

COMMERCIAL LEASE RENEWAL AGREEMENT

Premises Address: _____ Lease No.: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

Recitals:

WHEREAS, Landlord and Tenant entered into a certain Lease Agreement (the "Lease") for the Premises described above; and WHEREAS, the Lease is set to expire; and WHEREAS, the Parties desire to renew and extend the Lease term pursuant to the terms and conditions contained herein.

1. Renewal Term:

The Lease term is hereby renewed for a period of _____ commencing on the day following the expiration of the current Lease term and ending on _____, unless sooner terminated as provided herein.

2. Rent:

Tenant shall pay to Landlord the base rent of \$_____ per month, payable in accordance with the terms of the Lease, subject to any specified adjustments herein.

Additional Rent (if any): _____

3. Security Deposit:

The security deposit held under the Lease shall remain in full force and effect during the renewal term, subject to the terms of the Lease.

4. Utilities and Operating Expenses:

Tenant shall continue to be responsible for payment of utilities, operating expenses, taxes, and other charges as specified in the Lease during the renewal term.

5. Maintenance and Repairs:

Tenant shall maintain the Premises in the same condition as required under the Lease, and Landlord shall continue to be responsible for structural repairs, subject to the Lease provisions.

6. Insurance:

Tenant shall maintain insurance coverage as required by the Lease, including commercial general liability and property insurance, naming Landlord as an additional insured as applicable.

7. Default and Remedies:

All terms relating to defaults, remedies, notices, and cure periods under the Lease shall apply during the renewal term, including Landlord's rights to terminate or enforce this Agreement upon Tenant's default.

8. Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the State of _____, without regard to conflict of laws principles.

9. Entire Agreement:

This Agreement constitutes the entire agreement between the Parties concerning the renewal of the Lease and supersedes all prior discussions, negotiations, and agreements concerning the renewal term.

10. Counterparts and Electronic Signatures:

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Electronic or PDF signatures shall be binding.

Signatures:

LANDLORD

TENANT

Signature: _____

Signature: _____

Name (Print): _____

Name (Print): _____

Title: _____

Title: _____

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