employer's sole discretion, result in immediate termination of this agreement, and/or termination of employment.
7. Pursuant to N.M.S.A. 47-8-9E, it is agreed that the Employee's right to occupancy of said apartment unit is conditioned solely upon the employment relationship set forth in this Agreement, and is therefore not subject to the provisions of the New Mexico Owner-Resident Relations Act.
8. Both parties agree that Employer has the exclusive right to terminate this agreement at any time regardless of the employment status of Employee.
9. Upon termination of employment and/or termination of this Addendum, the Employee hereby agrees:
 - a) To vacate said apartment unit and leave the apartment in clean, undamaged, and rentable condition within five (5) business days after notice of termination is received; and,
 - b) That Employer may deduct from wages and other amounts owed to the Employee, all amounts owed for repairs and cleaning costs necessary to restore the apartment to clean, undamaged, and rentable condition.
 - c) If damages and cleaning costs are greater than the amounts that are owed to Employee, the difference will be due and payable by the Employee upon vacating the apartment. Amounts unpaid by the Employee will be sent to the credit bureau for collection.

In witness whereof, the Employer and Employee has executed this Agreement Addendum this _____ day of _____, 20____.

Employee Signature

Employer: Monarch Properties, Inc.