

## Modification of a Lease to Extend the Term and Increase the Base Rent

Agreement made on the \_\_\_\_\_ (date), between \_\_\_\_\_  
(Name of Lessor) of \_\_\_\_\_  
\_\_\_\_\_ (street address, city, state, zip code), referred to herein as  
Buyer, and \_\_\_\_\_ (Name of Seller), of \_\_\_\_\_  
\_\_\_\_\_ (street address, city,  
state, zip code), referred to herein as Lessee.

Whereas, pursuant to the Lease dated \_\_\_\_\_ (date), hereinafter called  
the Lease, Lessee let from Lessor \_\_\_\_\_ (number) square feet of net rentable area in the  
building located at of \_\_\_\_\_  
\_\_\_\_\_ (street address, city, state, zip code), herein called the  
Premises, and more specifically described in the Lease, for a term which expires on  
\_\_\_\_\_ (date) (the Lease termination date).

Whereas, Lessor and Lessee desire to extend the Lease for a term of \_\_\_\_\_ (number)  
years from the Lease-termination date.

Now, therefore, for and in consideration of the mutual covenants contained in this  
agreement, and other good and valuable consideration, the receipt and sufficiency of which is  
hereby acknowledged, the parties hereto agree as follows.

### 1. Construction

This Lease modification and extension agreement shall be construed in conjunction with  
the Lease, 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.

### 2. Defined Terms

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

### 3. Lease Term

The term of the letting of the Premises shall be extended to and shall terminate on  
\_\_\_\_\_ (date).

### 4. Basic Rent

Beginning on \_\_\_\_\_ (date), Lessee shall pay base rent of  
\$ \_\_\_\_\_, payable in advance on the first day of each month in the manner provided in the  
Lease.

### 5. 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.

WITNESS our signatures as of the day and date first above stated.

\_\_\_\_\_  
*(Printed Name of Lessor)*

\_\_\_\_\_  
*(Printed Name of Lessee)*

\_\_\_\_\_  
*(Signature of Lessor)*

\_\_\_\_\_  
*(Signature of Lessee)*

**SAMPLE**