

District Office Lease Attachment

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damage, either to persons or property, sustained by LESSEE or any of his or her employees or guests, caused by LESSOR's failure to fulfill its obligations under this paragraph.

10. LESSOR agrees that the Federal Tort Claims Act, 28 U.S.C. §§ 2671-80, satisfies any and all obligations on the part of the LESSEE to purchase private liability insurance.
11. LESSOR agrees that neither LESSEE nor the HOUSE or any of the HOUSE's officers or employees will indemnify LESSOR against any liability of LESSOR to any third party that may arise during or as a result of the LEASE or LESSEE's tenancy.
12. LESSOR agrees to promptly notify LESSEE in writing in the event LESSOR sells, transfers, or otherwise disposes of the leased premises; in the event LESSOR is placed in bankruptcy proceedings (whether voluntarily or involuntarily); in the event the leased premises is foreclosed upon; or in the event of any similar occurrence. LESSEE shall promptly file a copy of any such notice with the Office of Finance, 241 Longworth House Office Building, Washington, D.C. 20515.
13. LESSOR shall be solely responsible for complying with all applicable permitting and zoning ordinances or requirements, and with all local and state building codes, safety codes and handicap accessibility codes (including the Americans with Disabilities Act).
14. If LESSOR permits the LESSEE to holdover, all terms of the LEASE (including the monthly rent) shall continue unaltered during any period of such holdover tenancy. Thereafter, any such holdover tenancy begins, the LEASE may be terminated by either party giving 30 days written notice to the other party. The commencement date of such termination notice shall be the date such notice is delivered, faxed, or, if mailed, the date such notice is postmarked.
15. LESSOR agrees to accept monthly rent payments by Electronic Funds Transfer and agrees to provide the Office of Finance, U.S. House of Representatives, with all banking information necessary to facilitate such payments.
16. LESSOR shall promptly refund to the CAO, without formal demand, any payment made to the LESSOR by the CAO for any period for which rent is not owed because the LEASE has ended or been terminated.
17. The parties agree that any charges for default, early termination, or cancellation of the LEASE, which results from actions taken by or on behalf of the LESSEE shall be the sole responsibility of the LESSEE.
18. In the event LESSEE dies, resigns, or is removed from office during the term of this LEASE, the Clerk of the HOUSE may, at his or her sole option, either (a) terminate this LEASE by giving thirty (30) days written notice to LESSOR, or (b) assume the obligation of the LEASE and continue to occupy the premises for a period not to exceed sixty (60) days following the election of the LESSEE's successor. In the event the Clerk elects to terminate the LEASE, the commencement date of such thirty (30) day termination notice shall be the date such notice is delivered or, if mailed, the date on which such notice is postmarked.
19. Should any provision of this Attachment be inconsistent with any provision of the attached LEASE (or with any subsequent or additional amendments thereto), the provisions of this

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Attachment shall control, and those inconsistent provisions of the LEASE (or any subsequent or additional amendments thereto), shall have no force and effect to the extent of such inconsistency.

20. Unless the clear meaning requires otherwise, words of feminine, masculine or neuter gender include all other genders and, wherever appropriate, words in the singular include the plural and vice versa.
21. This lease is entered into at fair market value as the result of a bona fide, arms-length, marketplace transaction. The LESSOR and LESSEE certify that the parties are not related nor have had, or continue to have, a business relationship (except as a landlord and tenant relationship).
22. The LESSEE certifies that the office space that is the subject of this lease is located within the district for which the LESSEE was elected to represent.

Print Name (LESSOR/Landlord)

Print Name (LESSEE/Member of Congress)

LESSOR Signature

LESSEE Signature

(Date)

(Date)

From the Member's Office, who should be contacted with questions?

Name _____ Phone (____) _____ e-mail _____@mail.house.gov

**This District Office Lease Attachment and the attached LEASE have been reviewed and are approved,
Pursuant to Regulations of the Committee on House Administration.**

Signed _____ Date _____, 20____.
(Administrative Counsel)

Send completed form to: Administrative Counsel, 217 Ford House Office Building, Washington, D.C. 20515.
Copies may also be faxed to 202-225-6999