

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 Commercial Lease agreement between Landlord and Tenant dated _____ (Lease).

WITNESSETH:

Pursuant to the provisions of the Lease, Tenant is currently leasing Suite _____ in the premises located at **9081 2nd Street, Frisco, Texas 75034**. Tenant desires to lease a pole sign board approximate size _____ located at _____ on property and Landlord has agreed to lease the sign board.

WHEREAS, Landlord and Tenant have reached certain agreements, which the Landlord and 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- The sign board space is leased to Tenant and Tenant accepts it as is where is.
- 2- Tenant has Landlord permission, and Tenant shall install the sign professionally.
- 3- Design and text of sign is subject to approval by the Landlord.
- 4- Tenant is responsible for repair and maintenance of the sign.
- 5- Tenant shall remove the sign at the termination of the Lease.
- 6- The base rent for the specified sign shall be _____ per month.
- 7- Tenant shall pay additional security deposit of _____.
- 8- Other:

- 9- This amendment sets forth the entire agreement with respect to the matters set forth herein. There are no additional oral or written representations or agreements.
- 10- As an inducement for 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 the provisions of the Lease and this Amendment, the later provisions shall govern and control.
- 11- 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: PRG Balakieson

Tenant: _____
