

CALIFORNIA ASBESTOS DISCLOSURE ADDENDUM

This Addendum is provided in accordance with California Health & Safety Code § 25915.5 and § 25915.6. It applies to commercial and industrial properties built prior to 1979 and notifies tenants of the presence or potential presence of asbestos-containing materials (ACMs).

Resident(s): _____

Owner/Agent: _____

Property Address: _____

Asbestos is a building material commonly found in buildings constructed before 1979. While undisturbed asbestos is not generally hazardous, disturbing materials that contain asbestos can release fibers into the air, posing health risks including cancer.

This Addendum is intended as a **WARNING** that the Premises may contain asbestos or asbestos-containing materials, which may expose individuals to a chemical known by the State of California to cause cancer.

Owner/Agent acknowledges that: (check one)

- Owner/Agent discloses that the Premises contains asbestos materials and/or hazards in the following areas:

- Owner/Agent has no specific knowledge of asbestos-containing materials but notifies Resident that the Premises may contain asbestos due to its construction date.

Tenant agrees not to engage in any activity that may disturb asbestos-containing materials, including but not limited to:

1. Scraping, sanding, pounding, or remodeling building components that may release asbestos dust.
2. Making repairs, improvements, or alterations without Owner/Agent's prior written consent and without a safety plan for asbestos control.
3. Piercing or disturbing ceilings or walls, hanging objects, or allowing contact with water or causing vibrations that might disturb asbestos.

Tenant must immediately notify Owner/Agent in writing of any signs of deterioration or disturbance of asbestos-containing materials, such as flaking, cracking, water damage, or other visible changes.

This Addendum is incorporated into and forms a part of the Commercial Lease Agreement between the parties.

By signing below, Resident(s) acknowledges receiving, reading, and understanding this Addendum.

Tenant Signature: _____ **Date:** _____
Print Name: _____

Tenant Signature: _____ **Date:** _____
Print Name: _____

Owner/Agent Signature: _____ **Date:** _____
Print Name: _____