

SATELLITE DISH INSTALLATION RIDER

TENANT:

NAME:

ADDRESS OF PREMISES:

(TENANT)

(TENANT)

LANDLORD:

Hillco Realty Management, Inc.

Post Office Box 608 Highland Park, IL 60035

Phone: (847) 831-1045 Fax: (847) 631-0768

Email: Info@HillcoRealty.Com

(LANDLORD)

1. These rules apply to the installation of direct broadcast satellite antennas having a maximum width of one meter or less designed to receive broadcast video programming ("Satellite Dishes.") Satellite antennas having any physical dimension larger than one meter may not be installed.
2. Satellite dishes may only be installed inside the Tenant's unit or on any porch, patio, deck, balcony or other area over which the tenant has exclusive use and control under the terms of their rental agreement. No tenant may install a satellite dish or wires on the exterior, roof or restricted areas of any building or in the common areas of the building or complex. No portion of the satellite dish may extend beyond balcony railings or fence lines.
3. Tenants need to be aware their unit may not be in a proper location to receive satellite broadcast signals even if they install a satellite dish. Prior to the installation, Tenants should check with a qualified and reputable company to determine if they are able to receive adequate signals at their unit. Tenants lease agreement is in no way subject to the ability to received satellite signals or to install satellite antennas.
4. Tenants shall notify the Landlord in writing prior to any installation. Such notice shall include (i) a description of the satellite dish, where it will be located and how it will be installed (ii) an executed copy of this Satellite Dish Installation Rider, (iii) proof of insurance in the amount of not less than \$500,000 naming Landlord as and additional insured and (iv) a \$400 satellite dish security deposit.
5. No Tenant or contractor hired by Tenant or Tenants satellite service may drill, nail, staple, or screw holes in any walls, doors, floors, ceilings, roofs or window frames in order to install the satellite dish or to run cable from the dish to the receiver. No wires may be run through hallways, stairwells or other common areas of the building or premises.
6. No installation may be performed in a manner that causes permanent damage to the unit or the building. The Satellite dish must be removed at the end of the tenancy and all damage, other than ordinary wear and tear, must be repaired or restored. Provided no other monies are due Landlord, upon said removal Tenant shall be entitled to the refund of 50% of the Satellite Dish Security Deposit.
7. All installations must be performed in such a manner as not to cause legitimate safety concerns. These could include, but not be limited to, danger of falling, danger of permanent damage to the building or proximity to power lines.
8. Tenants are responsible for any injury or damages to persons or property caused by their satellite dish whether or not the satellite dish is leased or owned by Tenant. Tenants must purchase and maintain liability insurance for the use of a satellite dish which insurance must name Landlord as an additional insured. Tenants shall provide Landlord with proof of said insurance upon request.
9. All installations must be performed in complete compliance with all applicable statutes, rules, regulations and building codes. If permits are required, Tenant will obtain all such permits prior to installation.
10. If Landlord has installed and made available a central satellite dish for use by all tenants, then individual tenants may not install their own satellite dishes.
11. These rules are meant to comply with 47 CFR Section 1.4000 as may be amended from time to time. All requirements of such section are hereby incorporated herein. In no event shall the Tenant have more rights to install or maintain satellite dishes under this Satellite Dish Installation Rider than are allowed under 47 CFR Section 1.4000. In the event any portion of this Satellite Dish Installation Rider is held to conflict with applicable law, those portions shall be deemed stricken and all other portions of this Satellite Dish Installation Rider will remain in full force and effect.
12. No portion of this Satellite Dish Installation Rider may be waived by Landlord or changed verbally. Any such waiver or change will be effective only when in writing signed by Landlord or Landlord's agent.



Landlords or Homeowners Associations may prohibit placement on:

- 1** Common areas
- 2** Rooftops
- 3** Outside walls
- 4** Window sills



(Unless permission is granted from landlord or Homeowners Association.)

Landlords or Homeowners Associations may NOT prohibit placement on:

- A** Balconies
- B** Patios
- C** Gardens
- D** Areas totally within the exclusive use of the resident

