

**COMMERCIAL LEASE AMENDMENT**

**THIS AMENDMENT** to the Commercial Lease Agreement (Amendment) is made and entered into as of \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_; by and between PRG Balakieson (Landlord) and \_\_\_\_\_ (Tenant) for the purpose of amending the existing Commercial Lease Agreement between Landlord and Tenant (Lease).

**WITNESSETH:**

Pursuant to the provisions of the Lease, Tenant is currently leasing Suite/s \_\_\_\_\_ at the premises located at **9081 2<sup>nd</sup> Street, Frisco TX 75034**. Tenant desires to continue to lease Suite/s \_\_\_\_\_ and Landlord has agreed to lease Suite/s \_\_\_\_\_ at the premises to the Tenant.

**WHEREAS**, Landlord and Tenant have reached certain agreements, which the Landlord and the Tenant are desirous of confirming such agreements as set forth herein.

**NOW, THEREFORE**, in consideration of the above recitals, the mutual covenants and agreements contained herein and the Lease, it is agreed as follows:

1. Suite/s \_\_\_\_\_ is leased to Tenant and Tenant accepts the suite/s in current condition.
2. Base rent for the suite shall be \_\_\_\_\_ per month.
3. Tenant to pay additional Security Deposit of \$ \_\_\_\_\_ added to current deposit of \$ \_\_\_\_\_
4. The Lease term under this Amendment is for a period of \_\_\_\_\_ months/years, starting on \_\_\_\_\_ and ending on \_\_\_\_\_.
5. Other: CAM charges are \$ \_\_\_\_\_ per month for the duration of the amended term.
  
6. This Amendment sets forth the entire agreement with respect to the matters set forth. There are no additional oral or written representations or agreements.
7. As an inducement to Landlord to enter into this Amendment, Tenant hereby represents that Landlord is not in violation of the Lease, and that Landlord has fully performed all obligations under the Lease as of and up to the execution date of this Amendment by the Tenant. The Lease stays in full force in all aspects. In case of any inconsistency between provisions of Lease and this Amendment, provisions of the later shall govern and control.
8. Landlord and Tenant retain all remedies available under Texas Law.

**IN WITNESS WHEREOF**, this Amendment is executed as of the date set forth above.

Landlord

Tenant

PRG Balakieson

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