MODIFICATION OF LEASE AGREEMENT

This Modification of Lease Agreement is made and effective this [DAY]day of [MONTH] [YEAR]

BETWEEN:

[LESSOR’S NAME] (the “Lessor”], an individual with his/her main address located at [ADDRESS] OR a limited liability company incorporated under the laws of [YOUR COUNTRY] having its registered head office at:

 [COMPLETE ADDRESS]

AND:

[LESSEE’s NAME] (the “Lessee”], an individual with his/her main address located at [ADDRESS] OR a limited liability company incorporated under the laws of [COUNTRY] having its registered head office at:

[COMPLETE ADDRESS]

**RECITALS**

1. Pursuant to the lease dated [DATE] [“Lease”], lessee let from lessor [SQUAREFEET OF NET RENTABLE AREA] in the building located at [ADDRESS], and more specifically described in the Lease, for a term which expires on [DATE](the “Lease termination date”).
2. The lessor and lessee hereby agree to extend the lease for a term of [NUMBER] years from the lease termination date.

The Lessee hereby covenants and agrees with the Lessor as follows:

1. **CONSTRUCTION**

This Agreement shall be construed in conjunction with the lease and, 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.

1. **DEFINED TERMS**

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

1. **LEASE TERM**

The term of the letting of the premises shall be extended to and shall terminate on [DATE].

1. **BASE RENT**

Beginning on [DATE], Lessee shall pay base rent in the amount of [AMOUNT], payable in advance on the first day of each in the manner provided in the lease.

1. **ADDITIONAL RENT**

The lessee shall pay the land rent reserved by the title *in re*spect of all rates and taxes and other charges of public nature related to properties imposed on the land comprised in the above-mentioned title attributable solely to the occupation by the Lessee of the Leased premises, and other additional rent, if any, in the manner provided in the lease.

IN WITNESS WHEREOF, Lessor and Lessee duly executed this Modification of Lease Agreement, as of the day and year written above.

LESSOR LESSEE

Authorised Signature Authorised Signature

Print Name and Title Print Name and Title