LEASE RENEWAL AGREEMENT

This Lease Renewal Agreement (this "Renewal") is made as of this _____ day of _____, 20___, by and between _____, located at _____ ("Landlord") and _____, located at _____ ("Tenant"). Each Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

WHEREAS, Landlord and Tenant entered into a Lease Agreement dated _____, and any amendments thereto (the "Lease Agreement") for the rent and use of the property located at _____; and

WHEREAS, the Lease Agreement will expire on _____; and

WHEREAS, Landlord and Tenant now wish to extend the term of the Lease Agreement.

NOW THEREFORE, in consideration of the premises and mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. The term of the Lease Agreement is hereby extended from _____ to _____ (the "Extension Term").

2. The rent for the new term shall remain unchanged.

3. Tenant shall pay an additional $____ as security deposit, in addition to amount previously paid under the Lease Agreement, within ____ days from the start of the Extension Term.

4. Except as expressly stated herein, the terms of this Renewal shall be effective as of the first date of the Extension Term.

5. Capitalized terms used herein but not otherwise defined shall have the meaning ascribed to them in the Lease Agreement.

6. Except as expressly modified herein, the Lease Agreement remains unchanged and in full force and effect.

7. This Renewal 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.

8. The terms of this Renewal shall be governed by and construed in accordance with the laws of the State of _____, without regard to its conflicts of law provisions.

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

Landlord Signature

Landlord Full Name

Tenant Signature

Tenant Full Name