

ADDENDUM REGARDING THE COVID 19 EPIDEMIC AND CANCELLATION OF  
ON-CAMPUS CLASSES AT THE UNIVERSITY OF ILLINOIS

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This Addendum, made this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_ is attached to and hereby made a part of that certain lease (the "Lease") made as of \_\_\_\_\_, 202\_\_, by and between \_\_\_\_\_, (hereinafter referred to as "Landlord"; and \_\_\_\_\_, Tenants (herein referred to as "Tenant"), for the lease of the premises which has the address of \_\_\_\_\_, Illinois, for a Term commencing on \_\_\_\_\_, 202\_\_ and ending on \_\_\_\_\_, 202\_\_.

RECITALS

It is understood by the Landlord that the purpose of the Lease is to provide housing to the Tenant so that they may pursue their education at the University of Illinois. As the Coronavirus/ Covid 19 pandemic has previously caused the University of Illinois to cancel on-campus classes for health reasons, and as the future dangers and extent of the epidemic and its effects on the University of Illinois might cause the continuation or reestablishment of the cancellation of on-campus classes before or during the term of the Lease, which would frustrate the purpose of the Lease;

NOW THEREFORE, the Lease is hereby amended to provide that if before or during the term of the Lease the University of Illinois notifies its students that on-campus classes are to be cancelled as a result of the Coronavirus/Covid 19 epidemic (by whatever name the Coronavirus/ Covid 19 virus is known), then the Tenant may terminate the Lease by vacating the premises and within 14 days thereafter, serve on the landlord a written notice of their intention to terminate the Lease, in which case the Lease terminates as of the date of vacating.

If the Lease is terminated, the landlord shall return all security deposits in accordance with the Security Deposit Return Act (765 ILCS 710/) and, if the property is located in Urbana, IL, Section 12.5-20 of the Urbana City Code, and prepaid rent, plus accrued interest, recoverable by law. Proration for rent in the event of termination or apportionment shall be made as of the date of vacating.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Agent for the Landlord

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Agent for the Landlord

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STUDENT AFFAIRS