

COMMERCIAL LEASE – EXHIBIT E**FAIR MARKET RENT RATE DETERMINATION**

1 The lease to which this Exhibit E – Fair Market Rent Rate Determination (“Exhibit E”) is attached (the “Lease”) indicates that (a) Tenant has one or
2 more options to extend the Term of the Lease, and (b) the rent during the extension term(s) will be the fair market rent rate.

3 **1. TENANT’S NOTICE TO EXTEND:** The Lease provides that Tenant will Notify Landlord if Tenant chooses to extend the Lease. In any notice to
4 extend the Lease, Tenant will propose the fair market rent rate for the Premises during the extension term. In this Exhibit E, “fair market rent rate”
5 means the prevailing rent rate for a (select one) full service modified gross triple net lease for space reasonably similar to the Premises in
6 the (specify city or county) _____
7 (specify property type) _____ market,
8 adjusted to reflect the existence of any concessions based on their dollar value and otherwise adjusted as necessary to render the actual rent rates
9 for other premises comparable to the rent under the Lease.

10 **2. LANDLORD’S RESPONSE:** If Landlord does not agree with Tenant's proposed fair market rent rate, Landlord will promptly Deliver a Notice to
11 Tenant with Landlord’s proposed fair market rent rate, and the Parties will attempt to reach agreement on the fair market rent rate during the next ten
12 (10) Days (the “Negotiation Period”). If, at the end of the Negotiation Period, the proposed fair market rent rates differ by less than ____% (five [5] if
13 not filled in), the fair market rent rate will be the average of Landlord’s and Tenant’s fair market rent rate determinations.

14 **3. SELECTION OF ARBITRATOR:** If the determinations of fair market rent rate submitted by the Parties differ by more than ____% (five [5] if not
15 filled in) at the end of the Negotiation Period, the fair market rent rate will be determined by arbitration. Within three (3) Days of the end of the
16 Negotiation Period, Landlord and Tenant will each provide the other with a list of at least three (3) commercial real estate appraisers with at least
17 ____ years (ten [10] if not filled in) of commercial lease appraisal experience in the market described in Section 1 to serve as arbitrator. If the same
18 appraiser appears on both lists, that person will be selected as arbitrator, but if more than one person appears on both lists, the person appearing
19 highest on the lists will be selected as arbitrator. If no person appears on both lists, either party may request that someone leading a local chapter of
20 a commercial real estate industry group, such as BOMA or NAIOP select the arbitrator.

21 **4. FAIR MARKET RENT RATE ARBITRATION:** Within three (3) Days of selection of an arbitrator, each party will submit their proposed fair market
22 rent rate to the arbitrator. The arbitrator will, within ten (10) Days, choose the proposed fair market rent rate that comes closest, in the arbitrator’s
23 opinion, to representing the fair market rent rate for the Premises. The Parties will each pay one half of the arbitrator’s fees.

24 **5. FINALITY:** The fair market rent rate determined by the arbitrator will be final and binding on Landlord and Tenant.

Tenant Initials _____ / _____

Landlord Initials _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**OREF C-724 | Released 01/2026 | Page 1 of 1**