



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL LEASE AMENDMENT

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AMENDMENT TO THE COMMERCIAL LEASE BETWEEN THE UNDERSIGNED PARTIES CONCERNING
THE LEASED PREMISES AT 1802 Strawberry, Suite B, Pasadena, TX 77502

Effective on November 18, 2013, Landlord and Tenant amend the above-referenced lease as follows:

☐ A. Leased Premises: The suite or unit number identified in Paragraph 2A(1) is:

☐ (1) changed to _____.

☐ (2) contains approximately _____ square feet.

☒ B. Term:

☒ (1) The length of the term stated in Paragraph 3A is changed to 97 months and 0 days.

☐ (2) The Commencement Date stated in Paragraph 3A is changed to _____.

☒ (3) The Expiration Date stated in Paragraph 3A is changed to February 28, 2019.

☒ C. Rent: The amount of the base monthly rent specified in Paragraph 4A is changed to:

\$	<u>1,959.51</u>	from	<u>March 1, 2014</u>	to	<u>February 28, 2015</u>	;
\$	<u>2,064.86</u>	from	<u>March 1, 2015</u>	to	<u>February 29, 2016</u>	;
\$	<u>2,085.93</u>	from	<u>March 1, 2016</u>	to	<u>February 28, 2017</u>	;
\$	<u>2,191.28</u>	from	<u>March 1, 2017</u>	to	<u>February 28, 2018</u>	;
\$	<u>2,296.63</u>	from	<u>March 1, 2018</u>	to	<u>February 28, 2019</u>	.

☐ D. Security Deposit: The amount of the security deposit in Paragraph 5 is changed to
\$ _____.

☐ E. Maintenance and Repairs: The following item(s) specified in the identified subparagraph of Paragraph 15C will be maintained by the party designated below:

<u>Para. No.</u>	<u>Description</u>	<u>Responsible Party</u>		
_____	_____	<input type="checkbox"/> N/A	<input type="checkbox"/> Landlord	<input type="checkbox"/> Tenant
_____	_____	<input type="checkbox"/> N/A	<input type="checkbox"/> Landlord	<input type="checkbox"/> Tenant
_____	_____	<input type="checkbox"/> N/A	<input type="checkbox"/> Landlord	<input type="checkbox"/> Tenant
_____	_____	<input type="checkbox"/> N/A	<input type="checkbox"/> Landlord	<input type="checkbox"/> Tenant

☐ F. Parking:

☐ (1) Common Parking: The number of vehicles identified in Paragraph A(1) of the Commercial Lease Parking Addendum is changed to _____ vehicles.

☐ (2) Restricted Common Parking for Tenants: The number of vehicles identified in Paragraph A(2) of the Commercial Lease Parking Addendum is changed to _____ vehicles.

☐ (3) Assigned Parking: Tenant's assigned parking areas identified in Paragraph A(3) of the Commercial Lease Parking Addendum is changed to _____

_____.

☐ (4) Parking Rental: The amount of rent identified in Paragraph B of the Commercial Lease Parking Addendum is changed to \$ _____.

☒ G. Other: Paragraph(s) _____ are changed to read (*cite specific paragraphs and copy the applicable paragraphs verbatim, making any necessary changes*):

NONE

Landlord: KLL Development LLC

By: Kelley L. Lavallais

By (signature): _____

Printed Name: Kelley L. Lavallais

Title: President Date: 11/18/2013

By: _____

By (signature): _____

Printed Name: _____

Title: _____ Date: _____

Tenant: Clinica Consultorio de la Familia, LLC

By: Joel Boza Betancourt

By (signature): _____

Printed Name: Joel Boza Betancourt

Title: President Date: 11/18/2013

By: _____

By (signature): _____

Printed Name: _____

Title: _____ Date: _____