

MODIFICATION OF LEASE: amendment to lease that extends the lease term and increases rent

LEASE AMENDMENT AND EXTENSION AGREEMENT

This lease amendment and extension agreement is made on _____[*date*], by _____, whose address is _____, in _____[*city*], _____ County, _____[*state*] (referred to in this instrument as “lessor”), and _____, whose address is _____, in _____[*address*], _____[*city*], _____ County, _____[*state*] (“lessee”).

RECITALS

Pursuant to the lease dated _____[*“lease”*], lessee let from lessor _____ [*_____ square feet of net rentable area in the building located at _____ (address), _____ (city), _____ County, _____ (state)*] (the “premises”), and more specifically described in the lease, for a term which expires on _____[*date*] (the “lease termination date”).

Lessor and lessee desire to extend the lease for a term of _____ years from the lease termination date.

Therefore, in consideration of the mutual promises contained in this lease amendment and extension agreement, the parties agree as follows:

SECTION ONE

CONSTRUCTION

This lease amendment and extension agreement shall be construed in conjunction with the lease and, except as amended by this instrument, all of the terms, covenants, and conditions of the lease shall remain in full force and effect and are ratified and confirmed by this instrument.

SECTION TWO

DEFINED TERMS

All terms used in this lease amendment and extension agreement shall have the meanings ascribed to them in the lease unless otherwise defined in this instrument.

SECTION THREE

LEASE TERM

The term of the letting of the premises shall be extended to and shall terminate on _____*[date]*.

SECTION FOUR

BASE RENT

Beginning on _____*[date]*, lessee shall pay base rent in the amount of \$_____, payable in advance on the first day of each in the manner provided in the lease.

SECTION FIVE

ADDITIONAL RENT

Lessee shall make payments with respect to real estate taxes, operating expenses, and other additional rent, if any, in the manner provided in the lease.

In witness, lessor and lessee duly executed this lease amendment and extension agreement, as of the day and year written above.

[Signatures]