LEASE RENEWAL AGREEMENT

THIS LEASE RENEWAL AGREEMENT (this "Renewal") is dated to be effective as of _____ ("Effective Date"), and is between _____ ("Landlord") and _____ ("Tenant").

RECITALS

WHEREAS, Landlord and Tenant are parties to that certain Lease Agreement dated _____, as the same may have been amended from time to time (the "Lease").

WHEREAS, the Lease relates to the property located at _____ _____ (The "Premises").

WHEREAS, the Lease has expired or is about to expire, and Landlord and Tenant desire to hereby renew and/or reinstate the Lease, as applicable, upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Renewal of Lease. The Lease is hereby renewed and reinstated, as applicable, in all respects, subject to the amendments, if any, set forth in this Renewal.

2. Lease Term. The Lease term is hereby extended and, pursuant to this Renewal, commencing as of the Effective Date,

Select Choice:

☐ The Lease shall be on a month-to-month basis, terminable by either party by not less than 30-days advance written notice.

☐ The Lease shall have a term of _____ months and shall thereafter proceed on a month-to-month basis terminable by either party by not less than 30-days advance written notice.

☐ The Lease shall have a term of _____ years and shall thereafter proceed on a month-to-month basis terminable by either party by not less than 30-days advance written notice.

☐ The Lease shall terminate, automatically and without the need for notice of termination by either party, on _____.

3. Amendments to Lease. The Lease is further amended as follows: _____

_____
_____
_____

4. No Further Amendments. Except as expressly amended hereby, the Lease is and shall remain in full force and effect in accordance with its terms, and is not otherwise amended. The Guarantor of the Lease, if any, shall continue to remain as Lease Guarantor, in accordance with the terms of the original Lease Guaranty, if any.

5. No Defaults. Unless stated herein, the parties acknowledge and agree that as of the Effective Date, the Lease is in good standing and is not in default, and no event has occurred which, with notice or the passage of time or both, would constitute a default thereunder. List defaults, if any or state "N/A": _____
_____
_____
_____
_____

6. Additional Terms. This Renewal shall be governed by and construed in accordance with the laws of the state in which the Premises are located, and it contains the entire agreement between the parties with regard to the subject matter hereof. This Renewal may be executed in counterparts, which, when taken together, shall constitute one and the same agreement.

IN WITNESS WHEREOF, the undersigned execute this Renewal as of the Effective Date.

Landlord

By: _____

Its: _____

Name: _____

Tenant

By: _____

Its: _____

Name: _____

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