

State of _____

ADDENDUM TO LEASE AGREEMENT FOR IMPROVEMENTS AND MODIFICATIONS

This Addendum to the Lease Agreement for Improvements and Modifications (this "Addendum") is made on ____ day of _____, 20____, by and between _____ ("Landlord") and _____ ("Tenant"). Each Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

This Addendum is attached to and made a part of the (Check one): Commercial Residential Lease Agreement dated _____, 20____ (the "Lease Agreement") for the rent and use of the property located at _____ ("Premises").

The Parties hereby mutually agree to amend the Lease Agreement by incorporating the following provisions regarding improvements and modifications to the Premises:

1. Improvements and Modifications. The Tenant shall be permitted to make the following improvements and/or modifications to the Premises in accordance with Landlord's approval:

Estimated Start Date: _____

Estimated End Date: _____

Description of Improvement/Modification: _____

Purpose of Improvement/Modification: _____

Other Details: _____

2. Ownership. Unless otherwise agreed in writing, all improvements and/or modifications made to the Premises shall become the property of the (Check one): Landlord Tenant and remain with the Premises upon termination or expiration of the Lease Agreement.

3. Restoration. Tenant agrees to restore the Premises to its original condition upon termination or expiration of the Lease Agreement, subject to reasonable wear and tear, unless the Landlord requests in writing that the improvements and/or modifications remain in place.

4. Compliance with Laws. All improvements and/or modifications must comply with all laws, ordinances,



rules, regulations, and applicable building, zoning, and subdivision codes. Tenant is responsible for obtaining all necessary licenses, permits and approvals.

5. Liability and Insurance. Tenant is liable for any damage or injury resulting from the improvements and/or modifications and agrees to hold Landlord harmless from any claims or damages. Tenant agrees to maintain appropriate insurance coverage for the duration of the improvements and/or modifications and for any period in which the improvements and/or modifications remain on the Premises.

Except as set forth in this Addendum, all other terms and conditions of the Lease Agreement remain unchanged and shall continue in full force and effect. This Addendum is hereby incorporated into the Lease Agreement and in the event of any conflict between this Addendum and the Lease Agreement, the terms of this Addendum shall govern.

This Addendum 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 document.

IN WITNESS WHEREOF, this Addendum has been executed and delivered as of the date first written above.

Landlord Signature

Landlord Full Name

Tenant Signature

Tenant Full Name

