

PREMISES ADJUSTMENT LEASE AMENDMENT

1 Landlord(s) _____
2 Tenant(s) _____
3 Premises _____

4 This Premises Adjustment Lease Amendment (this "Amendment") amends the lease agreement referenced above, for the Premises described above,
5 which is currently between the parties named above (the "Parties"). As used in this Amendment, "Lease" means the original Lease as modified by all
6 amendments, assignments, consents, notices, subordination agreements, non-disturbance agreements, attornment agreements, and other
7 instruments affecting the Lease. Capitalized terms not defined in this Amendment have the meanings given to them in the Lease. The effective date
8 of this Amendment is the date of the last signature below (the "Effective Date"). The Parties desire to amend the Lease on the following terms and
9 conditions.

10 **1. PREMISES ADJUSTMENT:** The floor area shown on the attached Exhibit A is referred to below as the "Exhibit A Space." The following adjustment
11 is made to the Premises: (select one)

12 **1.1. ☐ Premises Expansion.** Landlord leases to Tenant, and Tenant leases from Landlord, the Exhibit A Space. The term "Premises," as used in
13 the Lease, is revised to also include the Exhibit A Space.

14 **1.2. ☐ Premises Relocation Required by Landlord.** Landlord leases to Tenant, and Tenant leases from Landlord, the Exhibit A Space. The
15 Lease is no longer applicable to the area described in the Lease as the "Premises." All references in the Lease to the Premises are revised to refer
16 to the Exhibit A Space. If Landlord has not already moved Tenant's personal property from the original Premises, Landlord will do so within _____
17 Days (fifteen [15] not filled in) after the Effective Date. Landlord will indemnify and hold Tenant harmless against any cost, loss, or damage resulting
18 from Landlord moving Tenant's personal property. Landlord will reimburse Tenant for Tenant's costs incurred in changing Tenant's address on
19 Tenant's stationery, business cards, and other advertising.

20 **1.3. ☐ Premises Relocation Requested by Tenant.** Landlord leases to Tenant, and Tenant leases from Landlord, the Exhibit A Space. The
21 Lease is no longer applicable to the area described in the Lease as the "Premises." All references in the Lease to the Premises are revised to refer
22 to the Exhibit A Space. Tenant will move all of Tenant's personal property out of the original Premises and into Exhibit A Space within _____ Days
23 (fifteen [15] if not filled in) after the Effective Date. Tenant will indemnify and hold Landlord harmless against any cost, loss, or damage resulting
24 from Tenant moving Tenant's personal property. Tenant will pay all of Tenant's costs incurred in moving, as well as all costs incurred in changing
25 Tenant's address on Tenant's stationery, business cards, and other advertising.

26 **1.4. ☐ Premises Reduction.** The Lease is no longer applicable to the Exhibit A Space. All references in the Lease to the Premises are revised
27 to refer to the Premises without the Exhibit A Space.

28 **2. LEASE TERMS:** All terms of the Lease remain the same, except: (a) as expressly provided in this Amendment, (b) the floor plan of the Premises
29 is revised as indicated in Section 1 (Premises Adjustment), (c) the Suite or Unit Number is _____, (d) the Premises consists of _____
30 rentable square feet, (e) the Tenant's Proportionate Share is _____ %, and (f) the Base Rent will be:

Months	Base Rent	Months	Base Rent	Months	Base Rent
_____	\$ _____	_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____

35 **3. ACCEPTANCE OF SPACE:** If Section 1.1, 1.2, or 1.3 above is selected, then Tenant will provide an ACORD 25 or 27 certificate of insurance from
36 Tenant's insurer reflecting the address of the Exhibit A Space and a punch list describing any incomplete work at least _____ Days (fifteen [15] if not
37 filled in) before taking occupancy of the Exhibit A Space. Except as provided in that punch list or in Section 6 (Other), Tenant accepts the Exhibit A
38 Space in its current condition and agrees that Landlord has no obligation to perform any improvements to the Exhibit A Space.

39 **4. SURRENDER OF SPACE:** If Section 1.3 or 1.4 above is selected, then within _____ Days (fifteen [15] if not filled in) after the Effective Date,
40 Tenant will comply with all provisions of the Lease related to surrendering the Premises, but only with respect to space being vacated, including
41 (without limitation) surrender, move-out, condition (maintenance, repair, replacement), cleaning, removal of personal property, abandonment,
42 holdover, and any removal of tenant improvements required by Landlord under the Lease. Landlord will endeavor to inspect the Premises before the

Tenant Initials _____ / _____

Landlord Initials _____ / _____

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43 Expiration Date and notify Tenant of any non-compliance. The provisions of the Lease expressly intended to survive expiration or other termination
44 of the Lease will survive the Effective Date with respect to the Exhibit A Space.

45 **5. DEFAULT:** Landlord may revoke this Amendment if Tenant is or becomes in material default of a material provision of this Lease.

46 **6. OTHER:** (describe) _____
47 _____
48 _____
49 _____
50 _____
51 _____
52 _____

53 **7. NO OTHER MODIFICATIONS:** The provisions of the Lease that are not modified by this Amendment remain unchanged and in full force and effect.

SIGNATURES

54 Tenant _____ Date/Time _____ ←
55 Print _____

56 Tenant _____ Date/Time _____ ←
57 Print _____

58 Landlord _____ Date/Time _____ ←
59 Print _____

60 Landlord _____ Date/Time _____ ←
61 Print _____

62 Tenant's Agent _____

63 Landlord's Agent _____