

COMMERCIAL LEASE – EXHIBIT _____**RIGHT OF FIRST OFFER TO LEASE ADDITIONAL SPACE**

1 This Right of First Offer to Lease Additional Space Exhibit ("ROFO Exhibit") is attached to the lease agreement referenced above (the "Lease")
2 between the Landlord(s) and Tenant(s) named in the Lease for the Premises described in the Lease.

3 **1. ADDITIONAL SPACE:** Tenant will have the right of first offer to lease ("ROFO") the portion of the Building shown on Exhibit 1 attached (the
4 "Additional Space") on the terms of this ROFO Exhibit. If, during the Term of the Lease, all or any portion of the Additional Space becomes available
5 to lease, Landlord will Notify Tenant (the "Notice to Exercise"). Landlord will not request or accept any offer for the Additional Space before Tenant
6 has the opportunity to make the first offer to lease the Additional Space during the Exercise Period (defined below).

7 **2. EXERCISE OF ROFO:** Tenant may exercise the ROFO by Notifying Landlord of the terms upon which Tenant is willing to lease the Additional
8 Space within _____ Days (five [5] if not filled in) of Landlord's delivery of the Notice to Exercise (the "Exercise Period"). If Landlord accepts those
9 terms, Landlord and Tenant will enter into a modification of this Lease reflecting the inclusion of the Additional Space as part of the Premises and
10 reflecting the terms and conditions of the lease of the Additional Space as described in the Notice to Exercise. If Tenant does not exercise the ROFO
11 during the Exercise Period, or if Landlord does not accept Tenant's offer, then Landlord will be free to lease the Additional Space to a third party on
12 terms acceptable to Landlord. If Landlord does not subsequently lease the Additional Space to a third party, Landlord will send another Notice to
13 Exercise to Tenant, and the Additional Space will again become subject to the ROFO before Landlord requests or accepts any offer for the Additional
14 Space.

15 **3. DEFAULT:** The ROFO will apply only so long as Tenant is not in default under this Lease. If this Lease is terminated for any reason, the ROFO will
16 also terminate at the same time. If Tenant exercises the ROFO and subsequently becomes in default before taking occupancy of the Additional Space,
17 Landlord may elect, by Notice to Tenant, to terminate Tenant's prior election to exercise the ROFO, in which event Tenant will have no rights with
18 respect to the Additional Space. The ROFO is personal to the Tenant named in this Lease and will only exist so long as the Tenant named in this
19 Lease is in actual occupancy of the entire Premises.

20 **4. PREMISES TERM EXTENSION RIGHT:** (select if applicable) ☐ If Tenant exercises the ROFO and leases the Additional Space, Tenant may
21 extend the Term of this Lease so that the expiration date for the Premises and the Additional Space will coincide. The Base Rent rate for the extended
22 portion of the Term will be the same as the Base Rent rate for the Additional Space during that extended portion of the Term. If Tenant elects to extend
23 the Term, the modification of this Lease described in Section 2 (Exercise of ROFO) will also reflect the extended Term of the Premises and Base Rent
24 for the Premises during the extended portion of the Term.

25 **5. OTHER:** (describe) _____

26 _____
27 _____
28 _____
29 _____
30 _____
31 _____
32 _____
33 _____
34 _____
35 _____

Tenant Initials _____ / _____

Landlord Initials _____ / _____

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE**OREF C-726 | Released 06/2026 | Page 1 of 2**

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2026
This form has been licensed for use solely by the user named below under the terms of the Oregon Real Estate Forms license agreement located at
<https://orefonline.com/oref-forms-license-terms-and-conditions>.

COMMERCIAL LEASE – EXHIBIT _____

RIGHT OF FIRST OFFER TO LEASE ADDITIONAL SPACE

EXHIBIT 1

Floor Plan of Additional Space

Tenant Initials _____ / _____

Landlord Initials _____ / _____

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE

OREF C-726 | Released 06/2026 | Page 2 of 2

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2026
This form has been licensed for use solely by the user named below under the terms of the Oregon Real Estate Forms license agreement located at
<https://orefonline.com/oref-forms-license-terms-and-conditions>.