

COMMERCIAL LEASE AMENDMENT AGREEMENT

Lease Location: _____ Lease Amendment No.: _____

Parties:

Lessor (Landlord): _____

Lessee (Tenant): _____

Premises:

Description of Leased Premises: _____

Address: _____

Reference to Original Lease:

Date of Original Lease: _____

Original Lease Term: _____

Amendment Terms:

1. Extension of Lease Term:

The term of the Original Lease is hereby extended for an additional period as set forth herein. All other terms and conditions of the Original Lease shall remain unchanged except as expressly amended.

2. Modification of Rental Amount:

The monthly rental amount shall be adjusted to the new amount specified below. Lessee shall pay rent in accordance with the payment schedule set forth herein.

3. Security Deposit Adjustment:

The security deposit required under the Original Lease shall be modified as follows: _____. Lessee shall deposit the adjusted amount with Lessor within the timeframes agreed.

4. Additional Improvements:

Any additional improvements, alterations, or repairs to the Premises shall require prior written approval of Lessor. Responsibility for costs and maintenance are as detailed herein.

5. Utilities and Operating Expenses:

Responsibility for payment of utilities, maintenance, taxes, insurance, and other operating expenses shall be as set forth in the Original Lease, except as amended herein.

6. Insurance Requirements:

Lessee shall maintain insurance coverage as required by the Original Lease with any modifications agreed herein. Proof of insurance must be provided to Lessor upon request.

7. Compliance with Laws:

Lessee shall continue to comply with all applicable laws, ordinances, and regulations affecting the Premises and its use under the Original Lease and this Amendment.

8. Assignment and Subletting:

Any assignment or subletting provisions of the Original Lease shall remain in full force and effect except as modified herein.

9. Default and Remedies:

All default and remedies provisions of the Original Lease are incorporated herein and shall apply to this Amendment. No waiver of any breach shall be deemed a waiver of subsequent breaches.

10. Governing Law:

This Amendment shall be governed by and construed in accordance with the laws of the State in which the Premises are located, without regard to its conflict of law rules.

11. Entire Agreement:

Except as amended hereby, all terms and conditions of the Original Lease remain unchanged and in full force and effect. This Amendment and the Original Lease constitute the entire agreement between the parties.

12. Counterparts and Execution:

This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

13. Notices:

All notices required or permitted under this Amendment shall be given in writing and deemed delivered as provided in the Original Lease.

14. No Oral Modification:

No oral modification of this Amendment shall be valid or binding. Any change must be in writing and signed by both parties.

15. Ratification:

All other terms of the Original Lease not amended by this document are hereby ratified and confirmed.

LESSOR (LANDLORD) SIGNATURE

LESSEE (TENANT) SIGNATURE

Signature: _____

Signature: _____

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