

COMMERCIAL LEASE – EXHIBIT _____

RIGHT OF FIRST REFUSAL TO LEASE ADDITIONAL SPACE

1 This Right of First Refusal to Lease Additional Space Exhibit ("ROFR 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 refusal to lease ("ROFR") the portion of the Building shown on Exhibit 1 attached (the
4 "Additional Space") on the terms of this ROFR Exhibit. If, during the _____ months (twelve [12] if not filled in) following the Lease Commencement
5 Date, Landlord is prepared to lease all or any portion of the Additional Space to a third party (the "Third Party"), Landlord will Notify Tenant describing
6 the terms of that lease, without the Third Party's name or contact information (the "Notice to Exercise").

7 **2. EXERCISE OF ROFR:** Tenant may exercise the ROFR by Notifying Landlord within _____ Days (five [5] if not filled in) of Landlord's delivery of
8 the Notice to Exercise (the "Exercise Period"). If Tenant gives such Notice, Landlord and Tenant will enter into a modification of this Lease reflecting
9 the inclusion of the Additional Space as part of the Premises and reflecting the terms and conditions of the lease of the Additional Space. If Tenant
10 does not exercise the ROFR during the Exercise Period, then Landlord will be free to lease the Additional Space to the Third Party on the terms of
11 the Notice to Exercise. If Landlord does not subsequently lease the Additional Space to the Third Party, or discontinues negotiations with the Third
12 Party, then the Additional Space will again become subject to the ROFR.

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

18 **4. PREMISES TERM EXTENSION RIGHT:** (select if applicable) ☐ If Tenant exercises the ROFR and leases the Additional Space, Tenant may
19 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
20 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
21 the Term, the modification of this Lease described in Section 2 (Exercise of ROFR) will also reflect the extended Term of the Premises and Base Rent
22 for the Premises during the extended portion of the Term.

23 **5. OTHER:** (describe) _____
24 _____
25 _____
26 _____
27 _____
28 _____
29 _____
30 _____
31 _____
32 _____
33 _____

Tenant Initials _____ / _____

Landlord Initials _____ / _____

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE

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COMMERCIAL LEASE – EXHIBIT _____

RIGHT OF FIRST REFUSAL TO LEASE ADDITIONAL SPACE

EXHIBIT 1

Floor Plan of Additional Space

Tenant Initials _____ / _____

Landlord Initials _____ / _____

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